

7 Local plans

7.2 Local plan codes

7.2.1 Redcliffe Kippa-Ring local plan code

7.2.1.1 Application - Redcliffe Kippa-Ring local plan

This code applies to assessing development in the Redcliffe Kippa-Ring local plan area shown within LPM-01 contained within Schedule 2, 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'.

For self-assessable or assessable development for this Code:

1. Part A of the code applies only to self-assessable development in the 7.2.1.1 'Redcliffe seaside village precinct';
2. Part B of the code applies only to assessable development in the 7.2.1.1 'Redcliffe seaside village precinct';
3. Part C of the code applies only to self-assessable development in the 7.2.1.2 'Kippa-Ring village precinct';
4. Part D of the code applies only to assessable development in the 7.2.1.2 'Kippa-Ring village precinct';
5. Part E of the code applies only to self-assessable development in the 7.2.1.3 'Kippa-Ring station precinct';
6. Part F of the code applies only to assessable development in the 7.2.1.3 'Kippa-Ring station precinct';
7. Part G of the code applies only to self-assessable development in the 7.2.1.4 'Local services precinct';
8. Part H of the code applies only to assessable development in the 7.2.1.4 'Local services precinct';
9. Part I of the code applies only to self-assessable development in the 7.2.1.5 'Health precinct';
10. Part J of the code applies only to assessable development in the 7.2.1.5 'Health precinct';
11. Part K of the code applies only to self-assessable development in the 7.2.1.6 'Interim residential precinct';
12. Part L of the code applies only to assessable development in the 7.2.1.6 'Interim residential precinct';
13. Part M of the code applies only to self-assessable development in the 7.2.1.7 'Sport and recreation precinct';
14. Part N of the code applies only to assessable development in the 7.2.1.7 'Sport and recreation precinct';
15. Part O of the code applies only to self-assessable development in the 7.2.1.8 'Open space and recreation precinct';
16. Part P of the code applies only to assessable development in the 7.2.1.8 'Open space and recreation precinct'.

7.2.1.2 Purpose - Redcliffe Kippa-Ring local plan

Council will prepare a strategy to guide the future development of land over the next 20 years within the Redcliffe activity centre strategy investigation area. Development is restricted in certain parts of the investigation area so as not to compromise the possible outcomes of the Strategy.

1. The purpose of the Redcliffe Kippa-Ring local plan code is to provide interim planning measures that support the development of the area as a higher order centre but do not compromise the long term outcomes identified through the completion of the Redcliffe Activity Centre Strategy.

2. The Redcliffe Kippa-Ring local plan identifies certain areas that require further investigation and detailed planning to occur as part of the Redcliffe Activity Centre Strategy. Development within these areas must not compromise the future outcomes of the Redcliffe Activity Centre Strategy.
3. The purpose of the Redcliffe Kippa-Ring local plan code is to implement the policy direction set in Part 3, Strategic Framework.
4. The Redcliffe Kippa-Ring local plan code includes 8 precincts which have the following purpose:
 - a. the Redcliffe Seaside Village precinct is to provide a higher order centre for the Redcliffe peninsula. The precinct has a strong focus on leisure, entertainment and culture and provides a mix of speciality and convenience retail, business and administration, commercial and community uses.
 - b. the Kippa-Ring Village precinct provides a higher order retail node for the Redcliffe peninsula. The precinct incorporates a limited mix of predominately large-format retail and commercial activities with a focus on convenience and comparison retail.
 - c. the Kippa-Ring Station precinct is to provide a destination transit hub which delivers a centralised civic space for the community to gather, and high quality built form and public realm outcomes that create a gateway to the Redcliffe peninsula. Public spaces and active transport connections that are activated, safe, legible and attractive are a priority within the precinct.
 - d. the Health precinct provides the primary location for the delivery of health and medical services.
 - e. the Local Services precinct provides a variety of service industries and specialised retail and commercial uses for the immediate needs of the community.
 - f. the Interim residential precinct is to identify and conserve land that may be suitable for higher intensity urban development in the future. Development in this precinct supports the continuation of existing uses and allows interim uses that will not compromise the longer term use of land until such time as the Redcliffe Activity Centre Strategy is incorporated into the planning scheme. Low density detached dwelling houses⁽²²⁾ are the predominant use within this precinct.
 - g. the Open Space and Recreation precinct 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.
 - h. 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.

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7.2.1.1 Redcliffe seaside village precinct

7.2.1.1.1 Purpose - Redcliffe seaside village precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Redcliffe seaside village precinct:
 - a. Development does not compromise opportunities that may be identified in the Redcliffe Activity Centre Strategy.
 - b. Development reinforces the role of the Redcliffe seaside village as a higher order centre by:
 - i. creating a strong focus on leisure, entertainment and culture for locals and tourists;
 - ii. providing high quality retail, residential and commercial uses that contribute to the creation of a vibrant, safe and attractive seaside destination;
 - iii. supporting prosperity through the growth of business and administration (government and private), retail (focusing on speciality and convenience retail), commercial and community uses⁽¹⁷⁾.
 - c. High density residential activities are provided in the precinct incorporating:
 - i. mixed use buildings with active frontages and active uses on the ground floor where fronting highly pedestrianised areas including Redcliffe Parade, Sutton Street and Anzac Avenue (between John Street and Marine/Redcliffe Parade);
 - ii. mixed use buildings fronting Irene Street have an active frontage with a focus on business and administrative uses;
 - iii. active frontages for all other areas.
 - d. Development reinforces the prominence of:
 - i. Redcliffe Parade as a high quality public place that reflects the seaside character, encouraging fine grain active uses adjoining areas of public movement. Redcliffe Parade is the pre-eminent location for dining, leisure, entertainment, and speciality retail;
 - ii. Sutton Street as a traditional main street and is the pre-eminent location for the centre's day to day shopping, business, commercial and community uses⁽¹⁷⁾;
 - iii. Irene Street as the pre-eminent location for civic, administration and community uses⁽¹⁷⁾.
 - e. Bee Gees Way (Lot 2 on RP89846 and easements) is a regionally significant cultural destination for locals and visitors that is preserved and protected as a tribute to internationally renowned performance artists and songwriters the Bee Gees. Development complements and enhances the function, character and amenity of Bees Gees Way and does not adversely affect the role of the walkway as a significant cultural destination and tribute to the Bee Gees.
 - f. Buildings contribute to an efficient and attractive, sub-tropical centre, through:
 - i. high quality, distinctive design which addresses streets and public spaces;
 - ii. energy efficient buildings which achieve best practice environmental performance;
 - iii. the use of high quality building materials that complement the seaside village character;
 - iv. preserving and reflecting the existing scale, cultural heritage, and art deco character along Redcliffe Parade;

- v. reflecting the coastal landscape and coastal architectural elements;
 - vi. built form outcomes that respect the scenic coastal landscapes.
- g. Uses and activities contribute to a horizontal and vertical mix and the co-location of uses, concentrated in a compact urban form.
- h. Development is of a sufficient intensity and land use mix to support high frequency public transport, improve land efficiency and support centre facilities.
- i. Adverse impacts on the amenity of surrounding residential uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining a centre.
- j. The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas and the size and frequency of vehicle crossovers;
- k. The amount of on-site car parking encourages the use of public and active transport, increases land use efficiency and does not negatively impact the streetscape.
- l. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
- m. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area;
- n. Development encourages social activity through the provision of high quality civic and forecourt spaces.
- o. The design, siting and construction of buildings within the Redcliffe seaside village precinct:
- i. contributes to a high quality centre consistent with the desired character of the precinct and surrounding area;
 - ii. maintains a human scale, through appropriate building heights and form;
 - iii. are centred around Redcliffe Parade and Sutton Street as the main streets;
 - iv. provides attractive, active frontages that maximise pedestrian activity along road frontages and public spaces;
 - v. provides for active and passive surveillance of the public spaces, road frontages and movement corridors;
 - vi. locates tenancies at the street frontage with car parking located at the rear;
 - vii. does not result in internalised shopping centres⁽⁷⁶⁾ with large external blank walls and tenancies only accessible from within the building;
 - viii. ensures expansive areas of surface car parking do not dominate road frontages or public spaces;
 - ix. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces;
 - x. includes buffers or other treatment measures to respond to the interface with residential zoned land.
- p. 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:

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- 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.
- q. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
 - r. 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.
 - s. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
 - t. 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.

u. Development in the Redcliffe seaside village precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> Bar⁽⁷⁾ Caretakers accommodation⁽¹⁰⁾ Child care centre⁽¹³⁾ Club⁽¹⁴⁾ Community care centre⁽¹⁵⁾ Community use⁽¹⁷⁾ Dual occupancy⁽²¹⁾ - if in a mixed use building Dwelling unit⁽²³⁾ Educational establishment⁽²⁴⁾ Food and drink outlet⁽²⁸⁾ Function facility⁽²⁹⁾ 	<ul style="list-style-type: none"> Health care services⁽³³⁾ Home based business⁽³⁵⁾ Hotel⁽³⁷⁾ Indoor sport and recreation⁽³⁸⁾ Market⁽⁴⁶⁾ Multiple dwelling⁽⁴⁹⁾ - If in a mixed use building Office⁽⁵³⁾ Place of worship⁽⁶⁰⁾ 	<ul style="list-style-type: none"> Resort complex⁽⁶⁶⁾ - If in a mixed use building Rooming accommodation⁽⁶⁹⁾ - If in a mixed use building Sales office⁽⁷²⁾ Service industry⁽⁷³⁾ Shop⁽⁷⁵⁾ Short-term accommodation⁽⁷⁷⁾ - If in a mixed use building Theatre⁽⁸²⁾ Veterinary services⁽⁸⁷⁾
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v. Development in the Redcliffe seaside village precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> Agricultural supplies store⁽²⁾ Air services⁽³⁾ Animal husbandry⁽⁴⁾ Animal keeping⁽⁵⁾ Aquaculture⁽⁶⁾ Brothel⁽⁸⁾ Bulk landscape supplies⁽⁹⁾ Car wash⁽¹¹⁾ 	<ul style="list-style-type: none"> Intensive animal industry⁽³⁹⁾ Intensive horticulture⁽⁴⁰⁾ Low impact industry⁽⁴²⁾ Major electricity infrastructure⁽⁴³⁾ Marine industry⁽⁴⁵⁾ Medium impact industry⁽⁴⁷⁾ Motor sport facility⁽⁴⁸⁾ Non-resident workforce accommodation⁽⁵²⁾ 	<ul style="list-style-type: none"> Roadside stall⁽⁶⁸⁾ Rural industry⁽⁷⁰⁾ Rural workers' accommodation⁽⁷¹⁾ Showroom⁽⁷⁸⁾ - If GFA is 250m² or more Special industry⁽⁷⁹⁾ Tourist park⁽⁸⁴⁾ Transport depot⁽⁸⁵⁾
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<ul style="list-style-type: none"> • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Extractive industry⁽²⁷⁾ • Hardware and trade supplies⁽³²⁾ • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ 	<ul style="list-style-type: none"> • Outdoor sales⁽⁵⁴⁾ • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ 	<ul style="list-style-type: none"> • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾
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- w. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

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

Note - Interim uses may be acceptable within a centre where the use would be compatible with existing and proposed centre activities provided the interim use would not be likely to prejudice or delay the ultimate development of the site and adjoining areas. Interim uses should be low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site (e.g. garden centre⁽³¹⁾, market⁽⁴⁶⁾).

7.2.1.1.2 Criteria for assessment

To determine if development is self-assessable development must comply with the self-assessable acceptable outcomes set out in Part A, Table 7.2.1.1.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part A Table 7.2.1.1.1, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO1	PO2, PO4
SAO2	PO2, PO4
SAO3	PO9
SAO4	PO5, PO6
SAO5	PO25
SAO6	PO25-PO27
SAO7	PO32
SAO8	PO33
SAO9	PO35
SAO10	PO39
SAO11	PO41-PO46

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO12	PO40
SAO13	PO47
SAO14	PO50
SAO15	PO51
SAO16	PO51
SAO17	PO53
SAO18	PO55
SAO19	PO57
SAO20	PO58
SAO21	PO60
SAO22	PO62
SAO23	PO63
SAO24	PO60
SAO25	PO64
SAO26	PO64-PO69
SAO27	PO66
SAO28	PO70
SAO29	PO70
SAO30	PO70
SAO31	PO71
SAO32	PO72
SAO33	PO79
SAO34	PO79
SAO35	PO78
SAO36	PO79
SAO37	PO77
SAO38	PO77
SAO39	PO84
SAO40	PO85
SAO41	PO86
SAO42	PO86
SAO43	PO86
SAO44	PO86
SAO45	PO88

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Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO46	PO89
SAO47	PO90-PO101
SAO48	PO90-PO101
SAO49	PO102
SAO50	PO102
SAO51	PO105
SAO52	PO105
SAO53	PO105
SAO54	PO107-PO109, PO111-PO113
SAO55	PO107-PO109, PO111-PO113
SAO56	PO107-PO109
SAO57	PO110
SAO58	PO114
SAO59	PO115
SAO60	PO116

Part A—Criteria for self-assessable development - Redcliffe seaside village precinct.

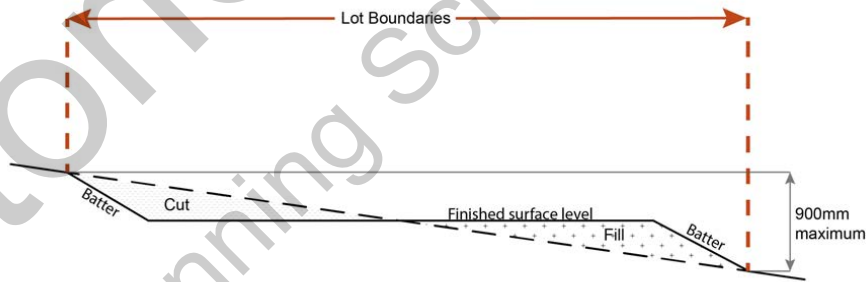
Table 7.2.1.1.1 Self-assessable development - Redcliffe seaside village precinct

Self-assessable acceptable outcomes	
General criteria	
Active frontage	
SAO1	Where involving an extension (building work) in front of the main building line: <ol style="list-style-type: none"> a. a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m, OR where directly fronting Redcliffe Parade a minimum of 75% of the front facade of the building is made up of windows and glazing between a height of 0.8m and 2.0m; b. the minimum area of window or glazing is to remain uncovered and free of signage.
SAO2	Development for community activities, Indoor sport and recreation ⁽³⁸⁾ , Veterinary services ⁽⁸⁷⁾ , Function facility ⁽²⁹⁾ or a Service industry ⁽⁷³⁾ is not located on the ground level where directly fronting Redcliffe Parade.
Building height	
SAO3	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks	
SAO4	Setbacks comply with Table 7.2.1.1.3 - Setbacks (maximum and minimum).
Car parking	

SAO5	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
SAO6	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
Waste	
SAO7	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping	
SAO8	Where involving building work development does not result in a reduction in the area (m ²) or standard of established landscaping on-site.
Lighting	
SAO9	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of the Australian Standard AS 2482 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Clearing of habitat trees where not located in the Environmental areas overlay map	
SAO10	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: <ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where exempt under Part 1, 1.7.7 Exempt development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works criteria	

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Utilities	
SAO11	Where available, the development is connected to: <ol style="list-style-type: none"> an existing reticulated electricity supply; telecommunications and broadband; reticulated sewerage; reticulated water; sealed and dedicated road.
SAO12	Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park ⁽⁵⁷⁾ , foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.
Access	
SAO13	Development does not result in additional vehicular access to, or car parking fronting Redcliffe Parade.
SAO14	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
SAO15	Any new or changes to existing site access and driveways are designed and located in accordance with: <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
SAO16	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
Stormwater	
SAO17	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design. <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>
SAO18	Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development: <ol style="list-style-type: none"> is for urban purposes only; involves a land area greater than 2500m²; will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area.
Site works and construction management	
SAO19	The site and any existing structures are to be maintained in a tidy and safe condition.
SAO20	Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.

SAO21	Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
SAO22	All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.
SAO23	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
SAO24	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
Earthworks	
SAO25	The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures
SAO26	The total of all cut and fill on-site does not exceed 900mm in height. Figure - Cut and fill  <p>The diagram shows a cross-section of a site within 'Lot Boundaries' indicated by a red double-headed arrow. A dashed line represents the original ground level. A solid line represents the 'Finished surface level'. The area between the original ground and the finished surface is divided into 'Cut' (excavation) and 'Fill' (embankment). Both the cut and fill areas are shown with a 'Batter' (sloped sides). A vertical dimension line on the right indicates a maximum height of 900mm for the total cut and fill.</p> Note - This is site earthworks not building work.
SAO27	Filling or excavation does not result in: a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken. Note - Public sector entity is defined in the Sustainable Planning Act 2009.
Fire services Note - The provisions under this heading only apply if: a. the development is for, or incorporates: i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or	

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- 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.

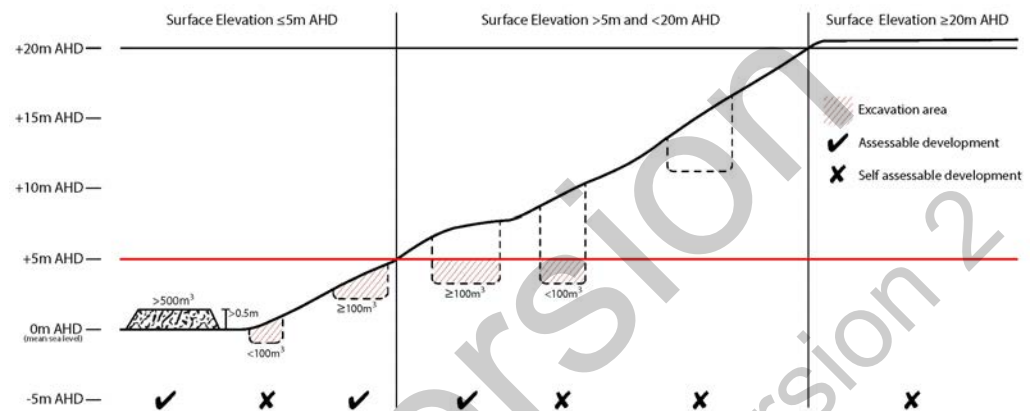
SAO28	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005):</p> <ul 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.
SAO29	<p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <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.
SAO30	<p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
SAO31	<p>For development that contains on-site fire hydrants external to buildings:</p>

	<p>a. those external hydrants can be seen from the vehicular entry point to the site; or</p> <p>b. a sign identifying the following is provided at the vehicular entry point to the site:</p> <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>
SAO32	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note <i>Fire hydrant indication system</i> is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Residential uses (Dwelling unit⁽²³⁾ and Caretaker's accommodation⁽¹⁰⁾)	
SAO33	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
SAO34	Dwellings are located behind or above the non-residential use on-site.
SAO35	<p>Dwellings are provided with a private open space area that:</p> <ul style="list-style-type: none"> a. is directly accessible from a living area within the dwelling; b. is screened for privacy; c. ground level dwellings include a minimum private open spaces area of 16m² with a minimum dimension of 4m that is not located in front of the main building line; or above ground level dwellings include a minimum private open space area of 8m² with a minimum dimension of 2.5m.
SAO36	The street number is clearly displayed at the entrance to the dwelling, and at the front of the site to enable identification by emergency services.
Home based business⁽³⁵⁾	
SAO37	A maximum of 1 employee (not a resident) OR 2 customers OR customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.

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SAO38	The home based business ⁽³⁵⁾ occupies an area of the existing dwelling or on-site structure not greater than 40m ² gross floor area.
<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>	
SAO39	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.
SAO40	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.
SAO41	<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.
SAO42	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO43	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO44	<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>
SAO45	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 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>	
SAO46	Development does not involve:

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



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

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

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

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.

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<p>SAO47</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> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where self-assessable vegetation clearing is being undertaken, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
<p>SAO48</p>	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
<p>SAO49</p>	<p>Development is for the preservation, maintenance, repair and restoration of the site, object or building.</p> <p>This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p>

	Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
SAO50	<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>
SAO51	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
SAO52	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground level prior to work commencing.
SAO53	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
SAO54	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.
SAO55	<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>
SAO56	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO57	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.
SAO58	Development for a material change of use or building work for a Park ⁽⁵⁷⁾ ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)	
<p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	

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<p>SAO59</p>	<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>	
<p>SAO60</p>	<p>Where located in the Locally important (Coast) scenic amenity overlay;</p> <ol 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: <ol style="list-style-type: none"> i. curving balcony edges and walls, strong vertical blades and wall planes; <div style="display: flex; justify-content: space-around;">  </div> <ol style="list-style-type: none"> ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; <div style="display: flex; justify-content: space-around;">  </div> <ol 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 - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part B — Criteria for assessable development - Redcliffe seaside village precinct

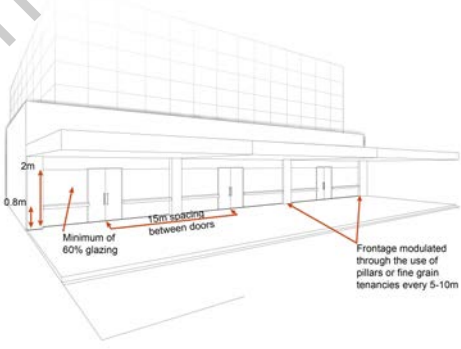
Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part B, Table 7.2.1.1.2.

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

Table 7.2.1.1.2 Assessable development - Redcliffe seaside village precinct

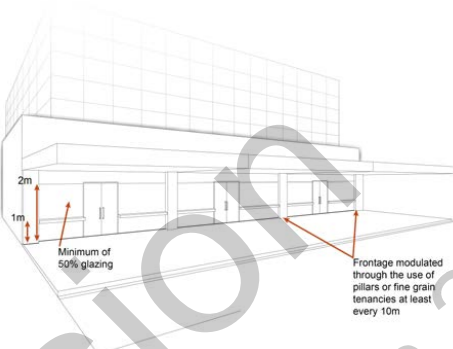
Performance outcomes	Acceptable outcomes
General criteria	
Centre network and function	
<p>PO1</p> <p>Development in the Redcliffe seaside village precinct:</p> <p>a. is consistent with the intended role of the precinct as a higher order centre that supports high quality retail and commercial uses, administration and business, and mixed use high density residential development;</p> <p>b. has a strong focus on leisure and entertainment.</p>	No acceptable outcome provided.

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Active frontage	
<p>PO2</p> <p>Development fronting Redcliffe Parade is designed and oriented to address and activate areas of pedestrian movement, to:</p> <ol style="list-style-type: none"> a. promote vitality, interaction and casual surveillance; b. concentrate and reinforce pedestrian activity; c. avoid opaque facades to provide visual interest to the street frontage. 	<p>AO2</p> <p>Buildings on sites fronting Redcliffe Parade require a frontage that incorporates:</p> <ol style="list-style-type: none"> a. a minimum of 75% of the length of the street frontage glazed between 0.8m and 2.0m above ground level; b. external doors which directly adjoin the street frontage at least every 15m; c. modulation in the facade, by incorporating changes in tenancy or the use of pillars or similar elements every 5-10m; d. the minimum amount of window or glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground level is to maintain visibility of the internal activity from the street and not obscure surveillance of the street. <p style="text-align: center;">Figure - Glazing on Redcliffe Parade</p> 
<p>PO3</p> <p>Awnings are provided at the ground level fronting pedestrian footpaths. Awnings:</p> <ol style="list-style-type: none"> a. provide adequate protection for pedestrians from solar exposure and inclement weather; b. are integrated with the design of the building and the form and function of the street; c. do not compromise the provision of street trees and signage; d. ensure the safety of pedestrians and vehicles (e.g. No support poles). 	<p>AO3</p> <p>Buildings incorporate an awning that:</p> <ol style="list-style-type: none"> a. is cantilevered; b. extends from the face of the building; c. has a minimum height of 3.2m and a maximum height of 4.2m above pavement level; d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; e. aligns with adjoining buildings to provide continuous shelter where possible.

	<p style="text-align: center;">Figure - Awning requirements</p>
<p>PO4</p> <p>Development addresses and activates streets and public spaces by:</p> <ol style="list-style-type: none"> establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving); ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement; new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space; locating car parking areas behind or under buildings to not dominate the street environment; providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections); establishing or maintaining human scale. 	<p>AO4.1</p> <p>Development addresses the street frontage.</p> <p>AO4.2</p> <p>New buildings and extensions are built to the street alignment.</p> <p>AO4.3</p> <p>At-grade car parking:</p> <ol style="list-style-type: none"> does not adjoin a main street or a corner; where at-grade car parking adjoins a street (other than a main street) or civic space it does not take up more than 40% of the length of the street frontage. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p> <p>AO4.4</p> <p>The front facade of the building (excluding buildings fronting Redcliffe Parade):</p> <ol style="list-style-type: none"> is made up of a minimum of 50% windows or glazing between a height of 1m and 2m; the minimum area of window or glazing is to remain uncovered and free of signage. <p>Note - This does not apply to Adult stores⁽¹⁾</p>

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	<p style="text-align: center;">Figure - Glazing</p>  <p>AO4.5</p> <p>Where adjoining Sutton Street and Anzac Avenue, individual tenancies do not exceed a frontage length of 20m.</p> <p>AO4.6</p> <p>Large format retail uses (e.g. showroom⁽⁷⁸⁾, supermarket or discount department store) are sleeved by smaller tenancies (e.g. retail and similar uses).</p> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>
Setbacks	
<p>PO5</p> <p>Front building setbacks ensure buildings address and actively interface with streets and public spaces to enhance the pedestrian experience. Taller buildings incorporate a podium which provides a human-scaled, strong and continuous frontage to the street and respects the established built form and adjoining public spaces.</p>	<p>AO5</p> <p>Setbacks comply with Table 7.2.1.1.3 - Setbacks (maximum and minimum).</p>
<p>PO6</p> <p>Buildings and structures are setback to:</p> <ol style="list-style-type: none"> contribute to the streetscape and Redcliffe Seaside Village precinct character; provide amenity and privacy for users of the premises as well adjoining sensitive land uses; maintain private open space areas that are of a size and dimension to be usable and functional; cater for required openings, the location of loading docks and landscaped buffers; 	<p>AO6</p> <p>Setbacks comply with Table 7.2.1.1.3 - Setbacks (maximum and minimum).</p>

<p>e. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties;</p> <p>f. provide adequate separation to particular infrastructure and water bodies to minimise adverse impacts on people, property, water quality and infrastructure;</p> <p>g. allow separation between buildings to enable access to breeze, sunlight and views;</p> <p>h. mitigate micro climate impacts as a result of wind tunnel or over shadowing effects on public and private open spaces.</p>	
Site area	
<p>PO7</p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	<p>No acceptable outcome provided.</p>
Site cover (residential uses)	
<p>PO8</p> <p>Residential buildings and structures will ensure that site cover:</p> <p>a. does not result in a site density that is inconsistent with the character of the area;</p> <p>b. does not result in an over development of the site;</p> <p>c. does not result in other elements of the site being compromised (e.g. setbacks, open space etc);</p> <p>d. ensure that buildings and structures reflect the precinct character.</p>	<p>No acceptable outcome provided.</p>
Building height	
<p>PO9</p> <p>Buildings and structures have a height that:</p> <p>a. is consistent with the medium to high rise character of the Redcliffe seaside village precinct;</p> <p>b. responds to the topographic features of the site, including slope and orientation;</p> <p>c. is not visually dominant or overbearing with respect to the streetscape;</p>	<p>AO9.1</p> <p>Building height does not exceed the minimum and maximum height identified on Overlay map - Building heights.</p> <p>AO9.2</p> <p>Buildings that exceed 12m in height, do not cast a shadow which has an adverse effect upon any part of a public open space and in particular Suttons Beach or Settlement Cove Lagoon.</p>

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<p>d. responds to the height of development on adjoining land where contained within another precinct or zone;</p> <p>e. ensures an even distribution of development across the precinct and avoids over-concentration of activities in one location.</p> <p>Note - Council may require a shadow impact analysis to be prepared at the time of lodging any development application for a building or structure of that exceeds 12m in height.</p>	
<p>Public realm</p>	
<p>PO10</p> <p>Developments with a gross leasable area greater than 3,000m² include a public plaza on-site, that:</p> <p>a. is open to the public;</p> <p>b. is integrated with adjacent development, in relation to built form, streetscape, landscaping and the street and pedestrian network;</p> <p>c. is directly accessible from adjacent development or tenancies and is easily and conveniently accessible to the public;</p> <p>d. is of a sufficient size and dimensions to cater for passive recreation activities (e.g. alfresco dining and temporary activities etc);</p> <p>e. includes greening (e.g. landscaping, planter boxes, street trees etc), that contributes to the identity of the centre;</p> <p>f. is lit and has adequate signage for way finding, ensuring adjoining and near by residential uses are not impacted by 'overspill';</p> <p>g. is designed to achieve CPTED principles e.g. visible at all times.</p> <p>Note - For details and examples of civic space requirements refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	<p>No acceptable outcome provided.</p>
<p>PO11</p> <p>Development complements and contributes to the Redcliffe seaside village rejuvenation streetscaping improvements and facilitates the elements shown on Figure 7.2.1.1.1 including:</p> <p>a. active frontages;</p> <p>b. awnings;</p>	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> c. pedestrian routes; d. streetscape improvements; e. focal places; f. pedestrian gathering places; g. building landmarks; h. car parking; i. access routes. <p>Note - The elements shown in Figure 7.2.1.1.1, and their location are a strategic indication of appropriate locations which will be subject to further investigations as part of the preparation of the Redcliffe Activity Centre Strategy.</p>	
Streetscape	
<p>PO12</p> <p>Development contributes to the identity, attractive and walkable street environment through the provision of compatible streetscape features (e.g. footpaths, lighting, bins, furniture, landscaping, treatment of surfaces, materials and colours, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design.</p> <p>Editor's note - Additional approvals may be required where works are required within road reserves.</p>	No acceptable outcome provided.
Built form	
<p>PO13</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. preserve and reflects the existing scale, cultural heritage, and art deco character of the Redcliffe Seaside Village precinct; c. reflects the coastal landscape, and coastal architectural elements; d. enables differentiation between buildings; e. contributes to a safe environment; f. incorporates architectural features within the building facade at the street level to create human scale; 	No acceptable outcome provided.

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<ul style="list-style-type: none"> g. treat or break up blank walls that are visible from public areas; h. includes building entrances that are readily identifiable from the road frontage, located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; i. facilitate casual surveillance of all public spaces; j. incorporates vertical and horizontal massing from articulation of building form with steps and recesses as illustrated on Figure 7.2.1.1.2. 	
<p>PO14</p> <p>Building entrances:</p> <ul style="list-style-type: none"> a. are readily identifiable from the road frontage; b. are designed to limit opportunities for concealment; c. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; d. are adequately lit to ensure public safety and security; e. include footpaths that connect with adjoining sites; f. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance. <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO15</p> <p>Buildings on highly visible and accessible street corners (building landmarks as shown on Figure 7.2.1.1.1) incorporate design measures on the corners that:</p> <ul style="list-style-type: none"> a. assist in legibility of the street environment; b. promote activity on both street frontages; c. provide glazing that addresses both street frontages. <p>Note - Design measures will vary depending on the building and location, however may include the following:</p> <ul style="list-style-type: none"> a. increasing the height of the building on the corner; 	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> b. stepping back the building on the corner to create and additional face; c. including prominent building entrances and windows on the corners; d. the use of a focal point, such as a tower, visual display or artwork on the corner. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	
<p>PO16</p> <p>Buildings are designed to be adaptable to accommodate a variety of uses over the life of the building.</p>	<p>AO16.1</p> <p>Buildings incorporate a minimum floor to ceiling height of 4.2m for the ground level.</p> <p>AO16.2</p> <p>Where a building incorporates a podium, the minimum floor to ceiling height for podium levels is 3.3m.</p>
Development on or adjoining Bee Gees Way (Lot 2 on RP89846 and associated easements)	
<p>PO17</p> <p>Development on or adjoining Bee Gees Way supports the role of the walkway as a significant cultural destination and tribute to the Bee Gees.</p>	<p>No acceptable outcome provided.</p>
<p>PO18</p> <p>Development adjoining Bee Gees Way does not interfere with any components of the walkway or detract from the use of the walkway as a significant destination for locals and tourists.</p>	<p>No acceptable outcome provided.</p>
<p>PO19</p> <p>Buildings adjoining Bee Gees Way are located and designed to complement and enhance the function, character and amenity of Bees Gees Way through:</p> <ul style="list-style-type: none"> a. high quality finishes, articulation and architectural treatments; b. casual surveillance of the walkway; c. habitable spaces provide privacy to workers and residents and do not detract from, or compromise the commemorative display. <p>Note - Service and utility areas are not visible from Bee Gees Way.</p>	<p>No acceptable outcome provided.</p>
<p>PO20</p>	<p>AO20.1</p>

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<p>Building setbacks adjoining Bee Gees Way maintain the open air atmosphere of the walkway, enable natural light and breezes to penetrate and provide privacy to sensitive land uses.</p>	<p>Buildings located adjoining to the side boundary of Bee Gees Way (Lot 2 on RP89846 and associated easements) are built to the boundary and do not exceed 8.5m in height.</p>
	<p>AO20.2</p> <p>All parts of the building that are greater than 8.5m in height are setback a minimum of 6m from the boundary of Lot 2 on RP89846 adjoining Bee Gees Way.</p>
<p>Accessibility and permeability</p>	
<p>PO21</p> <p>Development contributes to greater permeability within the Redcliffe Seaside Village precinct by facilitating a network of readily identifiable, convenient and safe pedestrian walkways and mid-block connections.</p>	<p>AO21.1</p> <p>Pedestrian routes are provided in the location shown on Figure 7.2.1.1.1 Redcliffe Seaside Village Urban Design Elements.</p>
	<p>AO21.2</p> <p>Pedestrian connections are provided on sites indicated on Figure 7.2.1.1.1 and are:</p> <ol style="list-style-type: none"> a. accessible 24 hours a day, 7 days a week; b. designed to be safe at all times; c. sealed and of a sufficient width and grade to permit universal access; d. generally located as shown on Figure 7.2.1.1.1 <p>Note - Walking connections are to be designed in accordance with Crime Prevention through Environmental Design principles to ensure they are safe and enjoyable places for pedestrians to utilise at all times. Ensuring buildings and uses overlook the walking connection is critical to ensuring a safe and well-utilised public space.</p>
<p>Environmentally sensitive design</p>	
<p>PO22</p> <p>Development incorporates energy efficient design principles, including:</p> <ol style="list-style-type: none"> a. maximising internal cross-ventilation and prevailing breezes; b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun; c. reducing demand on non-renewable energy sources for cooling and heating; 	<p>No acceptable outcome provided.</p>

<p>d. maximising the use of daylight for lighting;</p> <p>e. retaining existing established trees on-site where possible.</p>													
<p>PO23</p> <p>Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites to mitigate the impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Further guidance on best practice water sensitive urban design is available in Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>												
Crime prevention through environmental design													
<p>PO24</p> <p>Development incorporates crime prevention through environmental design principles and contributes to a safe public realm, by:</p> <p>a. orienting buildings towards the street and public spaces and providing clear sightlines to public spaces to allow opportunities for casual surveillance;</p> <p>b. ensuring the site layout, building design and landscaping does not result in potential concealment or entrapment areas;</p> <p>c. ensuring high risk areas, including stairwells and concealed car parking areas have adequate surveillance to reduce risk or able to be secured outside of business hours.</p>	<p>No acceptable outcome provided.</p>												
Car parking													
<p>PO25</p> <p>The number of car parking spaces is managed to provide for the parking of visitors and employees that is appropriate to the use and the sites proximity to public and active transport options.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>AO25</p> <p>Car parking is provided at the following rates:</p> <table border="1" data-bbox="820 1581 1468 1951"> <thead> <tr> <th>Land use</th> <th>Maximum number of Car Spaces to be Provided</th> <th>Minimum Number of Car Spaces to be Provided</th> </tr> </thead> <tbody> <tr> <td>Non-residential</td> <td>1 per 30m² of GFA</td> <td>1 per 50m² of GFA</td> </tr> <tr> <td>Residential - Permanent/long term</td> <td>N/A</td> <td>1 per dwelling</td> </tr> <tr> <td>Residential - Serviced/short term</td> <td>3 per 4 dwellings + staff spaces</td> <td>1 per 5 dwellings + staff spaces</td> </tr> </tbody> </table> <p>Note - Car parking rates are to be rounded up to the nearest whole number.</p>	Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided	Non-residential	1 per 30m ² of GFA	1 per 50m ² of GFA	Residential - Permanent/long term	N/A	1 per dwelling	Residential - Serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided											
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Residential - Permanent/long term	N/A	1 per dwelling											
Residential - Serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces											

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	<p>Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.</p> <p>Note - Residential - Permanent/long term includes: Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.</p> <p>Note - Residential - Services/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p>
<p>PO26</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> does not impact on the safety of the external road network; ensures the safe movement of vehicles within the site. 	<p>AO26</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>
<p>PO27</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	<p>No acceptable outcome provided.</p>
<p>PO28</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - refer to Planning scheme policy - Integrated design for details and examples of on-street parking.</p>	<p>No acceptable outcome provided.</p>
<p>PO29</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas as that are:</p> <ol style="list-style-type: none"> located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); are of a width to allow safe and efficient access for prams and wheelchairs. 	<p>No acceptable outcome provided.</p>
<p>Bicycle parking and end of trip facilities</p>	

Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.

PO30

- a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:
- i. adequate bicycle parking and storage facilities; and
 - ii. adequate provision for securing belongings; and
 - iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.
- b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:
- i. the projected population growth and forward planning for road upgrading and development of cycle paths; or
 - ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or
 - iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.

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

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

AO30.1

Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).

Use	Minimum Bicycle Parking
Residential uses comprised of dwellings	Minimum 1 space per dwelling
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking
Non-residential uses	Minimum 1 space per 200m ² of GFA

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

AO30.2

Bicycle parking is:

- a. provided in accordance with *Austrroads (2008), Guide to Traffic Management - Part 11: Parking*;
- b. protected from the weather by its location or a dedicated roof structure;
- c. located within the building or in a dedicated, secure structure for residents and staff;
- d. adjacent to building entrances or in public areas for customers and visitors.

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

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

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

AO30.3

For non-residential uses, storage lockers:

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

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

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

AO30.4

For non-residential uses, changing rooms:

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

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

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

	<p>Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p>d. are provided with:</p> <ul style="list-style-type: none"> i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. <p>Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
Loading and servicing	
<p>PO31</p> <p>Loading and servicing areas:</p> <ul style="list-style-type: none"> a. are not visible from the street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. are consolidated and shared with adjoining sites, where possible. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	<p>No acceptable outcome provided.</p>
Waste	
<p>PO32</p> <p>Bins and bin storage areas are provided, designed and managed to prevent amenity impacts on the locality.</p>	<p>A032</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
Landscaping and fencing	
<p>PO33</p> <p>On-site landscaping is provided, that:</p>	<p>No acceptable outcome provided.</p>

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<p>a. is incorporated into the design of the development;</p> <p>b. reduced the dominance of car parking and servicing areas from the street frontage;</p> <p>c. incorporates shade trees in car parking areas;</p> <p>d. retains mature trees wherever possible;</p> <p>e. contributes to quality public spaces and the microclimate by providing shelter and shade;</p> <p>f. maintains the achievement of active frontages and sightlines for casual surveillance.</p> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	
<p>PO34</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>No acceptable solution provided.</p>
<p>Lighting</p>	
<p>PO35</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	<p>No acceptable outcome provided.</p>
<p>Amenity</p>	
<p>PO36</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.</p>	<p>No acceptable outcome provided.</p>
<p>Noise</p>	
<p>PO37</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No acceptable outcome provided.</p>
<p>PO38</p>	<p>AO38.1</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"> 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); 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>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>AO38.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> adjoining a motorway or rail line; or 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. do not remove existing or prevent future active transport routes or connections to the street network; 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>PO39</p> <ol style="list-style-type: none"> Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. 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. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner <p>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	<p>No acceptable outcome provided</p>

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Works criteria	
Utilities	
<p>PO40</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	No acceptable outcome provided
<p>PO41</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>AO41</p> <p>Development is connected to underground electricity.</p>
<p>PO42</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	No acceptable outcome provided
<p>PO43</p> <p>Where available the development is to safely connect to reticulated gas.</p>	No acceptable outcome provided
<p>PO44</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>AO44.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage network.</p>
	<p>AO44.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO45</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>AO45</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>PO46</p> <p>The development is provided with constructed and dedicated road access.</p>	No acceptable outcome provided
Access	

<p>PO47</p> <p>Development does not result in vehicular access to, or car parking fronting Redcliffe Parade.</p>	<p>No acceptable outcome provided.</p>
<p>PO48</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); provides safety and security of people and property at all times; does not impede active transport options; does not impact on the safe and efficient movement of traffic external to the site; where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No acceptable outcome provided</p>
<p>PO49</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>PO50</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>AO50.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>
	<p>AO50.2</p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p>
	<p>AO50.3</p>

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	<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>AO50.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO51</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO51.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <p>AO51.2</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>AO51.3</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>PO52</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; ensure the orderly and efficient continuation of the active transport network; 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</p>	<p>No acceptable outcome provided</p>

<p>guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
Stormwater	
<p>PO53</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>PO54</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>PO55</p>	<p>No acceptable outcome provided</p>

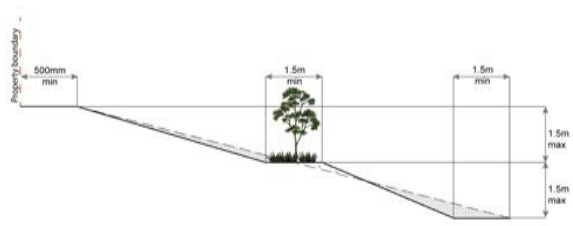
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<p>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP.</p> <p>Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	
<p>PO56</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No acceptable outcome provided</p>
<p>Site works and construction management</p>	
<p>PO57</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided</p>
<p>PO58</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>AO58.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion; stormwater discharge rates do not exceed pre-existing conditions; the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>AO58.2</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>PO59</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>AO58.3</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>PO60</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>AO60.1</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>AO60.2</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>AO60.3</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>PO61</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>AO61</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.

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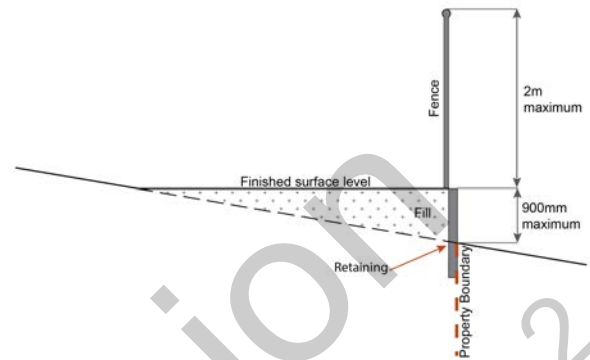
	<p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO62</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>AO62.1</p> <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p>
	<p>AO62.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or all native vegetation with a diameter below 400mm is to be chipped and stored on-site. <p>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>
<p>PO63</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>PO64</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> the natural topographical features of the site; short and long-term slope stability; soft or compressible foundation soils; reactive soils; low density or potentially collapsing soils; existing fill and soil contamination that may exist on-site; 	<p>AO64.1</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>AO64.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p>

<p>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>AO64.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>AO64.4</p> <p>All filling or excavation is contained on-site.</p> <p>AO64.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that required for the necessary approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>AO64.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
<p>PO65</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>AO65</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO66</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>AO66.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p> <p>AO66.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p>

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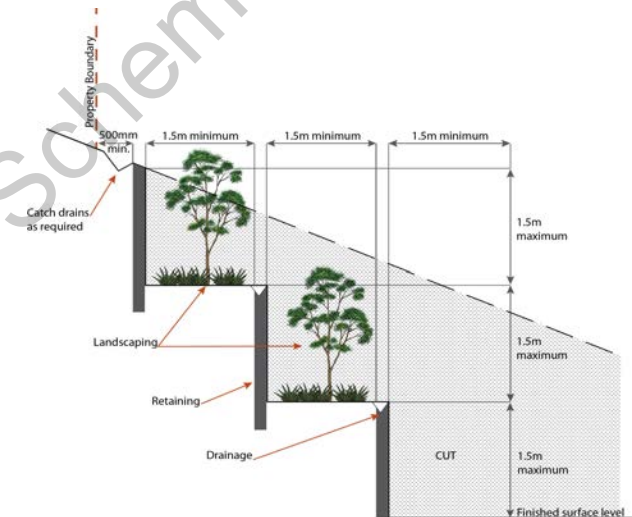
	<ul style="list-style-type: none"> a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken. <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p>
<p>PO67</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>PO68</p> <p>Development does not result in</p> <ul style="list-style-type: none"> a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. and any clearing of native vegetation. <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>PO69</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>AO69</p> <p>Earth retaining structures:</p> <ul style="list-style-type: none"> a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on boundary



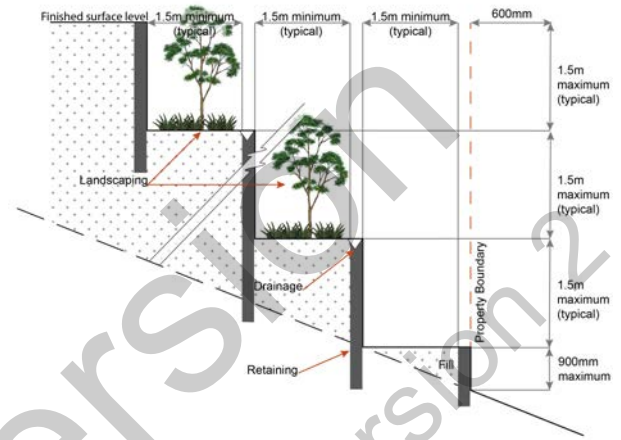
- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained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

Figure - Cut



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Figure - Fill



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.

PO70

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;

AO70.1

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

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

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

<p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <p>Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.</p>	<p>b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);</p> <p>c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p>
	<p>AO70.2</p> <p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	<p>AO70.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO71</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>AO71</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

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	<ul style="list-style-type: none"> v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
<p>PO72</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>A072</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	
Redcliffe activity centre strategy	
<p>PO73</p> <p>Development does not compromise opportunities identified in the Redcliffe activity centre strategy.</p>	<p>No acceptable solution provided.</p>
Uses	
<p>PO74</p> <p>Development supports the growth of the Redcliffe seaside village precinct and reinforces the prominence of:</p> <ul style="list-style-type: none"> a. Redcliffe Parade as a safe, vibrant and attractive seaside destination encouraging fine grain active uses adjoining areas of public movement. Redcliffe Parade is the pre-eminent location for dining, leisure, entertainment, and speciality retail that attract locals and visitors; 	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> b. Sutton Street as a vibrant main street and is the pre-eminent location for the centre's day to day shopping, business, commercial and community uses⁽¹⁷⁾; c. Irene Street as the pre-eminent location for civic, administration and community uses⁽¹⁷⁾; d. mixed use buildings with higher density residential uses above ground floors and podiums. 	
<p>PO75</p> <p>Development within the Redcliffe seaside village precinct includes residential and non-residential activities through the provision of:</p> <ul style="list-style-type: none"> a. mixed use buildings with active frontages and active uses on the ground floor where fronting highly pedestrianised areas including Redcliffe Parade, Sutton Street, Anzac Avenue (between John Street and Marine/Redcliffe Parade); b. mixed use buildings with active frontages for all other areas adjacent to a street frontage, civic space, public open space or pedestrian thoroughfare. 	<p>No acceptable outcome provided.</p>
<p>PO76</p> <p>Development contributes to greater housing choice and affordability by:</p> <ul style="list-style-type: none"> a. contributing to the range of dwelling types and sizes in the area; b. providing greater housing density within the Redcliffe seaside village precinct. 	<p>No acceptable outcome provided.</p>
<p>Home based business ⁽³⁵⁾</p>	
<p>PO77</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <ul style="list-style-type: none"> a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling house⁽²²⁾; 	<p>AO77.1</p> <p>A maximum of 1 employee (not a resident) OR 2 customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.</p> <hr/> <p>AO77.2</p> <p>The home based business⁽³⁵⁾ occupies an area of the existing dwelling or on-site structure not greater than 40m² gross floor area.</p>

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<p>e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;</p> <p>f. ensure employees and visitors to the site do not negatively impact the expected amenity of adjoining properties.</p>																			
Residential uses (Caretaker's accommodation⁽¹⁰⁾ and Dwelling unit⁽²³⁾)																			
<p>PO78</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with adequate functional and attractive private open space that is:</p> <p>a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity;</p> <p>b. designed and constructed to achieve adequate privacy for occupants from other dwelling units⁽²³⁾ and centre uses;</p> <p>c. accessible and readily identifiable for residents, visitors and emergency services;</p> <p>d. located to not compromise active frontages.</p>	<p>A078</p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <p>a. as per table-</p> <table border="1" data-bbox="823 772 1465 1120"> <thead> <tr> <th>Use</th> <th>Minimum Area</th> <th>Minimum Dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>16m²</td> <td>4m</td> </tr> <tr> <td colspan="3">Above ground level dwellings</td> </tr> <tr> <td>1 bedroom or studio</td> <td>8m²</td> <td>2.5m</td> </tr> <tr> <td>2 or more bedrooms</td> <td>12m²</td> <td>3.0m</td> </tr> </tbody> </table> <p>b. accessed from a living area;</p> <p>c. sufficiently screened or elevated for privacy;</p> <p>d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks;</p> <p>e. balconies orientate to the street;</p> <p>f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas).</p> <p>Note - areas for clothes drying are not visible from street frontages or public areas (e.g. Separate clothes drying areas are provided that are oriented to the side or rear of the site or screening is provided).</p>	Use	Minimum Area	Minimum Dimension in all directions	Ground level dwellings			All dwelling types	16m ²	4m	Above ground level dwellings			1 bedroom or studio	8m ²	2.5m	2 or more bedrooms	12m ²	3.0m
Use	Minimum Area	Minimum Dimension in all directions																	
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<p>PO79</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses.</p> <p>Note - Refer to State Government standards for CPTED.</p>	<p>A079</p> <p>The dwelling:</p> <p>a. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses;</p>																		

<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>b. clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services;</p> <p>c. is provided with a separate entrance to that of any non-residential use on the site;</p> <p>d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use.</p> <p>Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO80</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>AO80.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p> <p>AO80.2</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>PO81</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO81</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p> <p>b. minimise the number and width of crossovers and entry points;</p> <p>c. provide safe vehicular access to the site;</p> <p>d. do not utilise barbed wire or razor wire.</p>
<p>PO82</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <p>a. generates no audible sound at the site boundaries where in a residential setting; or</p> <p>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>	<p>AO82</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>

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Telecommunications facility⁽⁸¹⁾	
<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO83</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>AO83.1</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>AO83.2</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>PO84</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>AO84</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>PO85</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>AO85</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>PO86</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>AO86.1</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>AO86.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>AO86.3</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>AO86.4</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>AO86.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>AO86.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO87</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>AO87</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>PO88</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>AO88</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>	

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<p>PO89</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>AO89</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>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are exempt from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> Clearing of native vegetation located within an approved development footprint; Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; Grazing of native pasture by stock; Native forest practice where exempt under Part 1, 1.7.7 Exempt development <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO90</p>	<p>No acceptable outcome provided.</p>

<p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> 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; on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO91</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> retaining habitat trees; providing contiguous patches of habitat; provide replacement and rehabilitation planting to improve connectivity; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No acceptable outcome provided.
Vegetation clearing and habitat protection	
<p>PO92</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No acceptable outcome provided.
<p>PO93</p>	No acceptable outcome provided.

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<p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO94</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO95</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. 	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO96</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No acceptable outcome provided.</p>
<p>PO97</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; 	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO98</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>PO99</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No acceptable outcome provided.
<p>PO100</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. 	No acceptable outcome provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO101</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</p>	No acceptable outcome provided.

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<p>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>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>PO102</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>AO102</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>PO103</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>PO104</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>PO105</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>AO105</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO106</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>AO106</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>PO107</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>

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<p>PO108</p> <p>Development:</p> <ol style="list-style-type: none"> maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	<p>AO108</p> <p>No acceptable outcome provided.</p>
<p>PO109</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>No acceptable outcome provided.</p>
<p>PO110</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>AO110</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>PO111</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>AO111</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>PO112</p>	<p>AO112.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p>

<p>Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.</p> <p>AO112.2</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>PO113</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <p>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</p> <p>b. an overland flow path where it crosses more than one premises;</p> <p>c. inter-allotment drainage infrastructure.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No acceptable outcome provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO114</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>AO114</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>PO115</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>AO115</p> <p>Development does not occur within:</p> <p>a. 50m from top of bank for W1 waterway and drainage line</p>

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<ul style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<ul style="list-style-type: none"> b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<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>PO116</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>AO116</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.

Figure 7.2.1.1.1 - Redcliffe Seaside Village Urban Design Elements



- ACTIVE FRONTAGE CONTINUOUS
- ACTIVE FRONTAGE WITH AWNING
- ACTIVE FRONTAGE SEPERATE BUILDINGS, SET BACK FROM STREET
- PEDESTRIAN ROUTE
- STREETScape IMPROVEMENTS
- FOCAL PLACE
- PEDESTRIAN GATHERING SPACE
- BUILDING LANDMARKS
- SIGNIFICANT EXISTING BUILDINGS
- PREFERRED VEHICLE ACCESS ROUTES
- NORFOLK PINES

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Figure 7.2.1.1.2 - Articulation of building form with steps and recesses

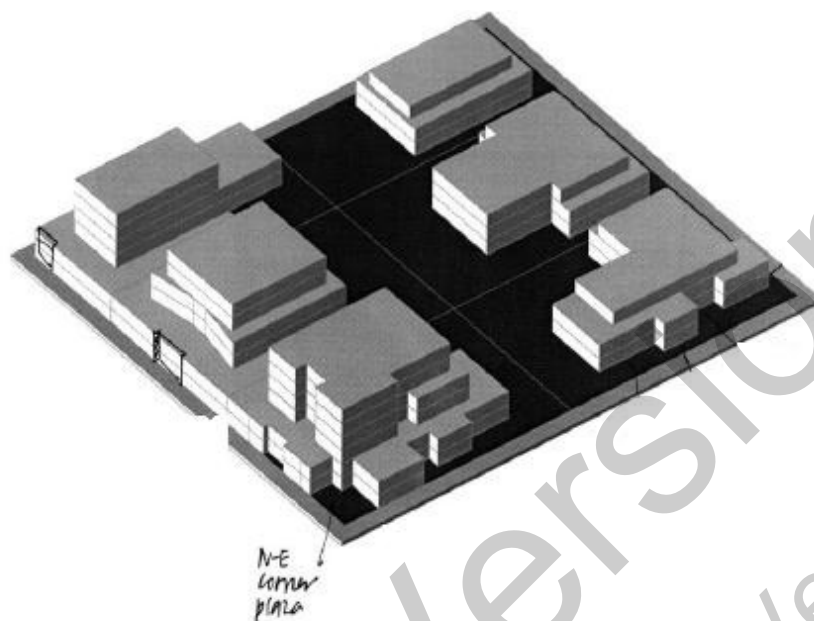


Table 7.2.1.1.3 Setbacks (Maximum and minimums)

Boundary	Height (for that part of the building only)	Setback (maximum and minimum) <i>OMP - outer most projection</i> <i>Min - Minimum</i> <i>Max - Maximum</i>
Frontage (primary)	12m or less	Max 0m to wall; OR Max 3m to wall - for sites identified as having an Active Frontage - Separate buildings, setback from street on Figure 7.2.1.1.1.
	Greater than 12m	Min 6m to wall Min 4.5m to OMP
Frontage (secondary)	12m or less	Max 0m to wall; OR Max 3m to wall - for sites identified as having an Active Frontage - Separate buildings, setback from street on Figure 7.2.1.1.1.
	Greater than 12m	Min 4.5m to OMP
Side	12m or less	0m to OMP and wall if adjoining: <ul style="list-style-type: none"> i. an existing blank wall; or ii. a blank wall shown on a current development approval or development application; or iii. a vacant site. OR

Boundary	Height (for that part of the building only)	Setback (maximum and minimum) <i>OMP - outer most projection</i> <i>Min - Minimum</i> <i>Max - Maximum</i>
		Min 3m to OMP and wall if adjoining: <ul style="list-style-type: none"> i. an existing wall with windows or openings; or ii. a wall with windows or openings shown on a current development approval or development application.
	Greater than 12m to 21m	Min 4.5m to OMP
	Greater than 21m	Min 6m to OMP
Rear	12m or less	0m to OMP if adjoining: <ul style="list-style-type: none"> i. an existing blank wall; or ii. a blank wall shown on a current development approval or development application; or iii. a vacant site. OR Min 4.5m to OMP if adjoining: <ul style="list-style-type: none"> i. an existing wall with windows or openings; or ii. a wall with windows or openings shown on a current development approval or development application.
	Greater than 12m	Min 6m to OMP

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7.2.1.2 Kippa-Ring village precinct

7.2.1.2.1 Purpose - Kippa-Ring village precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Kippa-Ring village precinct:
 - a. Development incorporates a limited mix of predominately large-format retail (with a focus on convenience and comparison retail) and commercial activities which support the business, commercial or retail functions of the Redcliffe seaside village precinct.
 - b. Development does not adversely affect the role, function or viability of other centres in the network.
 - c. Development does not compromise opportunities that may be identified in the Redcliffe activity centre strategy.
 - d. Uses and activities contribute to a horizontal and vertical mix and the co-location of uses, concentrated in a compact urban form.
 - e. Development is of a sufficient intensity and land use mix to support high frequency public transport, improve land efficiency and support centre facilities.
 - f. Dwellings, as part of mixed use buildings is incorporated within the precinct.
 - g. Adverse impacts on the amenity of surrounding residential uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining a centre.
 - h. The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas and the size, frequency and location of vehicle crossovers.
 - i. The amount of on-site car parking encourages the use of public and active transport, increases land use efficiency and does not negatively impact the streetscape.
 - j. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
 - k. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.
 - l. Development encourages social activity through the provision of high quality civic and forecourt spaces.
 - m. The design, siting and construction of buildings:
 - i. contributes to a high quality centre consistent with the desired character of the centre and surrounding area;
 - ii. maintains a human scale, through appropriate building heights and form;
 - iii. are centred around Boardman Road as a main street;
 - iv. provides attractive, active frontages that maximise pedestrian activity along road frontages and public spaces;
 - v. provides for active and passive surveillance of the public spaces, road frontages and movement corridors;
 - vi. locates tenancies at the street frontage with car parking located at the rear;
 - vii. does not result in internalised shopping centres⁽⁷⁶⁾ with large external blank walls and tenancies only accessible from within the building;
 - viii. ensures expansive areas of surface car parking do not dominate road frontages or public spaces;

- ix. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces;
 - x. includes buffers or other treatment measures to respond to the interface with residential zoned land.
- n. Major re-development of any sites within the precinct is designed to
- i. incorporate greater land use efficiency through a more intense built form;
 - ii. re-focus the centre towards Boardman Road or in a way that improves connectivity with Kippa-Ring station;
 - iii. incorporate active frontages to Boardman Road and Anzac Avenue;
 - iv. locate and consolidate vehicle access, parking and loading areas away from street frontages;
 - v. improves circulation through the provision of street and pedestrian connections through the site to increase permeability to surrounding areas;
 - vi. incorporate any requirements for a transit interchange or public civic space into the overall design of the centre.
- o. 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.
- p. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- q. 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.
- r. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- s. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
- i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.

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

t. Development in the Kippa-Ring village precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Bar⁽⁷⁾ • Caretaker's accommodation⁽¹⁰⁾ • Childcare centre⁽¹³⁾ • Dual occupancy⁽²¹⁾ • Dwelling Unit - if in a mixed use building⁽²³⁾ • Food and drink outlet⁽²⁸⁾ • Home based business⁽³⁵⁾ 	<ul style="list-style-type: none"> • Health care services⁽³³⁾ • Hotel⁽³⁷⁾ • Market⁽⁴⁶⁾ • Multiple dwelling⁽⁴⁹⁾ - if in a mixed use building • Office⁽⁵³⁾ • Rooming accommodation⁽⁶⁹⁾ • Service industry⁽⁷³⁾ 	<ul style="list-style-type: none"> • Short-term accommodation⁽⁷⁷⁾ - if in a mixed use building • Sales office⁽⁷²⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Theatre⁽⁸²⁾ • Veterinary services⁽⁸⁷⁾
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u. Development in the Kippa-Ring precinct does not include any of the following uses:

<ul style="list-style-type: none"> • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ 	<ul style="list-style-type: none"> • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ 	<ul style="list-style-type: none"> • Relocatable home park⁽⁶²⁾ • Residential care facility⁽⁶⁵⁾
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<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Hardware and trade supplies⁽³²⁾ - if GFA is more than 500m² • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Intensive animal industry⁽³⁹⁾ 	<ul style="list-style-type: none"> • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Nature-based tourism⁽⁵⁰⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Outdoor sales⁽⁵⁴⁾ • Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> • Resort complex⁽⁶⁶⁾ • Roadside stall⁽⁶⁸⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Showroom⁽⁷⁸⁾ - if GFA is more than 500m². • Special industry⁽⁷⁹⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- v. Development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

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

Note - Interim uses may be acceptable within a centre where the use would be compatible with existing and proposed centre activities provided the interim use would not be likely to prejudice or delay the ultimate development of the site and adjoining areas. Interim uses should be low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site (e.g. garden centre⁽³¹⁾, market⁽⁴⁶⁾).

7.2.1.2.2 Criteria for assessment

To determine if development is self-assessable development must comply with the self-assessable acceptable outcomes set out in Part C, Table 7.2.1.2.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part C Table 7.2.1.2.1, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcome (SAO)	Corresponding performance outcome (PO)
SAO1	PO2
SAO2	PO7
SAO3	PO16

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Self-assessable acceptable outcome (SAO)	Corresponding performance outcome (PO)
SAO4	PO16-PO18
SAO5	PO24
SAO6	PO25
SAO7	PO30
SAO8	PO34
SAO9	PO36-PO41
SAO10	PO35
SAO11	PO42
SAO12	PO46
SAO13	PO47
SAO14	PO47
SAO15	PO49
SAO16	PO51
SAO17	PO53
SAO18	PO54
SAO19	PO56
SAO20	PO58
SAO21	PO59
SAO22	PO56
SAO23	PO60
SAO24	PO60-PO65
SAO25	PO62
SAO26	PO66
SAO27	PO66
SAO28	PO66
SAO29	PO67
SAO30	PO68
SAO31	PO73
SAO32	PO73
SAO33	PO72
SAO34	PO73
SAO35	PO74
SAO36	PO74
SAO37	PO79

Self-assessable acceptable outcome (SAO)	Corresponding performance outcome (PO)
SAO38	PO80
SAO39	PO81
SAO40	PO81
SAO41	PO81
SAO42	PO81
SAO43	PO83
SAO44	PO84
SAO45	PO85
SAO46	PO85
SAO47	PO88
SAO48	PO88
SAO49	PO88
SAO50	PO89-PO91, PO93-PO95
SAO51	PO89-PO91, PO93-PO95
SAO52	PO89-PO91
SAO53	PO92
SAO54	PO96

Part C—Criteria for self-assessable development - Kippa-Ring village precinct

Table 7.2.1.2.1 Self-assessable development - Kippa-Ring village precinct

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

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Self-assessable acceptable Outcomes	
	<p>Figure - Glazing</p>
Building height	
SAO2	Building height does not exceed the maximum height identified on Overlay map – Building heights.
Car parking	
SAO3	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
SAO4	Where additional car parking spaces are provided they are not located between the road frontage and the main building line.
Waste	
SAO5	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping	
SAO6	Development does not result in a reduction in the area (m ²) or standard of established landscaping on-site.
Lighting	
SAO7	<p>Artificial lighting is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</p> <p>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Clearing of habitat trees where not located in the Environmental areas overlay map	
SAO8	<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;

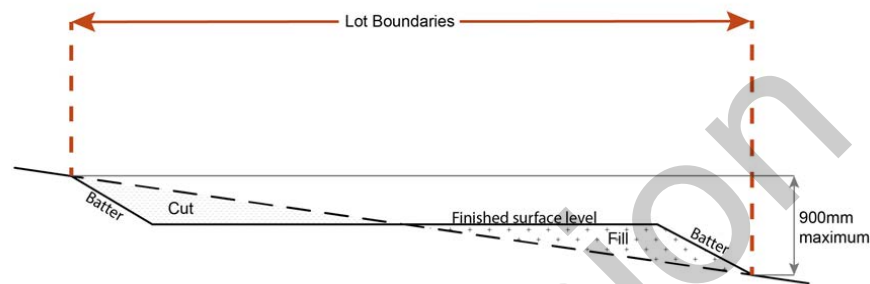
Self-assessable acceptable Outcomes	
	<p>d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;</p> <p>e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</p> <p>f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</p> <p>g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.</p> <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	
SAO9	Where available, the development is connected to: <ul style="list-style-type: none"> a. an existing reticulated electricity supply; b. telecommunications and broadband; c. reticulated sewerage; d. reticulated water; e. sealed and dedicated road.
SAO10	Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park ⁽⁵⁷⁾ , foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.
Access	
SAO11	Development does not result in additional vehicular access to, or car parking fronting Anzac Avenue or Boardman Road.
SAO12	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
SAO13	Any new or changes to existing site access and driveways are designed and located in accordance with: <ul style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
SAO14	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.

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Self-assessable acceptable Outcomes	
Stormwater	
SAO15	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>
SAO16	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:</p> <ul style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; <p>OR</p> <p>will result in an impervious area greater than 25% of the net developable area.</p>
Site works and construction management	
SAO17	The site and any existing structures are to be maintained in a tidy and safe condition.
SAO18	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.
SAO19	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.
SAO20	<p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p>
SAO21	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
SAO22	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	
SAO23	<p>The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures</p>
SAO24	The total of all cut and fill on-site does not exceed 900mm in height.

Self-assessable acceptable Outcomes

Figure - Cut and fill



Note - This is site earthworks not building work.

SAO25

Filling or excavation does not result in:

- a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm;
- b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken.

Note - Public sector entity is defined in the Sustainable Planning Act 2009.

Fire services

Note - The provisions under this heading only apply if:

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

AND

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

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

SAO26

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):

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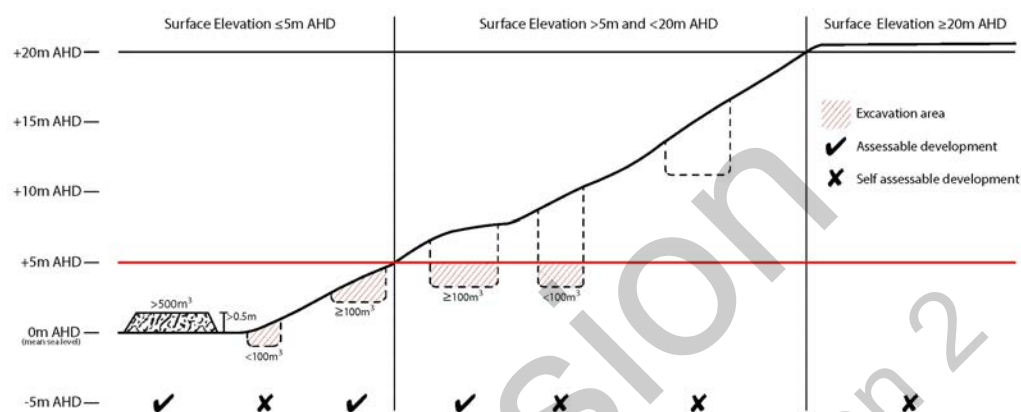
Self-assessable acceptable Outcomes	
	<ul style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants 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.
SAO27	<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.
SAO28	<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>
SAO29	<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; 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;

Self-assessable acceptable Outcomes	
	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.
SAO30	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Residential uses (Dwelling units ⁽²³⁾ and Caretaker's accommodation ⁽¹⁰⁾)	
SAO31	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
SAO32	Dwellings are located behind or above the non-residential use on-site.
SAO33	<p>Dwellings are provided with a private open space area that:</p> <ol style="list-style-type: none"> is directly accessible from a living area within the dwelling; is screened for privacy; ground level dwellings include a minimum private open spaces area of 16m² with a minimum dimension of 4m that is not located in front of the main building line; or above ground level dwellings include a minimum private open space area of 8m² with a minimum dimension of 2.5m.
SAO34	The street number is clearly displayed at the entrance to the dwelling, and at the front of the site to enable identification by emergency services.
Home based business ⁽³⁵⁾	
SAO35	A maximum of 1 employee (not a resident) OR 2 customers or customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.
SAO36	The home based business ⁽³⁵⁾ occupies an area of the existing dwelling or on-site structure not greater than 40m ² gross floor area.
Telecommunications facility ⁽⁸¹⁾	
<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
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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Self-assessable acceptable Outcomes	
SAO39	<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.
SAO40	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO41	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO42	<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>
SAO43	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>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>	
SAO44	<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.

Self-assessable acceptable Outcomes


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

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

SAO45	<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>
SAO46	<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>
SAO47	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
SAO48	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground level prior to work commencing.
SAO49	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>

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Self-assessable acceptable Outcomes	
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
SAO50	Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area.
SAO51	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow
SAO52	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO53	Development for a material change of use or building work that involves a hazardous chemical ensures the hazardous chemicals is not located within an overland flow path area.
SAO54	Development for a material change of use or building work for a Park ⁽⁵⁷⁾ ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)	
Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code	

Part D—Criteria for assessable development - Kippa-Ring village precinct

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part D, Table 7.2.1.2.2.

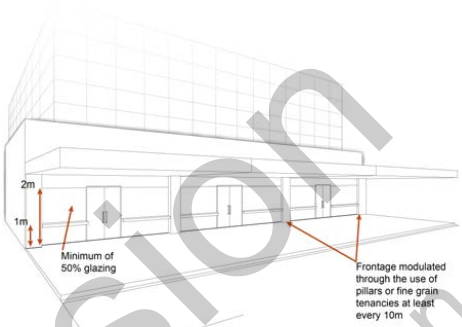
Where development is impact assessable, the assessment criteria becomes the whole of the planning scheme.

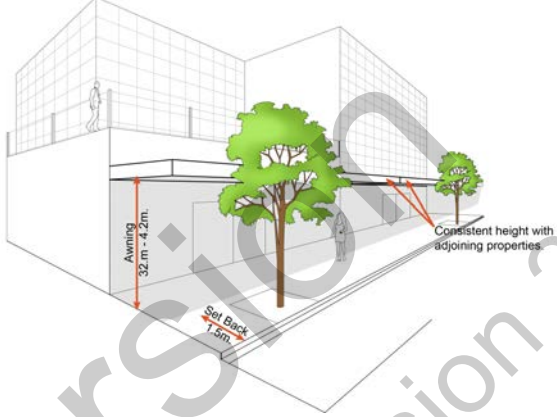
Table 7.2.1.2.2 Assessable development - Kippa-Ring village precinct

Performance outcomes	Acceptable outcomes
General criteria	
Centre network and function	
PO1 Development is consistent with the intended role of the precinct as a higher order retail and commercial centre with a strong focus on providing convenience and comparison retailing.	No acceptable outcome provided.
Active frontage	

Performance outcomes	Acceptable outcomes
<p>PO2</p> <p>Development addresses and activates streets and public spaces by:</p> <ul style="list-style-type: none"> a. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of the primary street frontages, civic space or public open space; c. locating car parking areas behind or under buildings to not dominate the street environment; d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving); e. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections); f. establishing or maintaining human scale. 	<p>AO2.1</p> <p>Development address the street frontage.</p>
	<p>AO2.2</p> <p>New buildings and extensions are built to the street alignment.</p>
	<p>AO2.3</p> <p>At-grade car parking:</p> <ul style="list-style-type: none"> a. does not adjoin Boardman Road and Anzac Avenue; b. where at-grade car parking adjoins a street (other than a main street) or civic space it does not take up more than 40% of the length of the street frontage. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>
	<p>AO2.4</p> <p>Development on corner lots:</p> <ul style="list-style-type: none"> a. addresses both street frontages; b. expresses strong visual elements, including feature building entries.
	<p>AO2.5</p> <p>Development incorporates active uses adjacent to a street frontage, civic spaces, public open space or pedestrian thoroughfare.</p>
	<p>AO2.6</p> <p>The front facade of the building:</p> <ul style="list-style-type: none"> a. is made up of a minimum of 50% windows or glazing between a height of 1m and 2m; b. the minimum area of window or glazing is to remain uncovered and free of signage. <p>Note -This does not apply to Adult stores⁽¹⁾</p>

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Performance outcomes	Acceptable outcomes
	<p style="text-align: center;">Glazing</p>  <p>A02.7 Where fronting Boardman Road or Anzac Avenue, individual tenancies do not exceed a frontage length of 20m.</p> <p>A02.8 Large format retail uses (e.g. showroom⁽⁷⁸⁾, supermarket or discount department store) are sleeved by smaller tenancies (e.g. retail and similar uses). Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>
<p>PO3 Awnings are provided at the ground level fronting pedestrian footpaths. Awnings:</p> <ol style="list-style-type: none"> provide adequate protection for pedestrians from solar exposure and inclement weather; are integrated with the design of the building and the form and function of the street; do not compromise the provision of street trees; ensure the safety of pedestrians and vehicles (e.g. No support poles). 	<p>A03 Buildings incorporate an awning that:</p> <ol style="list-style-type: none"> is cantilevered; extends from the face of the building; has a minimum height of 3.2m and a maximum height of 4.2m above pavement level; does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; aligns with adjoining buildings to provide continuous shelter where possible.

Performance outcomes	Acceptable outcomes
	<p style="text-align: center;">Figure - Awning requirements</p> 
<p>PO4</p> <p>Buildings located on the corner of Anzac Avenue and Boardman Road incorporate design measures on the corner to create a gateway or entry statement, assist in legibility of the street environment and provide active building frontages that address both street frontages.</p> <p>Note - Design measures will vary depending on the building and location, however may include the following:</p> <ol style="list-style-type: none"> increasing the height of the building on the corner; stepping back the building on the corner to create an additional face; including prominent building entrances and windows on the corners; the use of a focal point, such as a tower, visual display or artwork on the corner. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No acceptable outcome provided.</p>
Setbacks	
<p>PO5</p> <p>Side and rear setbacks are of a dimension to:</p> <ol style="list-style-type: none"> cater for required openings, the location of loading docks and landscaped buffers etc.; protect the amenity of adjoining sensitive land uses. 	<p>No acceptable outcome provided.</p>
Site area	

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Performance outcomes	Acceptable outcomes
<p>PO6</p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	<p>No acceptable outcome provided.</p>
Building height	
<p>PO7</p> <p>Buildings and structures have a height that:</p> <ol style="list-style-type: none"> a. is consistent with the future medium rise character of the precinct; b. responds to the topographic features of the site, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape; d. responds to the height of development on adjoining land where contained within another precinct or zone; e. ensures an even distribution of development across the precinct and avoids over-concentration of activities in one location. 	<p>A07</p> <p>Building height is within the minimum and maximum height identified on Overlay map – Building heights.</p>
Public realm	
<p>PO8</p> <p>Developments with a gross leasable area greater than 3,000m² include a public plaza on site, that:</p> <ol style="list-style-type: none"> a. is open to the public; b. is integrated with adjacent development, in relation to built form, streetscape, landscaping and the street and pedestrian network; c. is directly accessible from adjacent development or tenancies and is easily and conveniently accessible to the public; d. is of a sufficient size and dimensions to cater for passive recreation activities (e.g. alfresco dining and temporary activities etc); e. includes greening (e.g. landscaping, planter boxes, street trees etc), that contributes to the identity of the centre; 	<p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>f. is lit and has adequate signage for way finding, ensuring adjoining and near by residential uses are not impacted by 'overspill';</p> <p>g. is designed to achieve CPTED principles e.g. visible at all times.</p> <p>Note - For details and examples of civic space requirements refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	
<p>PO9</p> <p>Development contributes to the creation of a centralised civic space and community focal point for the Kippa-Ring village precinct.</p> <p>Note - The outcomes will vary depending on the location and scale of development, however may include the following:</p> <p>a. Design measures that enhance public spaces where located on Boardman Road and Anzac Avenue;</p> <p>b. Development design and location does not compromise the future provision of civic space.</p>	No acceptable outcome provided.
Streetscape	
<p>PO10</p> <p>Development contributes to the identity, attractive and walkable street environment through the provision of compatible streetscape features (e.g. footpaths, lighting, bins, furniture, landscaping, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design.</p> <p>Editor's note - Additional approvals may be required where works are required within road reserves.</p>	No acceptable outcome provided.
Built form	
<p>PO11</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <p>a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning);</p> <p>b. enables differentiation between buildings;</p> <p>c. contributes to a safe environment;</p>	No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> d. incorporates architectural features within the building facade at the street level to create human scale; e. treat or break up blank walls that are visible from public areas; f. includes building entrances that are readily identifiable from the road frontage, located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. facilitate casual surveillance of all public spaces. 	
<p>PO12</p> <p>Building entrances:</p> <ul style="list-style-type: none"> a. are readily identifiable from the road frontage; b. are designed to limit opportunities for concealment; c. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; d. are adequately lit to ensure public safety and security; e. include footpaths that connect with adjoining sites; f. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance. <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO13</p> <p>Ground floor spaces are designed to enable the flexible re-use of floor area for commercial and retail activities.</p>	<p>AO13</p> <p>The ground floor has a minimum ceiling height of 4.2m.</p>
Integration with Kippa-Ring station	
<p>PO14</p>	<p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes									
<p>Development provides a high quality built form and public realm that connects the Kippa-Ring village precinct with the Kippa-Ring station to create an inviting and attractive 'gateway' to the Redcliffe peninsular through:</p> <ul style="list-style-type: none"> a. greater land use efficiency through a more intense built form that supports connectivity with Kippa-Ring station; b. contributes to a high quality streetscape along Boardman Road, Anzac Avenue and the internal road network; c. incorporates active frontages along Boardman Road and Anzac Avenue; d. does not involve the location of large areas of surface car parking along Anzac Avenue and Boardman Road; e. incorporates cross block (east-west and north-south) linkages to create a more permeable/connected site and encourage pedestrian movement with the street network and proposed and existing active linkages; f. provides a strong active connection to Kippa-Ring Station through the provision of, or linkages to, a pedestrian promenade; g. promotes a strong visual connection linking Kippa-Ring Station to the centre. 										
Accessibility and permeability										
<p>PO15</p> <p>Development contributes to greater permeability within the precinct by facilitating a network of convenient and safe pedestrian walkways, cycle ways and mid block connections.</p>	<p>No acceptable outcome provided.</p>									
Car parking										
<p>PO16</p> <p>The number of car parking spaces is managed to:</p> <ul style="list-style-type: none"> a. provide for the parking of visitors and employees that is appropriate to the use and the sites proximity to public and active transport options; b. not include an oversupply of car parking spaces. 	<p>AO16</p> <p>Car parking is provided at the following rates:</p> <table border="1" data-bbox="762 1827 1465 2089"> <thead> <tr> <th data-bbox="762 1827 932 1933">Land use</th> <th data-bbox="936 1827 1193 1933">Maximum number of Car Spaces to be Provided</th> <th data-bbox="1198 1827 1465 1933">Minimum Number of Car Spaces to be Provided</th> </tr> </thead> <tbody> <tr> <td data-bbox="762 1939 932 1984">Non-residential</td> <td data-bbox="936 1939 1193 1984">1 per 30m² of GFA</td> <td data-bbox="1198 1939 1465 1984">1 per 50m² of GFA</td> </tr> <tr> <td data-bbox="762 1991 932 2089">Residential - Permanent/long term</td> <td data-bbox="936 1991 1193 2089">N/A</td> <td data-bbox="1198 1991 1465 2089">1 per dwelling</td> </tr> </tbody> </table>	Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided	Non-residential	1 per 30m ² of GFA	1 per 50m ² of GFA	Residential - Permanent/long term	N/A	1 per dwelling
Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided								
Non-residential	1 per 30m ² of GFA	1 per 50m ² of GFA								
Residential - Permanent/long term	N/A	1 per dwelling								

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Performance outcomes	Acceptable outcomes								
<p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<table border="1" data-bbox="762 264 1471 472"> <thead> <tr> <th data-bbox="769 273 928 365">Land use</th> <th data-bbox="935 273 1190 365">Maximum number of Car Spaces to be Provided</th> <th data-bbox="1197 273 1465 365">Minimum Number of Car Spaces to be Provided</th> </tr> </thead> <tbody> <tr> <td data-bbox="769 374 928 465">Residential - Serviced/short term</td> <td data-bbox="935 374 1190 465">3 per 4 dwellings + staff spaces</td> <td data-bbox="1197 374 1465 465">1 per 5 dwellings + staff spaces</td> </tr> </tbody> </table> <p>Note - Car parking rates are to be rounded up to the nearest whole number.</p> <p>Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.</p> <p>Note - Residential - Permanent/long term includes: Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.</p> <p>Note - Residential - Services/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p>			Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided	Residential - Serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
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<p>PO17</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	<p>No acceptable outcome provided.</p>								
<p>PO18</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.</p>	<p>No acceptable outcome provided.</p>								
<p>PO19</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> does not impact on the safety of the external road network; ensures the safe movement of vehicles within the site. 	<p>AO19</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>								
<p>PO20</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p>	<p>No acceptable outcome provided.</p>								

Performance outcomes	Acceptable outcomes								
<ul style="list-style-type: none"> a. located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. are of a width to allow safe and efficient access for prams and wheelchairs. 									
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>									
<p>PO21</p> <ul style="list-style-type: none"> a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ul style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: <ul style="list-style-type: none"> i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p>	<p>AO21.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="762 1003 1469 1294"> <thead> <tr> <th data-bbox="762 1003 1090 1055">Use</th> <th data-bbox="1093 1003 1469 1055">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="762 1059 1090 1133">Residential uses comprised of dwellings</td> <td data-bbox="1093 1059 1469 1133">Minimum 1 space per dwelling</td> </tr> <tr> <td data-bbox="762 1137 1090 1240">All other residential uses</td> <td data-bbox="1093 1137 1469 1240">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td data-bbox="762 1245 1090 1294">Non-residential uses</td> <td data-bbox="1093 1245 1469 1294">Minimum 1 space per 200m² of GFA</td> </tr> </tbody> </table> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>AO21.2</p> <p>Bicycle parking is:</p> <ul style="list-style-type: none"> a. provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>; b. protected from the weather by its location or a dedicated roof structure; c. located within the building or in a dedicated, secure structure for residents and staff; d. adjacent to building entrances or in public areas for customers and visitors. 	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m ² of GFA
Use	Minimum Bicycle Parking								
Residential uses comprised of dwellings	Minimum 1 space per dwelling								
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking								
Non-residential uses	Minimum 1 space per 200m ² of GFA								

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Performance outcomes	Acceptable outcomes																							
<p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the acceptable outcomes under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>																							
	<p>AO21.3</p> <p>For non-residential uses, storage lockers:</p> <ol style="list-style-type: none"> are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number); have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth). <p>Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.</p> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>																							
	<p>AO21.4</p> <p>For non-residential uses, changing rooms:</p> <ol style="list-style-type: none"> are provided at a rate of 1 per 10 bicycle parking spaces; are fitted with a lockable door or otherwise screened from public view; are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below: <table border="1" data-bbox="762 1809 1471 2085"> <thead> <tr> <th>Bicycle spaces provided</th> <th>Male/ Female</th> <th>Change rooms required</th> <th>Showers required</th> <th>Sanitary compartments required</th> <th>Washbasins required</th> </tr> </thead> <tbody> <tr> <td>1-5</td> <td>Male and female</td> <td>1 unisex change room</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>6-19</td> <td>Female</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>20 or more</td> <td>Male</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> </tbody> </table>	Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required	1-5	Male and female	1 unisex change room	1	1 closet pan	1	6-19	Female	1	1	1 closet pan	1	20 or more	Male	1	1	1 closet pan
Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required																			
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Performance outcomes	Acceptable outcomes										
	<table border="1" data-bbox="762 264 1469 600"> <tr> <td data-bbox="858 264 938 427">Female</td> <td data-bbox="938 264 1034 427">1</td> <td data-bbox="1034 264 1161 427">2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td data-bbox="1161 264 1337 427">2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter</td> <td data-bbox="1337 264 1465 427">1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> <tr> <td data-bbox="858 427 938 600">Male</td> <td data-bbox="938 427 1034 600">1</td> <td data-bbox="1034 427 1161 600">2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td data-bbox="1161 427 1337 600">1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter</td> <td data-bbox="1337 427 1465 600">1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> </table> <p data-bbox="774 636 1453 689">Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p data-bbox="774 714 1453 768">Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p data-bbox="762 835 1437 1055">d. are provided with:</p> <ul style="list-style-type: none"> <li data-bbox="826 891 1374 922">i. a mirror located above each wash basin; <li data-bbox="826 927 1437 987">ii. a hook and bench seating within each shower compartment; <li data-bbox="826 992 1437 1055">iii. a socket-outlet located adjacent to each wash basin. <p data-bbox="774 1122 1453 1200">Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p data-bbox="774 1252 1453 1429">Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
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Loading and servicing											
<p data-bbox="124 1559 197 1590">PO22</p> <p data-bbox="124 1619 472 1650">Loading and servicing areas:</p> <ul style="list-style-type: none"> <li data-bbox="124 1675 651 1706">a. are not visible from the street frontage; <li data-bbox="124 1733 719 1765">b. are integrated into the design of the building; <li data-bbox="124 1792 715 1890">c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; <li data-bbox="124 1917 699 1980">d. are consolidated and shared with adjoining sites, where possible. 	<p data-bbox="762 1559 1161 1590">No acceptable outcome provided.</p>										

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Performance outcomes	Acceptable outcomes
Note - Refer to planning scheme policy - Centre and neighbourhood hub design.	
<p>PO23</p> <p>Drive through serving and circulation areas are not visible from Anzac Avenue or Boardman Road.</p>	No acceptable outcome provided.
Waste	
<p>PO24</p> <p>Bins and bin storage areas are provided, designed and managed to prevent amenity impacts on the locality.</p>	<p>AO24</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
Landscaping and fencing	
<p>PO25</p> <p>On-site landscaping:</p> <ol style="list-style-type: none"> is incorporated into the design of the development; reduces the dominance of car parking and servicing areas from the street frontage; incorporates shade trees in car parking areas; retains mature trees wherever possible; contributes to quality public spaces and the microclimate by providing shelter and shade; maintains the achievement of active frontages and sightlines for casual surveillance. <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	No acceptable outcome provided.
<p>PO26</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	No acceptable outcome provided.
Environmentally sensitive design	
<p>PO27</p> <p>Development incorporates energy efficient design principles, including:</p>	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> a. maximising internal cross-ventilation and prevailing breezes; b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun; c. reducing demand on non-renewable energy sources for cooling and heating; d. maximising the use of daylight for lighting; e. retaining existing established trees on-site where possible. 	
<p>PO28</p> <p>Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites to mitigate the impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
Crime prevention through environmental design	
<p>PO29</p> <p>Development contributes to a safe public realm by incorporating crime prevention through environmental design principles including:</p> <ul style="list-style-type: none"> a. orienting buildings towards the street and public spaces and providing clear sightlines to public spaces to allow opportunities for casual surveillance; b. ensuring the site layout, building design and landscaping does not result in potential concealment or entrapment areas; c. ensuring high risk areas, including stairwells, arcades, walkways and concealed car parking areas have adequate surveillance to reduce risk or able to be secured outside of business hours. <p>Note - Further information is available in <i>Crime Prevention through Environmental Design: Guidelines for Queensland</i>, State of Queensland, 2007.</p>	<p>No acceptable outcome provided.</p>
Lighting	
<p>PO30</p>	<p>No acceptable outcome provided.</p>

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Performance outcomes	Acceptable outcomes
<p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	
Amenity	
<p>PO31</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.</p>	<p>No acceptable outcome provided.</p>
Noise	
<p>PO32</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures.</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>PO33</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"> 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); 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>AO33.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>AO33.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> adjoining a motorway or rail line; or 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. do not remove existing or prevent future active transport routes or connections to the street network; 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>

Performance outcomes	Acceptable outcomes
	Note - Refer to Overlay map – Active transport for future active transport routes.
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO34</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>	No acceptable outcome provided
Works criteria	
Utilities	
<p>PO35</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	No acceptable outcome provided
<p>PO36</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>A036</p> <p>Development is connected to underground electricity.</p>
<p>PO37</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	No acceptable outcome provided
<p>PO38</p>	No acceptable outcome provided

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Performance outcomes	Acceptable outcomes
Where available the development is to safely connect to reticulated gas.	
PO39 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.	AO39.1 Where in a sewerage area, the development is connected to a reticulated sewerage network.
	AO39.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO40 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	AO40 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.
PO41 The development is provided with constructed and dedicated road access.	No acceptable outcome provided
Access	
PO42 Vehicle access points do not inhibit the provision of active frontages and improve the function, amenity and safety of Boardman Road and Anzac Avenue.	AO42 No additional access points are located on Anzac Avenue or Boardman Road.
PO43 Development provides improved vehicle access and car parking connections between the shopping centre ⁽⁷⁶⁾ sites.	No acceptable outcome provided.
PO44 Development provides functional and integrated car parking and vehicle access, that: <ol style="list-style-type: none"> prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); provides safety and security of people and property at all times; 	No acceptable outcome provided

Performance outcomes	Acceptable outcomes
<p>c. does not impede active transport options;</p> <p>d. does not impact on the safe and efficient movement of traffic external to the site;</p> <p>e. where possible vehicle access points are consolidated and shared with adjoining sites.</p> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	
<p>PO45</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>PO46</p> <p>The layout of the development does not compromise:</p> <p>a. the development of the road network in the area;</p> <p>b. the function or safety of the road network;</p> <p>c. the capacity of the road network.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<p>AO46.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>
	<p>AO46.2</p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p>
	<p>AO46.3</p> <p>The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.</p>
	<p>AO46.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO47</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO47.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <p>a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or</p> <p>b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the</p>

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Performance outcomes	Acceptable outcomes
	<p>appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p> <p>AO47.2</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>AO47.3</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>PO48</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> i. Where the street is partially established to an urban standard, match the alignment of existing kerb and 	<p>No acceptable outcome provided</p>

Performance outcomes	Acceptable outcomes
<p>channel and provide carriageway widening and underground drainage where required; or</p> <p>ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve.</p> <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
Stormwater	
<p>PO49</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>PO50</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>PO51</p> <p>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP.</p>	<p>No acceptable outcome provided</p>

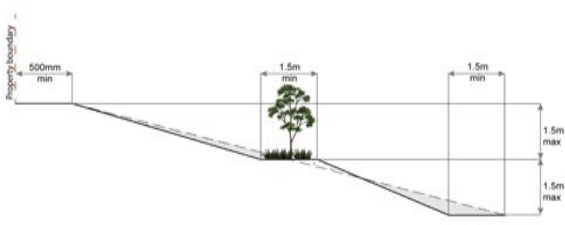
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Performance outcomes	Acceptable outcomes
<p>Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	
<p>PO52</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No acceptable outcome provided</p>
Site works and construction management	
<p>PO53</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided</p>
<p>PO54</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>AO54.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion; stormwater discharge rates do not exceed pre-existing conditions; the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>AO54.2</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>

Performance outcomes	Acceptable outcomes
	<p>AO54.3</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>PO55</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No acceptable outcome provided</p>
<p>PO56</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>AO56.1</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>AO56.2</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>AO56.3</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>PO57</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>AO57</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>PO58</p> <p>The clearing of vegetation on-site:</p>	<p>AO58.1</p> <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p>

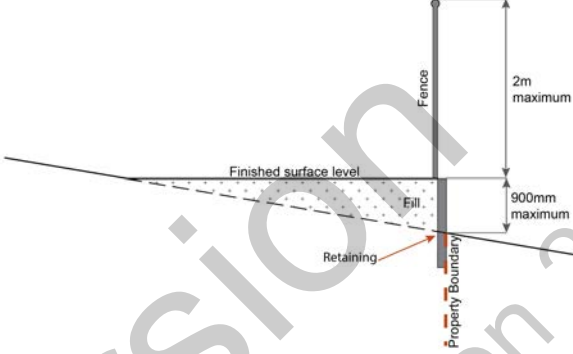
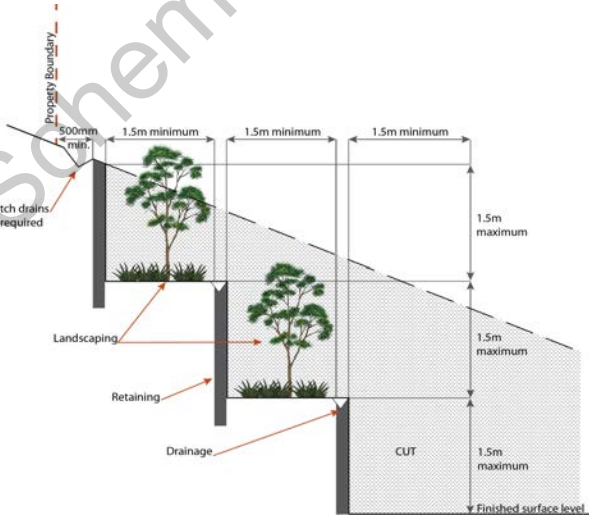
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Performance outcomes	Acceptable outcomes
<p>a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and</p> <p>b. includes the removal of declared weeds and other materials which are detrimental to 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>AO58.2</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>PO59</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>
Earthworks	
<p>PO60</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>AO60.1</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>AO60.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>AO60.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>AO60.4</p> <p>All filling or excavation is contained on-site.</p>

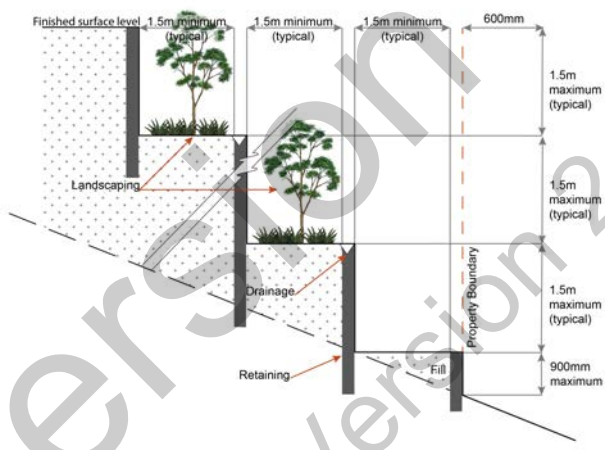
Performance outcomes	Acceptable outcomes
	<p>AO60.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that required for the necessary approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <hr/> <p>AO60.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <hr/> <p>AO60.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p>
<p>PO61</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>AO61</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>PO62</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>AO62.1</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>AO62.2</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

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Performance outcomes	Acceptable outcomes
	<p>infrastructure above that which existed prior to the earthworks being undertaken.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p>
<p>PO63</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>PO64</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>
Retaining walls and structures	
<p>PO65</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>AO65</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;

Performance outcomes	Acceptable outcomes
	<p style="text-align: center;">Figure - Retaining on boundary</p>  <p>c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;</p> <p>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.</p> <p style="text-align: center;">Figure - Cut</p> 

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Performance outcomes	Acceptable outcomes
	<p style="text-align: center;">Figure - Fill</p> 
<p>Fire Services</p> <p>Note - The provisions under this heading only apply if:</p> <p>a. the development is for, or incorporates:</p> <ol style="list-style-type: none"> reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials. <p>AND</p> <p>b. none of the following exceptions apply:</p> <ol style="list-style-type: none"> the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site. <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>PO66</p> <p>Development incorporates a fire fighting system that:</p> <ol style="list-style-type: none"> satisfies the reasonable needs of the fire fighting entity for the area; is appropriate for the size, shape and topography of the development and its surrounds; is compatible with the operational equipment available to the fire fighting entity for the area; 	<p>AO66.1</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) that may be applicable:</p> <ol style="list-style-type: none"> 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,

Performance outcomes	Acceptable outcomes
<p>d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another;</p> <p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <p>Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.</p>	<p>single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;</p> <p>b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);</p> <p>c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p> <p>AO66.2</p> <p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>AO66.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO67</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>AO67</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);

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Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> 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>
<p>PO68</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>AO68</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	
Redcliffe activity centre strategy	
<p>PO69</p> <p>Development does not compromise opportunities that may be identified in the Redcliffe Activity Centre Strategy.</p>	<p>No acceptable outcome provided.</p>
Kippa-Ring shopping centres ⁽⁷⁶⁾	
<p>PO70</p> <p>Improved vehicle and pedestrian circulation is provided through:</p> <ul style="list-style-type: none"> a. coordinated vehicle access between Peninsular Fair and Kippa-Ring Village shopping centres ⁽⁷⁶⁾; 	<p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes																		
<ul style="list-style-type: none"> b. pedestrian links between Peninsular Fair and Kippa-Ring Village; c. consolidated loading areas between Peninsular Fair and Kippa-Ring Village. 																			
Residential uses																			
<p>PO71</p> <p>Development contributes to greater housing choice and affordability by:</p> <ul style="list-style-type: none"> a. contributing to the range of dwelling types and sizes in the area; b. providing greater housing density within the walkable catchment of the Kippa-Ring village precinct and the Kippa-Ring rail station; c. forming part of mixed use building with residential uses above ground floors and podiums. 	<p>No acceptable outcome provided.</p>																		
<p>PO72</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with adequate functional and attractive private open space that is:</p> <ul style="list-style-type: none"> a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity; b. designed and constructed to achieve adequate privacy for occupants from other dwelling units⁽²³⁾ and centre uses; c. accessible and readily identifiable for residents, visitors and emergency services; d. located to not compromise active frontages. 	<p>AO72</p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <ul style="list-style-type: none"> a. as per table- <table border="1" data-bbox="762 1290 1437 1637"> <thead> <tr> <th data-bbox="762 1290 1002 1361">Use</th> <th data-bbox="1005 1290 1177 1361">Minimum Area</th> <th data-bbox="1181 1290 1437 1361">Minimum Dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="762 1366 1437 1420">Ground level dwellings</td> </tr> <tr> <td data-bbox="762 1424 1002 1473">All dwelling types</td> <td data-bbox="1005 1424 1177 1473">16m²</td> <td data-bbox="1181 1424 1437 1473">4m</td> </tr> <tr> <td colspan="3" data-bbox="762 1478 1437 1532">Above ground level dwellings</td> </tr> <tr> <td data-bbox="762 1536 1002 1585">1 bedroom or studio</td> <td data-bbox="1005 1536 1177 1585">8m²</td> <td data-bbox="1181 1536 1437 1585">2.5m</td> </tr> <tr> <td data-bbox="762 1590 1002 1637">2 or more bedrooms</td> <td data-bbox="1005 1590 1177 1637">12m²</td> <td data-bbox="1181 1590 1437 1637">3.0m</td> </tr> </tbody> </table> <ul style="list-style-type: none"> b. accessed from a living area; c. sufficiently screened or elevated for privacy; d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks; e. balconies orientate to the street; f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas). 	Use	Minimum Area	Minimum Dimension in all directions	Ground level dwellings			All dwelling types	16m ²	4m	Above ground level dwellings			1 bedroom or studio	8m ²	2.5m	2 or more bedrooms	12m ²	3.0m
Use	Minimum Area	Minimum Dimension in all directions																	
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Performance outcomes	Acceptable outcomes
	<p>Note - areas for clothes drying are not visible from street frontages or public areas (e.g. Separate clothes drying areas are provided that are oriented to the side or rear of the site or screening is provided).</p>
<p>PO73</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses.</p> <p>Note - Refer to State Government standards for CPTED.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>A073</p> <p>The dwelling:</p> <ol style="list-style-type: none"> includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses; clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services; is provided with a separate entrance to that of any non-residential use on the site; where located on a site with a non-residential use the dwelling is located behind or above the non-residential use. <p>Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>
Home based business⁽³⁵⁾	
<p>PO74</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <ol style="list-style-type: none"> is compatible with the physical characteristics of the site and the character of the local area; is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; does not adversely impact on the amenity of the adjoining and nearby premises; remains ancillary to the residential use of the dwelling house⁽²²⁾; does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; ensure employees and visitors to the site do not negatively impact the expected amenity of adjoining properties. 	<p>A074.1</p> <p>A maximum of 1 employee (not a resident) OR 2 customers or customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.</p> <p>A074.2</p> <p>The home based business⁽³⁵⁾ occupies an area of the existing dwelling or on-site structure not greater than 40m² gross floor area.</p>

Performance outcomes	Acceptable outcomes
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO75</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>AO75.1</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>AO75.2</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>PO76</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO76</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>PO77</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>AO77</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO78</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>AO78.1</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>

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Performance outcomes	Acceptable outcomes
	<p>AO78.2</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>PO79</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>AO79</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>PO80</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>AO80</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>PO81</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>AO81.1</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>AO81.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>AO81.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity. <p>AO81.4</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>AO81.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>

Performance outcomes	Acceptable outcomes
	<p>AO81.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO82</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>AO82</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>PO83</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>AO83</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>PO84</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>AO84</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.

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Performance outcomes	Acceptable outcomes
<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>PO85</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>AO85</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>PO86</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>PO87</p>	<p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<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>PO88</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>AO88</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<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>PO89</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>PO90</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</p>	<p>AO90</p> <p>No acceptable outcome provided.</p>

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Performance outcomes	Acceptable outcomes
<p>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>PO91</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>No acceptable outcome provided.</p>
<p>PO92</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>A092</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>PO93</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>A093</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>PO94</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>A094.1</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. <hr/> <p>A094.2</p>

Performance outcomes	Acceptable outcomes
<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</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>PO95</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No acceptable outcome provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO96</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ol style="list-style-type: none"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; maintenance and replacement costs are minimised. 	<p>AO96</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>

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7.2.1.3 Kippa-Ring station precinct

7.2.1.3.1 Purpose - Kippa-Ring station precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Kippa-Ring station precinct:
 - a. Kippa-Ring station provides a transit hub supporting multiple modes of sustainable transport options centred on the railway station and bus interchange.
 - b. Development supports the role of this precinct as a safe, attractive and welcoming destination and will serve as a vibrant gateway to the Redcliffe peninsular.
 - c. Development does not compromise opportunities that may be identified in the Redcliffe activity centre strategy.
 - d. The precinct provides for special uses and public works owned or operated by government, semi-government, statutory authority, government owned corporation, local government or private organisations and includes public utilities, major infrastructure, transport networks and drainage or other like services.
 - e. Kippa-Ring station precinct delivers a centralised civic space that will become the spatial focus for the station. This high amenity space will provide a distinct place for the community to gather and accommodates a range of activities, such as markets⁽⁴⁶⁾, public art, music and entertainment.
 - f. Public spaces and active transport connections that are safe, activated, legible and attractive area a priority within the precinct.
 - g. New development is limited to Utility installation⁽⁸⁶⁾ until such time as the longer term use of the land has been determined through the completion of the Redcliffe Activity Centre Strategy and incorporation into the planning scheme, however interim uses such as markets⁽⁴⁶⁾ or uses proposed within station buildings are consistent with a transit destination.
 - h. Adequate and sensible buffering is provided between development and sensitive land uses including residential dwellings.
 - i. Development is designed and operated to provide a high level of amenity and maintains the safety of people and property through crime prevention through environmental design principles (CPTED).
 - j. Development is of a scale, height and bulk that provides a high level of amenity and is sensitive to the character of the surrounding area.
 - k. 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.

- l. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- m. 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.
- n. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- o. 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.
- p. Development in the Kippa-Ring station precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ - if using an existing station building 	<ul style="list-style-type: none"> • Market⁽⁴⁶⁾ • Shop⁽⁷⁵⁾ - if using an existing station building 	<ul style="list-style-type: none"> • Utility installation⁽⁸⁶⁾
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q. Development in the Kippa-Ring station precinct does not include any of the following uses:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Function facility⁽²⁹⁾ 	<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • High impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ 	<ul style="list-style-type: none"> • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾
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<ul style="list-style-type: none"> • Funeral parlour⁽³⁰⁾ • Garden Centre⁽³¹⁾ 	<ul style="list-style-type: none"> • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ 	<ul style="list-style-type: none"> • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- r. development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

7.2.1.3.2 Criteria for assessment

To determine if development is self-assessable development must comply with the self-assessable acceptable outcomes set out in Part E, Table 7.2.1.3.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part E Table 7.2.1.3.1, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO1	PO10
SAO2	PO10
SAO3	PO14
SAO4	PO17
SAO5	PO13
SAO6	PO18
SAO7	PO20-PO25
SAO8	PO29
SAO9	PO29
SAO10	PO31
SAO11	PO33
SAO12	PO35
SAO13	PO36
SAO14	PO38
SAO15	PO40
SAO16	PO41
SAO17	PO38
SAO18	PO42
SAO19	PO42-PO47
SAO20	PO44
SAO21	PO48
SAO22	PO48
SAO23	PO48

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Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO24	PO49
SAO25	PO50
SAO26	PO56
SAO27	PO57
SAO28	PO58
SAO29	PO58
SAO30	PO58
SAO31	PO58
SAO32	PO60
SAO33	PO61
SAO34	PO62
SAO35	PO62
SAO36	PO65
SAO37	PO65
SAO38	PO65
SAO39	PO66-PO68, PO70-PO72
SAO40	PO66-PO68, PO70-PO72
SAO41	PO66-PO68
SAO42	PO69
SAO43	PO73

Part E—Criteria for self-assessable development - Kippa-Ring station precinct

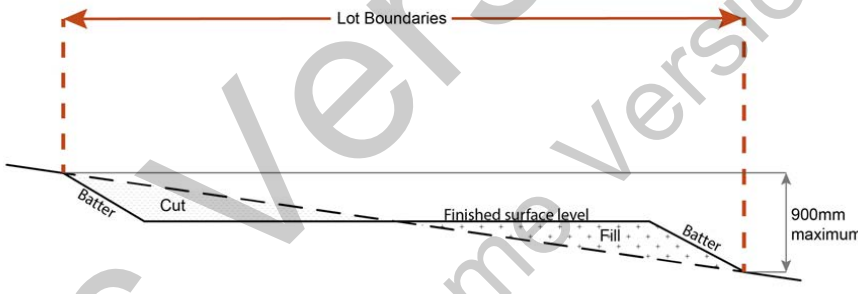
Table 7.2.1.3.1 Self-assessable development - Kippa-Ring station precinct

Self-assessable acceptable outcomes	
General criteria	
Car parking	
SAO1	On-site car parking is provided at a rate identified in Schedule 7 - Car parking.
SAO2	Minimum cycle parking spaces are provided at a minimum of 1 space per 200m ² of GFA.
Landscaping	
SAO3	Development does not result in a reduction in the area (m ²) or standard of established landscaping on-site.
Lighting	

SAO4	<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	
SAO5	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Clearing of habitat trees where not located in the Environmental areas overlay map	
SAO6	<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	
SAO7	<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;

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	<ul style="list-style-type: none"> d. reticulated water; e. sealed and dedicated road.
Access	
SAO8	<p>Any new or changes to existing site access and driveways are designed and located in accordance with:</p> <ul style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
SAO9	<p>Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>
Stormwater	
SAO10	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>
SAO11	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:</p> <ul style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; <p>OR</p> <p>will result in an impervious area greater than 25% of the net developable area.</p>
Site works and construction management	
SAO12	<p>The site and any existing structures are to be maintained in a tidy and safe condition.</p>
SAO13	<p>Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p>
SAO14	<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>
SAO15	<p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p>
SAO16	<p>Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.</p>

SAO17	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	
SAO18	<p>The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures</p>
SAO19	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;">Figure - Cut and fill</p>  <p>Note - This is site earthworks not building work.</p>
SAO20	<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. 	

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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>SAO21</p>	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005):</p> <ul style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ul style="list-style-type: none"> i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
<p>SAO22</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>SAO23</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>SAO24</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);

	<ul style="list-style-type: none"> 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>
SAO25	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Telecommunications facility⁽⁸¹⁾	
<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
SAO26	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.
SAO27	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.
SAO28	<p>Equipment shelters and associated structures are located:</p> <ul style="list-style-type: none"> a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
SAO29	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO30	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.

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<p>SAO31</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>SAO32</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>

Values and constraints criteria

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

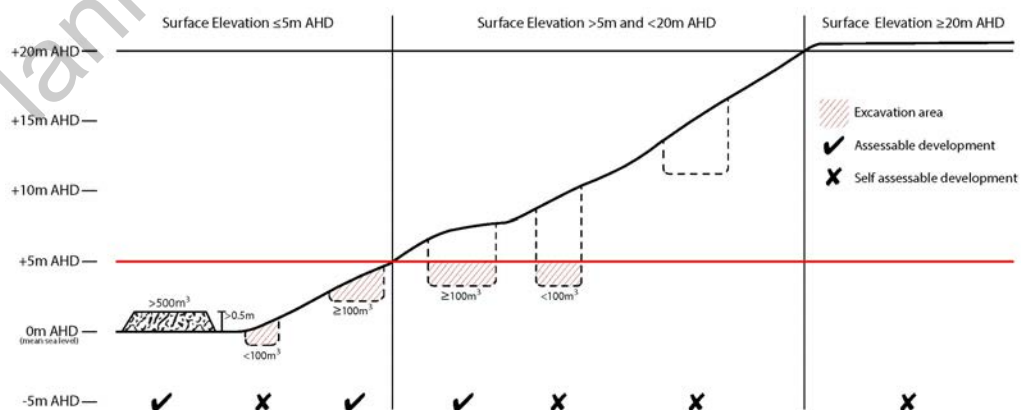
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)

Note - 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.

SAO33

Development does not involve:

- 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.



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

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

SAO34	<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>
SAO35	<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>
SAO36	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
SAO37	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground level prior to work commencing.
SAO38	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
SAO39	<p>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.</p>
SAO40	<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>
SAO41	<p>Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.</p>
SAO42	<p>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.</p>

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SAO43	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.
Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)	
<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>	

Part F—Criteria for assessable development - Kippa-Ring station precinct

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part F, Table 7.2.1.3.2.

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

Table 7.2.1.3.2 Assessable development - Kippa-Ring station precinct

Performance outcomes	Acceptable outcomes
General criteria	
Role of the precinct	
PO1 Development: <ul style="list-style-type: none"> a. is consistent with the intended role of the precinct as a destination transit hub that serves as a gateway to the Redcliffe Peninsular centred on the railway station and bus interchange b. supports the use of the station plaza as a place for the community and commuters to gather. 	No acceptable outcome provided.
Setbacks	
PO2 Front building setbacks ensure buildings address and actively interface with streets and public spaces.	No acceptable outcome provided.
PO3 Side and rear setbacks are of a dimension to: <ul style="list-style-type: none"> a. ensure impacts from the use are buffered and ameliorated; b. compatible with established setbacks; c. is sufficient to minimise overlooking and maintain privacy of adjoining properties; d. is sufficient to ensure development is not visually dominant or overbearing on adjoining properties. 	A03 Minimum setback of all buildings and structures, unless otherwise indicated in a precinct, is: <ul style="list-style-type: none"> a. Side boundary - 3m; b. Rear boundary - 3m.

Site area	
<p>PO4</p> <p>Site area is sufficient in area and dimension to accommodate the use, buildings and structures as well as required buffering measures, treatments, access, parking and manoeuvring.</p>	No acceptable outcome provided.
Building height	
<p>PO5</p> <p>Buildings and structures are of a height, scale and bulk which:</p> <ol style="list-style-type: none"> respect existing amenity and character; minimise the visual impact of large-scale built form; do not result in a significant loss of amenity; allows for distinctive and innovative design outcomes on prominent sites. 	<p>AO5</p> <p>Building height does not exceed the maximum height identified on Overlay map – Building heights.</p>
Built form	
<p>PO6</p> <p>Buildings and structures are designed and constructed to:</p> <ol style="list-style-type: none"> incorporate a mix of colours and high quality materials to add diversification to treatments and finishes; avoid blank walls through façade articulation to create visual interest and deter graffiti and vandalism; activate and address the street, public areas and public open space; reduce cluttering of plant and equipment on building roofs. 	No acceptable outcome provided.
Personal and property safety	
<p>PO7</p> <p>Buildings structures and spaces are designed and constructed to create a safe and secure environment by incorporating key crime prevention through environmental design principles (CPTED), including:</p> <ol style="list-style-type: none"> casual surveillance opportunities and sight lines; way-finding cues and signage; 	No acceptable outcome provided.

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<ul style="list-style-type: none"> c. defined different uses and private and public ownership through adequate fencing and signage; d. light illuminates pathways and potential entrapment areas as well as maximising opportunities for penetration of natural light into spaces; e. minimise predictable routes and entrapment locations. 	
Amenity	
<p>PO8</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.</p>	<p>No acceptable outcome provided.</p>
Accessibility and permeability	
<p>PO9</p> <p>Development contributes to greater permeability within the precinct by facilitating a network of convenient and safe pedestrian walkways, cycle ways and mid block connections.</p>	<p>No acceptable outcome provided.</p>
Car parking	
<p>PO10</p> <p>On-site car parking associated with an activity:</p> <ul style="list-style-type: none"> a. provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand; b. does not result adverse impacts on the efficient and safe functioning of the road network; c. does not compromise the ongoing operation of existing or planned infrastructure and utilities. <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>Car parking is provided in accordance with Schedule 7 - Car parking.</p>
<p>PO11</p> <p>The design of car parking areas:</p> <ul style="list-style-type: none"> a. does not impact on the safety of the external road network; b. ensures the safety of pedestrians at all times; c. ensures the safe movement of vehicles within the site. 	<p>AO11</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>

Loading and servicing	
<p>PO12</p> <p>Loading and servicing areas:</p> <ul style="list-style-type: none"> a. are not visible from the street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative; d. impacts on adjoining sensitive land uses are consolidated and shared with adjoining sites, where possible. <p>Note - An access easement may be required to be registered to ensure shared access between properties is permitted.</p> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	<p>No acceptable outcome provided.</p>
Waste	
<p>PO13</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>No acceptable outcome provided.</p>
Landscaping	
<p>PO14</p> <p>Landscaping and screening is provided in a manner that:</p> <ul style="list-style-type: none"> a. achieves a high level of privacy and amenity to sensitive land use on 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 sensitive land use 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. 	<p>No acceptable outcome provided.</p>
Noise	
<p>PO15</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p>	<p>No acceptable outcome provided.</p>

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<p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures.</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>PO16</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>AO16.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>AO16.2</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>
Lighting	
<p>PO17</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on sensitive land uses.</p>	<p>No acceptable outcome provided.</p>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO18</p> <ol style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. 	<p>No acceptable outcome provided</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>	
Works criteria	
Utilities	
<p>PO19</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No acceptable outcome provided</p>
<p>PO20</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>AO20</p> <p>Development is connected to underground electricity.</p>
<p>PO21</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No acceptable outcome provided</p>
<p>PO22</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No acceptable outcome provided</p>
<p>PO23</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>AO23.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>AO23.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO24</p>	<p>AO24</p>

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<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>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>PO25</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No acceptable outcome provided</p>
<p>Access</p>	
<p>PO26</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No acceptable outcome provided</p>
<p>PO27</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>PO28</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<p>AO28.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>

	<p>AO28.2</p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p>
	<p>AO28.3</p> <p>The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.</p>
	<p>AO28.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO29</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO29.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ul style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <p>AO29.2</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>AO29.3</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>PO30</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ul 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; 	<p>No acceptable outcome provided</p>

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<p>b. ensure the orderly and efficient continuation of the active transport network;</p> <p>c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design.</p> <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <p>i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or</p> <p>ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve.</p> <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
Stormwater	
<p>PO31</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>PO32</p>	<p>No acceptable outcome provided</p>

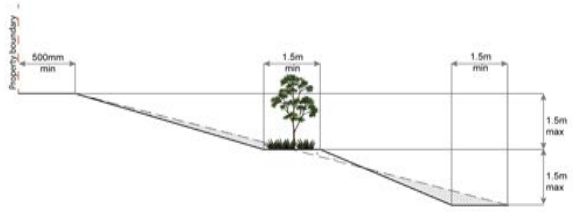
<p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	
<p>PO33</p> <p>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP.</p> <p>Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No acceptable outcome provided</p>
<p>PO34</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No acceptable outcome provided</p>
Site works and construction management	
<p>PO35</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided</p>
<p>PO36</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>AO36.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion;

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	<ul style="list-style-type: none"> 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>AO36.2</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>AO36.3</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>PO37</p>	<p>No acceptable outcome provided</p>
<p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>PO38</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>AO38.1</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>AO38.2</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>AO38.3</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>PO39</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>AO39</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>PO40</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>AO40.1</p> <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p> <p>AO40.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or all native vegetation with a diameter below 400mm is to be chipped and stored on-site. <p>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>
<p>PO41</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>
Earthworks	
<p>PO42</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> the natural topographical features of the site; 	<p>AO42.1</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>

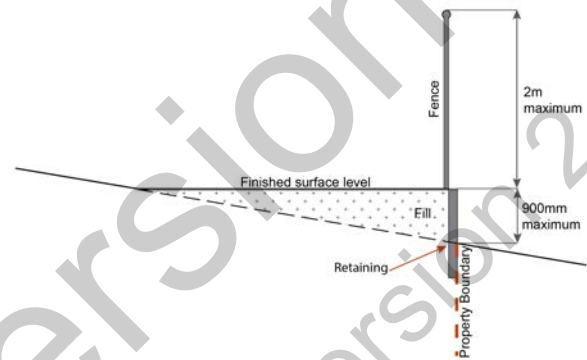
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<p>b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p> <p>Note - Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>AO42.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>AO42.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>AO42.4</p> <p>All filling or excavation is contained on-site.</p> <p>AO42.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that required for the necessary approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>AO42.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>AO42.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p>
<p>PO43</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>AO43</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>PO44</p>	<p>AO44.1</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>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p> <p>AO44.2</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>PO45</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>PO46</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>
Retaining walls and structures	
<p>PO47</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>AO47</p> <p>Earth retaining structures:</p>

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

Figure - Retaining on boundary



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

Figure - Cut

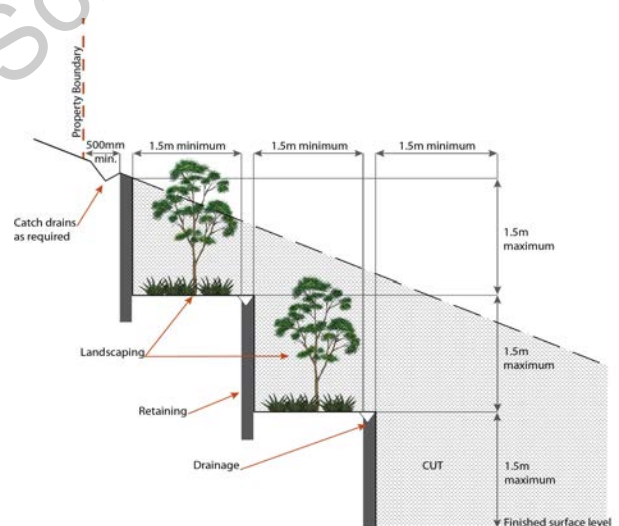
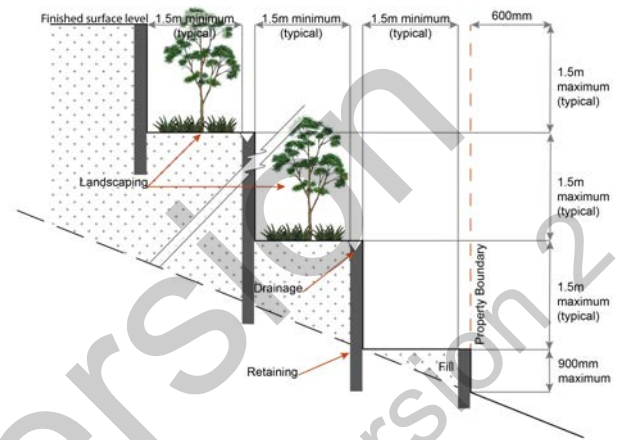


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

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

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

PO48

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;

AO48.1

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

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

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

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<p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <p>Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.</p>	<p>b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);</p> <p>c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p>
	<p>AO48.2</p> <p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	<p>AO48.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO49</p> <p>On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.</p>	<p>AO49</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);

	<ul style="list-style-type: none"> v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
<p>PO50</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>AO50</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	
Redcliffe Activity Centre Strategy	
<p>PO51</p> <p>Development does not compromise opportunities that may be identified in the Redcliffe activity centre strategy.</p>	<p>No acceptable outcome provided.</p>
Major electricity infrastructure⁽⁴³⁾, substation⁽⁸⁰⁾ and utility installation⁽⁸⁶⁾	
<p>PO52</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; 	<p>AO52.1</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.

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<p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>AO52.2</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>PO53</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO53</p> <p>Access control arrangements:</p> <ol style="list-style-type: none"> do not create dead-ends or dark alleyways adjacent to the infrastructure; minimise the number and width of crossovers and entry points; provide safe vehicular access to the site; do not utilise barbed wire or razor wire.
<p>PO54</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <ol style="list-style-type: none"> generates no audible sound at the site boundaries where in a residential setting; or meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>AO54</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO55</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>AO55.1</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>AO55.2</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>PO56</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>AO56</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>PO57</p>	<p>AO57</p>

<p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</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>PO58</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>AO58.1</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>AO58.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>AO58.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity. <p>AO58.4</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>AO58.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>AO58.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO59</p>	<p>AO59</p>

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<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>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>PO60</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>AO60</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>PO61</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>AO61</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>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>PO62</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>AO62</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>PO63</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>PO64</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>PO65</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment</p>	<p>AO65</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.

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<p>report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</p> <p>Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.</p>	
<p>PO66</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>PO67</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>AO67</p> <p>No acceptable outcome provided.</p>
<p>PO68</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No acceptable outcome provided.</p>
<p>PO69</p>	<p>AO69</p>

<p>Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.</p>	<p>Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.</p> <p>Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</p>
<p>PO70</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>A070</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>PO71</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>A071.1</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>A071.2</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>PO72</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No acceptable outcome provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO73</p>	<p>A073</p>

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<p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ul style="list-style-type: none">a. public benefit and enjoyment is maximised;b. impacts on the asset life and integrity of park structures is minimised;c. maintenance and replacement costs are minimised.	<p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
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Historic Version
MBRC Planning Scheme Version 2

7.2.1.4 Local services precinct

7.2.1.4.1 Purpose - Local services precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Local services precinct:
 - a. The Local services precinct has a strong focus on the provision of service industries with ancillary workshops, retail and office⁽⁵³⁾ uses that serve the immediate needs of the community, such as bicycle repairs and sales or printery and shop front.
 - b. Retail and commercial activities only occur where there is a direct nexus with local service activities occurring within the precinct and do not result in the further expansion of the Kippa-Ring village precinct or Redcliffe seaside village precinct.
 - c. The expansion of industry uses does not occur within this precinct, although existing low impact uses may continue with minor improvements where the use does not detrimentally affect the amenity of Anzac Avenue.
 - d. Development does not adversely affect the role, function or viability of other centres in the network.
 - e. Development does not compromise opportunities that may be identified in the Redcliffe activity centre strategy.
 - f. Development is of a sufficient intensity to support high frequency public transport, improve land efficiency and support centre facilities.
 - g. Adverse impacts on the amenity of surrounding residential uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining a centre.
 - h. The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas and the size, frequency and location of vehicle crossovers.
 - i. The amount of on-site car parking encourages the use of public and active transport, increases land use efficiency and does not negatively impact the streetscape.
 - j. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
 - k. Pedestrian connections are provided to integrate the development with street, public spaces and the surrounding area.
 - l. Development provides a high quality urban form and landscaped environment where fronting Anzac Avenue or Oxley Avenue .
 - m. The design, siting and construction of buildings:
 - i. maintains a human scale, through appropriate building heights and form;
 - ii. provides attractive, active frontages that maximise pedestrian activity along Anzac Avenue and Oxley Avenue;
 - iii. provides for active and passive surveillance of the public spaces, road frontages and movement corridors;
 - iv. locates tenancies at the street frontage with car parking located at the rear;
 - v. ensures expansive areas of surface car parking do not dominate Anzac Avenue;
 - vi. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from Anzac Avenue;
 - vii. includes buffers or other treatment measures to respond to the interface with residential zoned land.

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

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

- s. Development in the Local services precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Caretakers' accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ • Food and drink outlet⁽²⁸⁾ • Garden centre⁽³¹⁾ • Home based business⁽³⁵⁾ 	<ul style="list-style-type: none"> • Indoor sport and recreation⁽³⁸⁾ • Outdoor sales⁽⁵⁴⁾ • Service industry⁽⁷³⁾ 	<ul style="list-style-type: none"> • Sales office⁽⁷²⁾ • Shop⁽⁷⁵⁾ - If GFA is 100m² or less • Veterinary services⁽⁸⁷⁾
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- t. Development in the Local services precinct does not include one or more of the following uses:

<ul style="list-style-type: none"> • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Community residence⁽¹⁶⁾ • Cropping⁽¹⁹⁾ • Dual occupancy⁽²¹⁾ • Detention facility⁽²⁰⁾ • Dwelling house⁽²²⁾ • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ 	<ul style="list-style-type: none"> • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ - If GFA is more than 500m² • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Permanent plantation⁽⁵⁹⁾ • Relocatable home park⁽⁶²⁾ • Residential care facility⁽⁶⁵⁾ 	<ul style="list-style-type: none"> • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Showroom⁽⁷⁸⁾ - If GFA is more than 500m² • Shop⁽⁷⁵⁾ - If for a supermarket, department or discount department store or having a GFA more than 500m² • Shopping centre⁽⁷⁶⁾ - If for a supermarket, department or discount department store or having a GFA more than 500m² • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾
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<ul style="list-style-type: none"> Function facility⁽²⁹⁾ Garden Centre⁽³¹⁾ Hardware and trade supplies⁽³²⁾ - If GFA is more than 500m² High impact industry⁽³⁴⁾ Health care services⁽³³⁾ High impact industry⁽³⁴⁾ Hospital⁽³⁶⁾ Hotel⁽³⁷⁾ 	<ul style="list-style-type: none"> Resort complex⁽⁶⁶⁾ Roadside stall⁽⁶⁸⁾ Renewable energy facility⁽⁶³⁾ Research and technology industry⁽⁶⁴⁾ Residential care facility⁽⁶⁵⁾ Retirement facility⁽⁶⁷⁾ 	<ul style="list-style-type: none"> Transport depot⁽⁸⁵⁾ Warehouse⁽⁸⁸⁾ - If GFA is more than 500m² Wholesale nursery⁽⁸⁹⁾ Winery⁽⁹⁰⁾
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- u. Development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

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

7.2.1.4.2 Criteria for assessment

To determine if development is self-assessable development must comply with the self-assessable acceptable outcomes set out in Part G, Table 7.2.1.4.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part G Table 7.2.1.4.1, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcome (PO)
SAO1	PO2
SAO2	PO6
SAO3	PO11
SAO4	PO11-PO13
SAO5	PO18
SAO6	PO19
SAO7	PO24
SAO8	PO32
SAO9	PO34-PO39
SAO10	PO40
SAO11	PO44
SAO12	PO44
SAO13	PO46
SAO14	PO48

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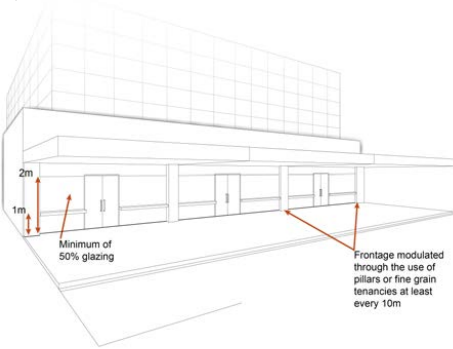
SAO15	PO50
SAO16	PO51
SAO17	PO53
SAO18	PO55
SAO19	PO56
SAO20	PO53
SAO21	PO57
SAO22	PO57-PO62
SAO23	PO59
SAO24	PO63
SAO25	PO63
SAO26	PO63
SAO27	PO64
SAO28	PO65
SAO29	PO28-PO31
SAO30	PO28-PO31
SAO31	PO68
SAO32	PO68
SAO33	PO67
SAO34	PO68
SAO35	PO69
SAO36	PO69
SAO37	PO75
SAO38	PO76
SAO39	PO77
SAO40	PO77
SAO41	PO77
SAO42	PO77
SAO43	PO79
SAO44	PO80
SAO45	PO81-PO92
SAO46	PO81-PO92
SAO47	PO93
SAO48	PO93
SAO49	PO96
SAO50	PO96

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SAO51	PO96
SAO52	PO97-PO98
SAO53	PO100-PO102, PO104-PO106
SAO54	PO100-PO102, PO104-PO106
SAO55	PO100-PO102
SAO56	PO103
SAO57	PO107
SAO58	PO108

Part G —Criteria for self-assessable development - Local services precinct

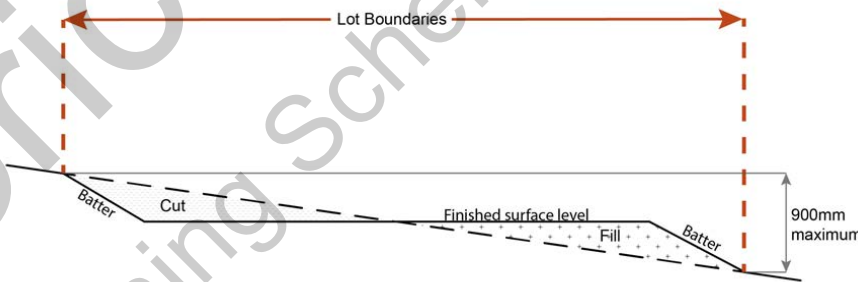
Table 7.2.1.4.1 Self-assessable development - Local services precinct

Self-assessable acceptable Outcomes	
General criteria	
Active frontage	
SAO1	<p>Where involving an extension (building work) in front of the main building line fronting Anzac Avenue:</p> <ol style="list-style-type: none"> a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m; the minimum area of window or glazing is to remain uncovered and free of signage.
<p>Figure - Glazing</p> 	
Building height	
SAO2	Building height does not exceed the maximum height identified on Overlay map – Building heights.
Car parking	
SAO3	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
SAO4	Where additional car parking spaces are provided they are not located between the frontage and the main building line.

Waste	
SAO5	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping	
SAO6	Development does not result in a reduction in the area (m ²) or standard of established landscaping on-site.
Lighting	
SAO7	Artificial lighting is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Clearing of habitat trees where not located in the Environmental areas overlay map	
SAO8	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: <ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where exempt under Part 1, 1.7.7 Exempt development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works criteria	
Utilities	

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SAO9	Where available, the development is connected to: <ul style="list-style-type: none"> a. an existing reticulated electricity supply; b. telecommunications and broadband; c. reticulated sewerage; d. reticulated water; e. sealed and dedicated road.
Access	
SAO10	Development does not result in additional vehicular access to, or car parking fronting Anzac Avenue.
SAO11	Any new or changes to existing site access and driveways are designed and located in accordance with: <ul style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
SAO12	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	
SAO13	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design. <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>
SAO14	Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development: <ul style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area.
Site works and construction management	
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.

<p>SAO18</p>	<p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p>
<p>SAO19</p>	<p>Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.</p>
<p>SAO20</p>	<p>Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>Earthworks</p>	
<p>SAO21</p>	<p>The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures</p>
<p>SAO22</p>	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;">Figure - Cut and fill</p>  <p>Note - This is site earthworks not building work.</p>
<p>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 	

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- 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.

SAO24

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):

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

SAO25

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.

SAO26	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> .
SAO27	<p>For development that contains on-site fire hydrants external to buildings:</p> <p>a. those external hydrants can be seen from the vehicular entry point to the site; or</p> <p>b. a sign identifying the following is provided at the vehicular entry point to the site:</p> <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	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note <i>Fire hydrant indication system</i> is available on the website of the Queensland Department of Transport and Main Roads.</p>
Hazardous Chemicals	
SAO29	All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Table 9.0.1 Hazardous Chemicals Self-Assessable Thresholds complies with Schedule 9, Table 9.0.3 Hazardous Chemicals Self-Assessable Criteria.
SAO30	Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Table 9.0.2 Hazardous Chemicals Assessable Thresholds.
Use specific criteria	
Residential uses (Caretakers' accommodation⁽¹⁰⁾)	
SAO31	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
SAO32	Dwellings are located behind or above the non-residential use on-site.
SAO33	Dwellings are provided with a private open space area that:

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	<ul style="list-style-type: none"> a. is directly accessible from a living area within the dwelling; b. is screened for privacy; c. ground level dwellings include a minimum private open spaces area of 16m² with a minimum dimension of 4m that is not located in front of the main building line; or above ground level dwellings include a minimum private open space area of 8m² with a minimum dimension of 2.5m.
SAO34	The street number is clearly displayed at the entrance to the dwelling, and at the front of the site to enable identification by emergency services ⁽²⁵⁾ .
Home based business ⁽³⁵⁾	
SAO35	A maximum of 1 employee (not a resident) OR 2 customers or customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.
SAO36	The home based business ⁽³⁵⁾ occupies an area of the existing dwelling or on-site structure not greater than 40m ² gross floor area.
Telecommunications facility ⁽⁸¹⁾	
<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
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.
SAO39	<p>Equipment shelters and associated structures are located:</p> <ul style="list-style-type: none"> a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
SAO40	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO41	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO42	<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>

SAO43

All equipment comprising the telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.

Values and constraints criteria

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

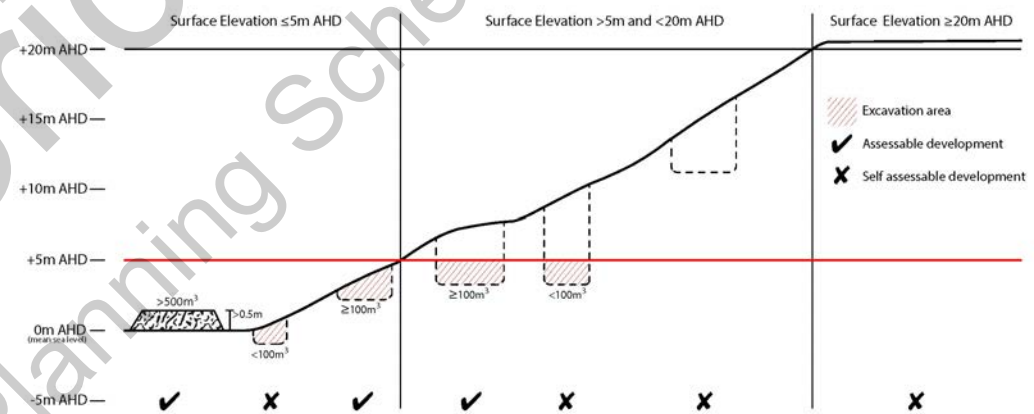
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)

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

SAO44

Development does not involve:

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



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

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

- a. Clearing of native vegetation located within an approved development footprint;
- b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
- c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
- d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
- e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;

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- 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>SAO45</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>SAO46</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; 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;

	<ul style="list-style-type: none"> d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
SAO47	<p>Development is for the preservation, maintenance, repair and restoration of the site, object or building.</p> <p>This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p> <p>Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions</p>
SAO48	<p>A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan.</p> <p>This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p>
SAO49	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
SAO50	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ul style="list-style-type: none"> a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground level prior to work commencing.
SAO51	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>

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Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
SAO52	All habitable rooms located within an Electricity supply substation buffer are: <ol style="list-style-type: none"> located a minimum of 10m from an electricity supply substation⁽⁸⁰⁾; and acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
SAO53	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.
SAO54	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>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>
SAO55	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO56	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.
SAO57	Development for a material change of use or building work for a Park ⁽⁵⁷⁾ ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)	
Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
SAO58	No development is to occur within: <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

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

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

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

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

Part H—Criteria for assessable development - Local services precinct

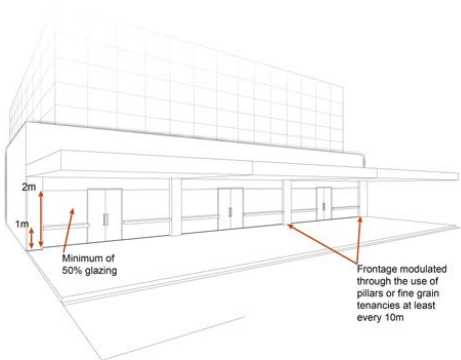
Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part H, Table 7.2.1.4.2.

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

Table 7.2.1.4.2 Assessable development - Local services precinct

Performance outcomes	Acceptable outcomes
General criteria	
Centre network and function	
PO1 Development: <ol style="list-style-type: none"> is consistent with the intended role of the precinct to have a strong focus on the provision of service industries⁽⁷³⁾ and ancillary workshops, office⁽⁵³⁾ or retail uses that serve the immediate needs of the community, such as bicycle repairs and sales or printery and shop front; retail and commercial activities only occur where there is a direct nexus with local service activities occurring within the precinct and do not result in the further expansion of the Kippa-Ring village precinct or Redcliffe seaside village precinct; does not facilitate the expansion of industry uses, although existing low impact uses may continue with minor improvements where the use does not detrimentally affect the amenity of Anzac Avenue. 	No acceptable outcome provided.
Active frontage	
PO2 Development addresses and activates streets and public spaces by:	AO2.1 Development address the street frontage.
	AO2.2

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<ul style="list-style-type: none"> a. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement; b. locating car parking areas behind or under buildings to not dominate Anzac Avenue; c. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving); d. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections); e. establishing or maintaining human scale. 	<p>At-grade car parking:</p> <ul style="list-style-type: none"> a. does not adjoin Anzac Avenue or Oxley Avenue; b. where at-grade car parking adjoins a street (other than a main street) or civic space it does not take up more than 40% of the street frontage. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>
	<p>AO2.3</p> <p>Development on corner lots:</p> <ul style="list-style-type: none"> a. addresses both street frontages; b. expresses strong visual elements, including feature building entries.
	<p>AO2.4</p> <p>Where fronting Anzac Avenue, the front facade of the building:</p> <ul style="list-style-type: none"> a. is made up of a minimum of 50% windows or glazing between a height of 1m and 2m; b. the minimum area of window or glazing is to remain uncovered and free of signage. <p style="text-align: center;">Glazing</p>  <p>AO2.5</p> <p>Where fronting Anzac Avenue, individual tenancies do not exceed a frontage length of 20m.</p>
<p>Setbacks</p>	
<p>PO3</p>	<p>AO3</p>

Front building setbacks ensure buildings address and actively interface with streets and public spaces.	Buildings maintain a maximum setback of 3m to the street frontage.
<p>PO4</p> <p>Side and rear setbacks are of a dimension to:</p> <ol style="list-style-type: none"> cater for required openings, the location of loading docks and landscaped buffers etc.; protect the amenity of adjoining sensitive land uses. 	<p>AO4</p> <p>Where a development adjoins land in the General residential zone, the building is setback a minimum of 3m from the property boundary and includes screen landscaping along the boundary with a mature height of at least 3m.</p>
Site area	
<p>PO5</p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	No acceptable outcome provided.
Building height	
<p>PO6</p> <p>The height of buildings is in keeping with the predominant commercial character of the precinct and does not cause adverse amenity impacts on nearby sensitive land uses and zones.</p>	<p>AO6</p> <p>Building height does not exceed the maximum height identified on Overlay map – Building heights.</p>
Built form	
<p>PO7</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ol style="list-style-type: none"> adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); enables differentiation between buildings; contributes to a safe environment; incorporates architectural features within the building facade at the street level to create human scale; treat or break up blank walls that are visible from public areas; 	No acceptable outcome provided.

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<p>f. includes building entrances that are readily identifiable from the road frontage, located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites;</p> <p>g. facilitate casual surveillance of all public spaces.</p>	
<p>PO8</p> <p>Awnings are provided at the ground level fronting pedestrian footpaths. Awnings:</p> <p>a. provide adequate protection for pedestrians from solar exposure and inclement weather;</p> <p>b. are integrated with the design of the building and the form and function of the street;</p> <p>c. do not compromise the provision of street trees and signage;</p> <p>d. ensure the safety of pedestrians and vehicles.</p>	<p>AO8</p> <p>Buildings incorporate an cantilevered awning that:</p> <p>a. is cantilevered</p> <p>b. extends from the face of the building;</p> <p>c. has a minimum height of 3.2m and a maximum height of 4.2m above pavement level;</p> <p>d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage;</p> <p>e. aligns with adjoining buildings to provide continuous shelter where possible.</p> <p>Awning requirements</p>
<p>PO9</p> <p>Building entrances:</p> <p>a. are readily identifiable from the road frontage;</p> <p>b. are designed to limit opportunities for concealment;</p> <p>c. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites;</p> <p>d. include footpaths that connect with adjoining site;</p>	<p>No acceptable outcome provided.</p>

<p>e. are adequately lit to ensure public safety and security;</p> <p>f. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance.</p> <p>Note - The design provisions for footpaths outlined in the Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</p>	
Accessibility and permeability	
<p>PO10</p> <p>Development contributes to greater permeability within the precinct by facilitating a network of convenient and safe pedestrian walkways, cycle ways and mid block connections.</p>	<p>No acceptable outcome provided.</p>
Car parking	
<p>PO11</p> <p>The number of car parking spaces is managed to:</p> <p>a. provide for the parking of visitors and employees that is appropriate to the use and the site's proximity to public and active transport options;</p> <p>b. not include an oversupply of car parking spaces.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>AO11</p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p>
<p>PO12</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	<p>No acceptable outcome provided.</p>
<p>PO13</p> <p>The design of car parking areas:</p> <p>a. does not impact on the safety of the external road network;</p> <p>b. ensures the safe movement of vehicles within the site;</p> <p>c. interconnects with car parking areas on adjoining sites wherever possible.</p>	<p>AO13</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>
<p>PO14</p>	<p>No acceptable outcome provided.</p>

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The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:

- a. located along the most direct routes between building entrances, car parks and adjoining uses;
- b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc);
- c. are of a width to allow safe and efficient access for prams and wheelchairs.

Bicycle parking and end of trip facilities

Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.

PO15

- a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:
 - i. adequate bicycle parking and storage facilities; and
 - ii. adequate provision for securing belongings; and
 - iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.
- b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:
 - i. the projected population growth and forward planning for road upgrading and development of cycle paths; or
 - ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or
 - iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.

AO15.1

Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).

Use	Minimum Bicycle Parking
Residential uses comprised of dwellings	Minimum 1 space per dwelling
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking
Non-residential uses	Minimum 1 space per 200m ² of GFA

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

AO15.2

Bicycle parking is:

- a. provided in accordance with *Austrroads (2008), Guide to Traffic Management - Part 11: Parking*;
- b. protected from the weather by its location or a dedicated roof structure;

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

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

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

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

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

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

AO15.3

For non-residential uses, storage lockers:

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

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

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

AO15.4

For non-residential uses, changing rooms:

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

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required
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	1-5	Male and female	1 unisex change room	1	1 closet pan	1
	6-19	Female	1	1	1 closet pan	1
	20 or more	Male	1	1	1 closet pan	1
		Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
		Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	<p>Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p>Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p>d. are provided with:</p> <ol style="list-style-type: none"> i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. <p>Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>					
Loading and servicing						
PO16	No acceptable outcome provided.					
<p>Loading and servicing areas:</p> <ol style="list-style-type: none"> a. are not visible from the street frontage; b. are integrated into the design of the building; 						

<p>c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses;</p> <p>d. are consolidated and shared with adjoining sites, where possible.</p> <p>Note - Refer to planning scheme policy - centre and neighbourhood hub design.</p>	
<p>PO17</p> <p>Drive through serving and circulation areas are not visible from Anzac Avenue.</p>	<p>No acceptable outcome provided.</p>
<p>Waste</p>	
<p>PO18</p> <p>Bins and bin storage areas are provided, designed and managed to prevent amenity impacts on the locality.</p>	<p>AO18</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
<p>Landscaping and fencing</p>	
<p>PO19</p> <p>On-site landscaping:</p> <p>a. is incorporated into the design of the development;</p> <p>b. reduces the dominance of car parking and servicing areas from the street frontage;</p> <p>c. incorporates shade trees in car parking areas;</p> <p>d. retains mature trees wherever possible;</p> <p>e. contributes to quality public spaces and the microclimate by providing shelter and shade;</p> <p>f. maintains the achievement of active frontages and sightlines for casual surveillance.</p> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	<p>AO19.1</p> <p>Where adjoining land is contained within the General Residential zone a 3m deep landscaping strip is provided for the length of the boundary. Landscaping must have a mature height of at least 3m.</p> <p>Note - Refer to Planning scheme policy - Integrated design for species, details and examples.</p> <p>AO19.2</p> <p>Trees are provided in car parking areas at a rate of 1 tree per 10 car parking spaces.</p> <p>Note - Refer to Planning scheme policy - Integrated design for species, details and examples.</p> <p>AO19.3</p> <p>Development includes the provision of street trees.</p> <p>Note - Refer to Planning scheme policy - Integrated design for species, details and examples.</p>
<p>PO20</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>No acceptable outcome provided.</p>

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Environmentally sensitive design	
<p>PO21</p> <p>Development incorporates energy efficient design principles, including:</p> <ul style="list-style-type: none"> a. maximising internal cross-ventilation and prevailing breezes; b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun; c. reducing demand on non-renewable energy sources for cooling and heating; d. maximising the use of daylight for lighting; e. retaining existing established trees on-site where possible. 	<p>No acceptable outcome provided.</p>
<p>PO22</p> <p>Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites to mitigate the impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
Crime prevention through environmental design	
<p>PO23</p> <p>Development contributes to a safe public realm by incorporating crime prevention through environmental design principles including:</p> <ul style="list-style-type: none"> a. orienting buildings towards the street and public spaces and providing clear sightlines to public spaces to allow opportunities for casual surveillance; b. ensuring the site layout, building design and landscaping does not result in potential concealment or entrapment areas; c. ensuring high risk areas, including stairwells, arcades, walkways and concealed car parking areas have adequate surveillance to reduce risk or able to be secured outside of business hours. <p>Note - Further information is available in <i>Crime Prevention through Environmental Design: Guidelines for Queensland, State of Queensland, 2007</i>.</p>	<p>No acceptable outcome provided.</p>
Lighting	
<p>PO24</p>	<p>No acceptable outcome provided.</p>

<p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	
Amenity	
<p>PO25</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.</p>	<p>No acceptable outcome provided.</p>
Noise	
<p>PO26</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures.</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>PO27</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <p>a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintaining the amenity of the streetscape.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>AO27.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>AO27.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <p>a. are not visible from an adjoining road or public area unless:</p> <p>i. adjoining a motorway or rail line; or</p> <p>ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p>

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	<p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<p>Hazardous Chemicals</p> <p>Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p> <p>Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO28</p> <p>Off-sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.</p>	<p>AO28.1</p> <p>Off-site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below:</p> <p>Dangerous Dose</p> <ol style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <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. b. For any hazard scenario involving fire or explosion: <ol style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria AO28.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10⁻⁶/year.</p> <hr/> <p>AO28.2</p> <p>Off-site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below:</p> <p>Dangerous Dose</p> <ol style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours:

	<ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. <ul style="list-style-type: none"> b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria AO28.2 (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>AO28.3</p> <p>Off-site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below:</p> <p>Dangerous Dose</p> <ul style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria AO28.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10⁻⁶/year.</p>
<p>PO29</p> <p>Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.</p>	<p>AO29</p> <p>Buildings and package stores containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.</p>
<p>PO30</p> <p>Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.</p>	<p>AO30</p> <p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total</p>

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	aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.
<p>PO31</p> <p>Storage and handling areas, including manufacturing areas, containing hazardous chemicals in quantities greater than 2,500L or kg within a Local Government "flood hazard area" are located and designed in a manner to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries.</p>	<p>AO31.1</p> <p>The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively:</p> <ul style="list-style-type: none"> a. Bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. Tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	<p>AO31.2</p> <p>The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.</p>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO32</p> <ul style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner <p>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	No acceptable outcome provided
Works criteria	
Utilities	
PO33	No acceptable outcome provided

Where the site adjoins or is opposite to a Park ⁽⁵⁷⁾ , foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.	
PO34 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	AO34 Development is connected to underground electricity.
PO35 The development has access to telecommunications and broadband services in accordance with current standards.	No acceptable outcome provided
PO36 Where available the development is to safely connect to reticulated gas.	No acceptable outcome provided
PO37 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.	AO37.1 Where in a sewered area, the development is connected to a reticulated sewerage network.
	AO37.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO38 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	AO38 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.
PO39 The development is provided with constructed and dedicated road access.	No acceptable outcome provided
Access	
PO40 Vehicle access points do not inhibit the provision of active frontages and improve the function, amenity and safety of Anzac Avenue.	AO40 No additional access points are located on Anzac Avenue.

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

<p>PO44</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO44.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <p>AO44.2</p> <p>Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>AO44.3</p> <p>Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.</p>
<p>PO45</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; ensure the orderly and efficient continuation of the active transport network; ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	<p>No acceptable outcome provided</p>

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<p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
Stormwater	
<p>PO46</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No acceptable outcome provided</p>
<p>PO47</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No acceptable outcome provided</p>
<p>PO48</p> <p>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP.</p>	<p>No acceptable outcome provided</p>

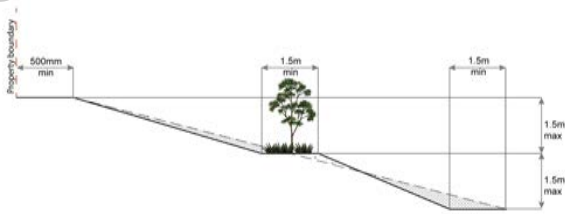
<p>Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	
<p>PO49</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No acceptable outcome provided</p>
Site works and construction management	
<p>PO50</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided</p>
<p>PO51</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>AO51.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion; stormwater discharge rates do not exceed pre-existing conditions; the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>AO51.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>

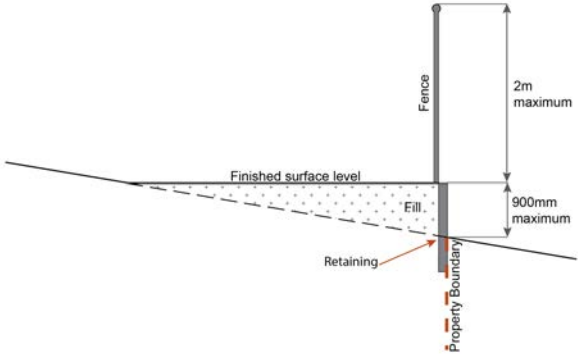
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	<p>AO51.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO52</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No acceptable outcome provided</p>
<p>PO53</p> <p>All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>AO53.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>AO53.2</p> <p>All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads.</p> <p>Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>AO53.3</p> <p>Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>PO54</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>AO54</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>PO55</p> <p>The clearing of vegetation on-site:</p>	<p>AO55.1</p> <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p>

<p>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>AO55.2</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>PO56</p> <p>Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	<p>No acceptable outcome provided</p>
Earthworks	
<p>PO57</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>AO57.1</p> <p>All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.</p> <p>AO57.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>AO57.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>AO57.4</p> <p>All filling or excavation is contained on-site.</p>

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	<p>AO57.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that required for the necessary approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>AO57.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>AO57.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p>
<p>PO58</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>AO58</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO59</p> <p>Filling or excavation is undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p>	<p>AO59.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p> <p>AO59.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector 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>PO60</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No acceptable outcome provided</p>
<p>PO61</p> <p>Development does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; and any clearing of native vegetation. <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No acceptable outcome provided.</p>
<p>Retaining walls and structures</p>	
<p>PO62</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>AO62</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; <p style="text-align: center;">Figure - Retaining on boundary</p>  <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

7 Local plans

- 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

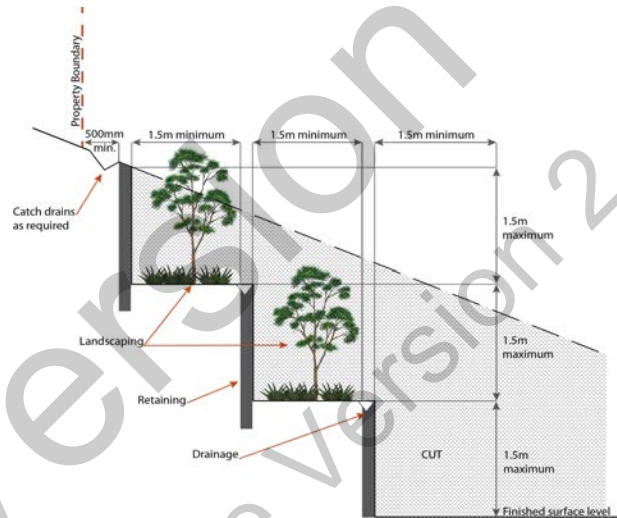
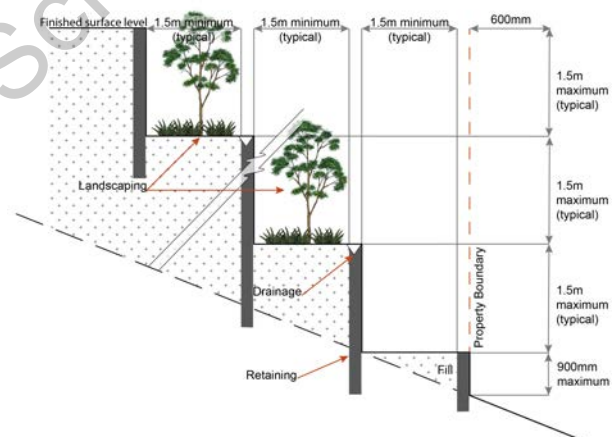


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

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.

PO63

Development incorporates a fire fighting system that:

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

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

AO63.1

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

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

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

AO63.2

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

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

AO63.3

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

Use specific criteria																			
Redcliffe activity centre strategy																			
PO66 Development does not compromise opportunities that may be identified in the Redcliffe Activity Centre Strategy.	No acceptable outcome provided.																		
Residential uses - Caretakers' accommodation ⁽¹⁰⁾																			
PO67 Caretakers' accommodation ⁽¹⁰⁾ are provided with adequate functional and attractive private open space that is: a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity; b. designed and constructed to achieve adequate privacy for occupants from other dwelling units ⁽²³⁾ and centre uses; c. accessible and readily identifiable for residents, visitors and emergency services ⁽²⁵⁾ ; d. located to not compromise active frontages.	AO67 A dwelling has a clearly defined, private outdoor living space that is: a. as per table- <table border="1" data-bbox="794 824 1465 1169"> <thead> <tr> <th>Use</th> <th>Minimum Area</th> <th>Minimum Dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>16m²</td> <td>4m</td> </tr> <tr> <td colspan="3">Above ground level dwellings</td> </tr> <tr> <td>1 bedroom or studio</td> <td>8m²</td> <td>2.5m</td> </tr> <tr> <td>2 or more bedrooms</td> <td>12m²</td> <td>3.0m</td> </tr> </tbody> </table> b. accessed from a living area; c. sufficiently screened or elevated for privacy; d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks; e. balconies orientate to the street; f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas). Note - areas for clothes drying are not visible from street frontages or public areas (e.g. Separate clothes drying areas are provided that are oriented to the side or rear of the site or screening is provided).	Use	Minimum Area	Minimum Dimension in all directions	Ground level dwellings			All dwelling types	16m ²	4m	Above ground level dwellings			1 bedroom or studio	8m ²	2.5m	2 or more bedrooms	12m ²	3.0m
Use	Minimum Area	Minimum Dimension in all directions																	
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PO68 Caretaker's accommodation ⁽¹⁰⁾ and Dwelling units ⁽²³⁾ are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses. Note - Refer to State Government standards for CPTED.	AO68 The dwelling: a. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses;																		

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<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>b. clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services;</p> <p>c. is provided with a separate entrance to that of any non-residential use on the site;</p> <p>d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use.</p> <p>Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>
<p>Home based business⁽³⁵⁾</p>	
<p>PO69</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <p>a. is compatible with the physical characteristics of the site and the character of the local area;</p> <p>b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety;</p> <p>c. does not adversely impact on the amenity of the adjoining and nearby premises;</p> <p>d. remains ancillary to the residential use of the dwelling house⁽²²⁾;</p> <p>e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;</p> <p>f. ensure employees and visitors to the site do not negatively impact the expected amenity of adjoining properties.</p>	<p>AO69.1</p> <p>A maximum of 1 employee (not a resident) OR 2 customers or customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.</p> <p>AO69.2</p> <p>The home based business⁽³⁵⁾ occupies an area of the existing dwelling or on-site structure not greater than 40m² gross floor area.</p>
<p>Office⁽⁵³⁾ and Administration</p>	
<p>PO70</p> <p>Ancillary office⁽⁵³⁾ and administration functions are subordinate to the primary use of the site.</p>	<p>AO70</p> <p>The combined area for ancillary office⁽⁵³⁾ and administration functions does not exceed 10% of the GFA or 200m² whichever is the lesser.</p>
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO71</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p>	<p>AO71.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p>

<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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>PO72</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO71.2</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>AO72</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>PO73</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>AO73</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility ⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities ⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO74</p> <p>Telecommunications facilities ⁽⁸¹⁾ are co-located with existing telecommunications facilities ⁽⁸¹⁾, Utility installation ⁽⁸⁶⁾, Major electricity infrastructure ⁽⁴³⁾ or Substation ⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>AO74.1</p> <p>New telecommunication facilities ⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>AO74.2</p> <p>If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.</p>
<p>PO75</p>	<p>AO75</p>

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<p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>A minimum of 45m² is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.</p>
<p>PO76</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>AO76</p> <p>The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.</p>
<p>PO77</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>AO77.1</p> <p>Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.</p>
	<p>AO77.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>AO77.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	<p>AO77.4</p> <p>All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.</p> <p>Where there is no established building line the facility is located at the rear of the site.</p>
	<p>AO77.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>AO77.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p>

	Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
<p>PO78</p> <p>Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.</p>	<p>AO78</p> <p>An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.</p>
<p>PO79</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.</p>	<p>AO79</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Values and constraints criteria</p>	
<p>Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.</p>	
<p>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>PO80</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>AO80</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>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p>	
<p>Note – The following are exempt from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> Clearing of native vegetation located within an approved development footprint; Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; 	

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- 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

PO81

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

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

No acceptable outcome provided.

<p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO82</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> retaining habitat trees; providing contiguous patches of habitat; provide replacement and rehabilitation planting to improve connectivity; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO83</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>PO84</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	<p>No acceptable outcome provided.</p>
<p>PO85</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; 	<p>No acceptable outcome provided.</p>

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<ul style="list-style-type: none"> c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	
Vegetation clearing and soil resource stability	
<p>PO86</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No acceptable outcome provided.</p>
Vegetation clearing and water quality	
<p>PO87</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No acceptable outcome provided.</p>
<p>PO88</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No acceptable outcome provided.</p>
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO89</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No acceptable outcome provided.</p>
<p>PO90</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p>	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO91</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. 	No acceptable outcome provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO92</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>	No acceptable outcome provided.
<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>	

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<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>PO93</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>AO93</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>PO94</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>PO95</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>PO96</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</p>	<p>AO96</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree;

<p>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>b. not occur within 20m of a protected tree;</p> <p>c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO97</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>AO97</p> <p>Habitable rooms:</p> <p>a. are not located within an Electricity supply substation buffer; and</p> <p>b. proposed on a site subject to an Electricity supply substation⁽⁸⁰⁾ are acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO98</p> <p>Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation⁽⁸⁰⁾ to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p> <p>Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy – Noise.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>No acceptable outcome provided.</p>
<p>PO99</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p>	<p>AO99</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station buffer.</p>

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<p>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;</p> <p>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>	
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</p> <p>Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.</p>	
<p>PO100</p> <p>Development:</p> <p>a. minimises the risk to persons from overland flow;</p> <p>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>	<p>No acceptable outcome provided.</p>
<p>PO101</p> <p>Development:</p> <p>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;</p> <p>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</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>AO101</p> <p>No acceptable outcome provided.</p>
<p>PO102</p> <p>Development does not:</p> <p>a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</p> <p>b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</p>	<p>No acceptable outcome provided.</p>

<p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	
<p>PO103</p> <p>Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.</p>	<p>AO103</p> <p>Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.</p> <p>Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</p>
<p>PO104</p> <p>Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.</p>	<p>AO104</p> <p>Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.</p>
<p>PO105</p> <p>Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>AO105.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ol style="list-style-type: none"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>AO105.2</p> <p>Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p>PO106</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>No acceptable outcome provided.</p>

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<p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO107</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ol style="list-style-type: none"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; maintenance and replacement costs are minimised. 	<p>AO107</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p>Riparian and wetland setbacks</p>	
<p>PO108</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	<p>AO108</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

7.2.1.5 Health precinct

7.2.1.5.1 Purpose - Health precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Health precinct:
 - a. The Health precinct is to provide the primary location for the delivery of health or medical related services for the Redcliffe peninsular through the co-location of health and medical services, using the synergy of established medical facilities.
 - b. Development incorporates a limited mix of small scale retail and commercial uses that support the health and medical focus of the precinct, such as pharmacy, physiotherapy.
 - c. Development supports the business, commercial or retail functions of the Redcliffe Seaside Village precinct.
 - d. High quality medium density residential uses and community uses⁽¹⁷⁾ occur only where they contribute to active street frontages.
 - e. The expansion of industry uses does not occur within this precinct, although existing low impact uses may continue with minor improvements where the use does not detrimentally affect the amenity of Anzac Avenue.
 - f. Major re-development of the Redcliffe Hospital is designed to incorporate:
 - i. active frontages, civic space, and high quality buildings integrated with Anzac Avenue and surrounding facilities;
 - ii. incorporate greater land use efficiency through a more intense built form;
 - iii. locate and consolidate vehicle access, parking and loading areas away from street frontages;
 - iv. improves circulation through the provision of street and pedestrian connections through the site to increase permeability to surrounding areas;
 - v. incorporate any requirements for a transit interchange or public civic space into the overall design of the centre.
 - g. Development does not adversely affect the role, function or viability of other centres in the network.
 - h. Development does not compromise opportunities that may be identified in the Redcliffe activity centre strategy.
 - i. Uses and activities contribute to a horizontal and vertical mix and the co-location of uses, concentrated in a compact urban form.
 - j. Development is of a sufficient intensity and land use mix to support high frequency public transport, improve land efficiency and support nearby facilities.
 - k. Adverse impacts on the amenity of surrounding residential uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining a centre.
 - l. The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas and the size, frequency and location of vehicle crossovers.
 - m. The amount of on-site car parking encourages the use of public and active transport, increases land use efficiency and does not negatively impact the streetscape.
 - n. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.

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- o. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.
- p. Development encourages social activity through the provision of high quality civic spaces, including plazas.
- q. The design, siting and construction of buildings:
 - i. contributes to a high quality centre consistent with the desired character of the centre and surrounding area;
 - ii. maintains a human scale, through appropriate building heights and form;
 - iii. are centred around Anzac Avenue as a main street;
 - iv. provides attractive, active frontages that maximise pedestrian activity along road frontages and public spaces;
 - v. provides for active and passive surveillance of the public spaces, road frontages and movement corridors;
 - vi. locates tenancies at the street frontage with car parking located at the rear;
 - vii. does not result in internalised buildings with large external blank walls with tenancies only accessible from within the building;
 - viii. ensures expansive areas of surface car parking do not dominate road frontages or public spaces;
 - ix. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces;
 - x. includes buffers or other treatment measures to respond to the interface with residential zoned land.
- r. 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.
- s. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- t. 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.
- u. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

- v. 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.
- w. Development in the Health precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Child care centre⁽¹³⁾ • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ • Dual occupancy - if in a mixed use building⁽²¹⁾ 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Indoor sport and recreation⁽³⁸⁾ - where a gymnasium • Market⁽⁴⁶⁾ • Multiple dwelling⁽⁴⁹⁾ 	<ul style="list-style-type: none"> • Residential Care Facility⁽⁶⁵⁾ • Retirement Facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Service industry⁽⁷³⁾ - if health or medical related • Sales office⁽⁷²⁾
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<ul style="list-style-type: none"> • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ - if health or medical related • Food and drink outlet⁽²⁸⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • Office⁽⁵³⁾ - if health or medical related • Parking Station⁽⁵⁸⁾ 	<ul style="list-style-type: none"> • Shop⁽⁷⁵⁾ - if health or medical related • Short-term accommodation⁽⁷⁷⁾ • Veterinary services⁽⁸⁷⁾
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x. Development in the Health precinct does not include any of the following uses:

<ul style="list-style-type: none"> • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Extractive industry⁽²⁷⁾ • Function facility⁽²⁹⁾ • High impact industry⁽³⁴⁾ 	<ul style="list-style-type: none"> • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Permanent plantation⁽⁵⁹⁾ • Relocatable home park⁽⁶²⁾ 	<ul style="list-style-type: none"> • Resort complex⁽⁶⁶⁾ • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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y. Development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

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

Note - Interim uses may be acceptable within a centre where the use would be compatible with existing and proposed centre activities provided the interim use would not be likely to prejudice or delay the ultimate development of the site and adjoining areas. Interim uses should be low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site (e.g. garden centre⁽³¹⁾, market⁽⁴⁶⁾).

7.2.1.5.2 Criteria for assessment

To determine if development is self-assessable development must comply with the self-assessable acceptable outcomes set out in Part I, Table 7.2.1.5.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part I Table 7.2.1.5.1, assessment is against the corresponding performance outcome

(PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO1	PO2
SAO2	PO7
SAO3	PO3-PO4
SAO4	PO18
SAO5	PO18-PO21
SAO6	PO26
SAO7	PO27
SAO8	PO32
SAO9	PO36
SAO10	PO38-PO43
SAO11	PO37
SAO12	PO44
SAO13	PO47
SAO14	PO48
SAO15	PO48
SAO16	PO50
SAO17	PO52
SAO18	PO54
SAO19	PO55
SAO20	PO57
SAO21	PO59
SAO22	PO60
SAO23	PO57
SAO24	PO61
SAO25	PO61-PO66
SAO26	PO63
SAO27	PO67
SAO28	PO67
SAO29	PO67
SAO30	PO68
SAO31	PO69
SAO32	PO73

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SAO33	PO72
SAO34	PO72
SAO35	PO73
SAO36	PO74
SAO37	PO74
SAO38	PO79
SAO39	PO80
SAO40	PO81
SAO41	PO81
SAO42	PO81
SAO43	PO81
SAO44	PO83
SAO45	PO84
SAO46	PO85
SAO47	PO85
SAO48	PO88
SAO49	PO88
SAO50	PO88
SAO51	PO89-PO91, PO93-PO95
SAO52	PO89-PO91, PO93-PO95
SAO53	PO89-PO91
SAO54	PO92
SAO55	PO96

Part I—Criteria for self-assessable development - Health precinct

Table 7.2.1.5.1 Self-assessable development - Health precinct

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

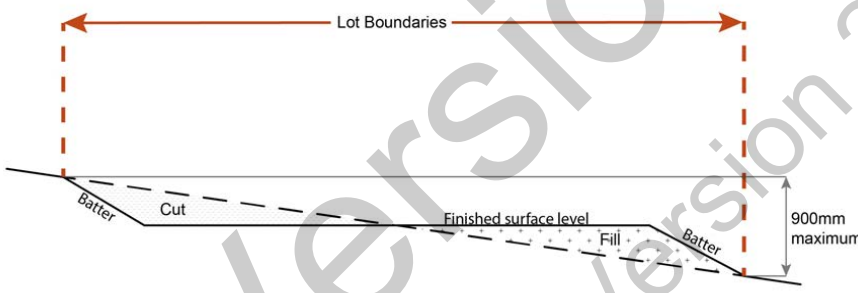
Figure - Glazing	
Building height	
SAO2	Building height does not exceed the maximum height identified on Overlay map – Building heights.
Setbacks	
SAO3	Setbacks comply with Table 7.2.1.5.3 - Setbacks (maximum and minimum)
Car parking	
SAO4	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
SAO5	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
Waste	
SAO6	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping	
SAO7	Development does not result in a reduction in the area (m ²) or standard of established landscaping on-site.
Lighting	
SAO8	<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 the 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>
Clearing of habitat trees where not located in the Environmental areas overlay map	

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<p>SAO9</p>	<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>
<p>Works criteria</p>	
<p>Utilities</p>	
<p>SAO10</p>	<p>Where available, the development is connected to:</p> <ol style="list-style-type: none"> an existing reticulated electricity supply; telecommunications and broadband; reticulated sewerage; reticulated water; sealed and dedicated road.
<p>SAO11</p>	<p>Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park⁽⁵⁷⁾, foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.</p>
<p>Access</p>	
<p>SAO12</p>	<p>Development does not result in additional vehicular access to, or car parking fronting Anzac Avenue.</p>
<p>SAO13</p>	<p>Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.</p>

SAO14	Any new or changes to existing site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
SAO15	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	
SAO16	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.
SAO17	Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development: a. is for urban purposes only; b. involves a land area greater than 2500m ² ; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area.
Site works and construction management	
SAO18	The site and any existing structures are to be maintained in a tidy and safe condition.
SAO19	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.
SAO20	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.
SAO21	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.
SAO22	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
SAO23	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	

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<p>SAO24</p>	<p>The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures</p>
<p>SAO25</p>	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;">Figure - Cut and fill</p>  <p>Note - This is site earthworks not building work.</p>
<p>SAO26</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>	

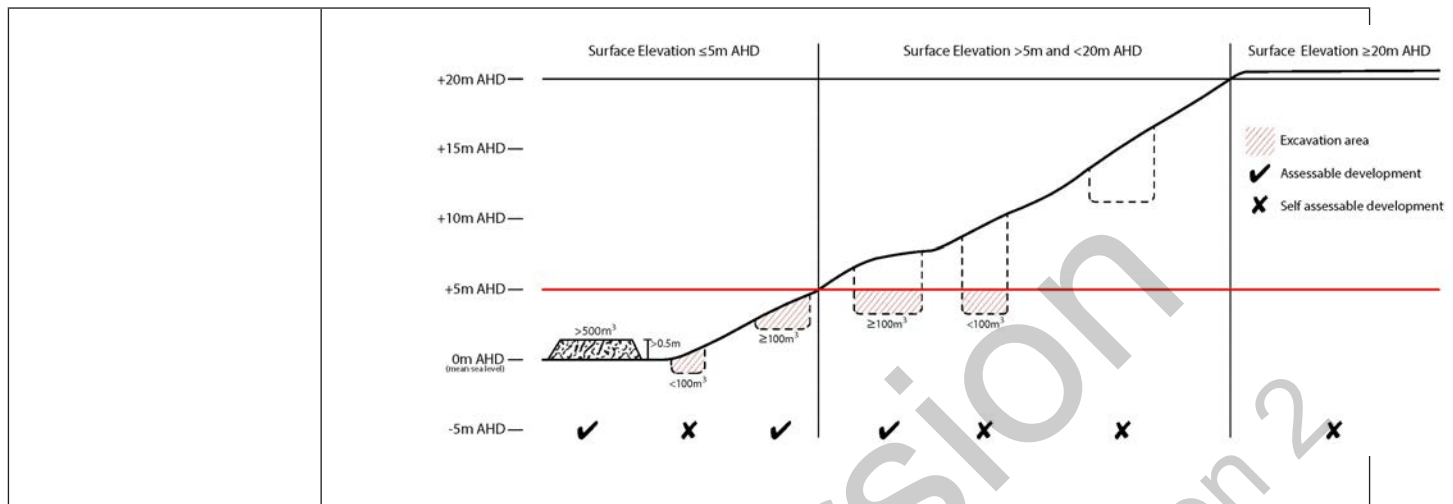
<p>SAO27</p>	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005):</p> <ul style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ul style="list-style-type: none"> i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
<p>SAO28</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>SAO29</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>SAO30</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.

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	<p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> in a form; of a size; illuminated to a level; <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
SAO31	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Residential uses (dwelling units⁽²³⁾ and caretaker's accommodation⁽¹⁰⁾)	
SAO32	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
SAO33	Dwellings are located behind or above the non-residential use on-site.
SAO34	<p>Dwellings are provided with a private open space area that:</p> <ol style="list-style-type: none"> is directly accessible from a living area within the dwelling; is screened for privacy; ground level dwellings include a minimum private open spaces area of 16m² with a minimum dimension of 4m that is not located in front of the main building line; or above ground level dwellings include a minimum private open space area of 8m² with a minimum dimension of 2.5m.
SAO35	The street number is clearly displayed at the entrance to the dwelling, and at the front of the site to enable identification by emergency services ⁽²⁵⁾ .
Home based business⁽³⁵⁾	
SAO36	A maximum of 1 employee (not a resident) OR 2 customers or customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.
SAO37	The home based business ⁽³⁵⁾ occupies an area of the existing dwelling or on-site structure not greater than 40m ² gross floor area.
Telecommunications facility⁽⁸¹⁾	
<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3KHz to 300Ghz.</p>	

SAO38	A minimum of 45m ² is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
SAO39	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
SAO40	Equipment shelters and associated structures are located: <ul style="list-style-type: none"> a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
SAO41	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO42	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO43	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.</p>
SAO44	All equipment comprising the telecommunications facility ⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria	
Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)	
Note - Planning scheme policy - Acid sulfate soils provides guidance for self-assessable development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m ³ and 500m ³ respectively.	
SAO45	Development does not involve: <ul style="list-style-type: none"> a. excavation or otherwise removing of more than 100m³ of soil or sediment where below 5m Australian Height Datum AHD, or b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m AHD.

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

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

SAO46

Development is for the preservation, maintenance, repair and restoration of the site, object or building.

This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.

Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions

SAO47

A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan.

This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.

SAO48

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.

SAO49

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:

- construction of any building;
- laying of overhead or underground services;
- any sealing, paving, soil compaction;
- any alteration of more than 75mm to the ground level prior to work commencing.

SAO50

Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.

Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
SAO51	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.
SAO52	<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>
SAO53	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO54	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.
SAO55	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.
Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)	
<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>	

Part J—Criteria for assessable development - Health precinct

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part J, Table 7.2.1.5.2.

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

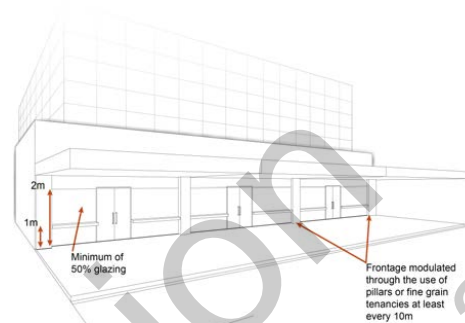
Table 7.2.1.5.2 Assessable development - Health precinct

Performance outcomes	Acceptable outcomes
General criteria	
Centre network and function	
<p>PO1</p> <p>Development:</p> <p>a. is consistent with the intended role of the precinct to provide the primary location for the delivery of health or medical services for the Redcliffe peninsular and regional health catchment;</p>	No acceptable outcome provided.

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<ul style="list-style-type: none"> b. incorporates a limited mix of small scale retail and commercial uses that support the health and medical focus of the precinct; c. does not facilitate the expansion of industry uses, although existing low impact uses may continue with minor improvements where the use does not detrimentally affect the amenity of Anzac Avenue. 	
Active frontage	
<p>PO2</p> <p>Development addresses and activates streets and public spaces by:</p> <ul style="list-style-type: none"> a. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space; c. locating car parking areas behind or under buildings to not dominate the street environment; d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving); e. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections); f. establishing or maintaining human scale. 	<p>AO2.1</p> <p>Development address the street frontage.</p>
	<p>AO2.2</p> <p>New buildings and extensions are built to the street alignment.</p>
	<p>AO2.3</p> <p>At-grade car parking:</p> <ul style="list-style-type: none"> a. does not adjoin Anzac Avenue; b. where at-grade car parking adjoins a street (other than a main street) or civic space it does not take up more than 40% of the length of the street frontage. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>
	<p>AO2.4</p> <p>Development on corner lots:</p> <ul style="list-style-type: none"> a. addresses both street frontages; b. expresses strong visual elements, including feature building entries.
	<p>AO2.5</p> <p>The front facade of the building:</p> <ul style="list-style-type: none"> a. is made up of a minimum of 50% windows or glazing between a height of 1m and 2m; b. the minimum area of window or glazing is to remain uncovered and free of signage. <p>Note - This does not apply to Adult stores⁽¹⁾</p>

Figure - Glazing



A02.6

Where fronting Anzac Avenue, individual tenancies do not exceed a frontage length of 20m.

Setbacks

PO3

Front building setbacks ensure buildings address and actively interface with streets and public spaces to enhance the pedestrian experience. Taller buildings incorporate a podium which provides a human-scaled, strong and continuous frontage to the street and respects the established built form and adjoining public spaces.

A03

Setbacks comply with Table 7.2.1.5.3 - Setbacks (maximum and minimum).

PO4

Buildings and structures are setback to:

- a. contribute to the streetscape and Redcliffe Seaside Village precinct character;
- b. provide amenity and privacy for users of the premises as well adjoining sensitive land uses;
- c. maintain private open space areas that are of a size and dimension to be usable and functional;
- d. cater for required openings, the location of loading docks and landscaped buffers;
- e. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties;
- f. provide adequate separation to particular infrastructure and water bodies to minimise adverse impacts on people, property, water quality and infrastructure;

A04

Setbacks comply with Table 7.2.1.5.3 - Setbacks (maximum and minimum).

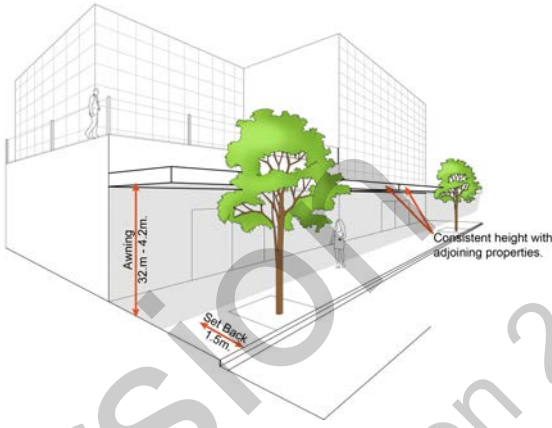
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<p>g. allow separation between buildings to enable access to breeze, sunlight and views;</p> <p>h. mitigate micro climate impacts as a result of wind tunnel or over shadowing effects on public and private open spaces.</p>	
<p>Site area</p>	
<p>PO5</p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	<p>No acceptable outcome provided.</p>
<p>Site cover (residential uses)</p>	
<p>PO6</p> <p>Residential buildings and structures will ensure that site cover:</p> <p>a. does not result in a site density that is inconsistent with the character of the area;</p> <p>b. does not result in an over development of the site;</p> <p>c. does not result in other elements of the site being compromised (e.g. setbacks, open space etc);</p> <p>d. ensure that buildings and structures reflect the precinct character.</p>	<p>No acceptable outcome provided.</p>
<p>Building height</p>	
<p>PO7</p> <p>Buildings and structures have a height that:</p> <p>a. is consistent with the low to medium rise character of the precinct;</p> <p>b. responds to the topographic features of the site, including slope and orientation;</p> <p>c. is not visually dominant or overbearing with respect to the streetscape;</p> <p>d. responds to the height of development on adjoining land where contained within another precinct or zone;</p> <p>e. ensures an even distribution of development across the precinct and avoids over-concentration of activities in one location.</p>	<p>AO7</p> <p>Building height is within the minimum and maximum height identified on Overlay map – Building heights.</p>
<p>Public realm</p>	

<p>PO8</p> <p>Developments with a gross leasable area greater than 3,000m² include a public plaza on-site, that:</p> <ul style="list-style-type: none"> a. is open to the public; b. is integrated with adjacent development, in relation to built form, streetscape, landscaping and the street and pedestrian network; c. is directly accessible from adjacent development or tenancies and is easily and conveniently accessible to the public; d. is of a sufficient size and dimensions to cater for passive recreation activities (e.g. alfresco dining and temporary activities etc); e. includes greening (e.g. landscaping, planter boxes, street trees etc), that contributes to the identity of the centre; f. is lit and has adequate signage for way finding, ensuring adjoining and near by residential uses are not impacted by 'overspill'; g. is designed to achieve CPTED principles e.g. visible at all times. <p>Note - For details and examples of civic space requirements refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	<p>No acceptable outcome provided.</p>
<p>PO9</p> <p>Development contributes to the creation of a centralised civic space and community focal point for the Health precinct.</p> <p>Note - The outcomes will vary depending on the location and scale of development, however may include the following:</p> <ul style="list-style-type: none"> a. Design measures that enhance public spaces where located on Boardman Road and Anzac Avenue; b. Development design and location does not compromise the future provision of civic space. 	<p>No acceptable outcome provided.</p>
Streetscape	
<p>PO10</p> <p>Development contributes to the identity, attractive and walkable street environment through the provision of compatible streetscape features (e.g. footpaths, lighting, bins, furniture, landscaping, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>

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<p>Editor's note - Additional approvals may be required where works are required within road reserves.</p>	
<p>Built form</p>	
<p>PO11</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enables differentiation between buildings; c. contributes to a safe environment; d. incorporates architectural features within the building facade at the street level to create human scale; e. treat or break up blank walls that are visible from public areas; f. includes building entrances that are readily identifiable from the road frontage, located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. facilitate casual surveillance of all public spaces. 	<p>No acceptable outcome provided.</p>
<p>PO12</p> <p>Awnings are provided at the ground level fronting pedestrian footpaths. Awnings:</p> <ul style="list-style-type: none"> a. provide adequate protection for pedestrians from solar exposure and inclement weather; b. are integrated with the design of the building and the form and function of the street; c. do not compromise the provision of street trees and signage; d. ensure the safety of pedestrians and vehicles (e.g. No support poles). 	<p>AO12</p> <p>Buildings incorporate an awning that:</p> <ul style="list-style-type: none"> a. is cantilevered; b. extends from the face of the building; c. has a minimum height of 3.2m and a maximum height of 4.2m above pavement level; d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; e. aligns with adjoining buildings to provide continuous shelter where possible.

	<p style="text-align: center;">Awning requirements</p> 
<p>PO13</p> <p>Building entrances:</p> <ol style="list-style-type: none"> a. are readily identifiable from the road frontage; b. are designed to limit opportunities for concealment; c. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; d. Include footpaths that connect with adjoining sites; e. Provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance; f. are adequately lit to ensure public safety and security. <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO14</p> <p>Buildings located on the corners of Anzac Avenue and Recreation Street and Anzac Avenue and Silvyn Street incorporate design measures on the corner to create a gateway or entry statement, assist in legibility of the street environment and provide active building frontages that address both street frontages.</p> <p>Note - Design measures will vary depending on the building and location, however may include the following:</p> <ol style="list-style-type: none"> a. increasing the height of the building on the corner; b. stepping back the building on the corner to create and additional face; 	<p>No acceptable outcome provided.</p>

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<p>c. including prominent building entrances and windows on the corners;</p> <p>d. the use of a focal point, such as a tower, visual display or artwork on the corner.</p>							
<p>PO15</p> <p>Ground floor spaces are designed to enable the flexible re-use of floor area for commercial and retail activities.</p>	<p>AO15</p> <p>The ground floor has a minimum ceiling height of 4.2m.</p>						
<p>Integrated health precinct - Redcliffe Hospital</p>							
<p>PO16</p> <p>Re-development of the Redcliffe Hospital is designed to incorporate:</p> <p>a. active frontages, civic space, and high quality buildings integrated with Anzac Avenue and surrounding facilities;</p> <p>b. incorporate greater land use efficiency through a more intense built form;</p> <p>c. locate and consolidate vehicle access, parking and loading areas away from street frontages;</p> <p>d. improves circulation through the provision of street and pedestrian connections through the site to increase permeability to surrounding areas;</p> <p>e. incorporate any requirements for a transit interchange or public civic space into the overall design of the centre.</p>	<p>No acceptable outcome provided.</p>						
<p>Accessibility and permeability</p>							
<p>PO17</p> <p>Development contributes to greater permeability within the precinct by facilitating a network of convenient and safe pedestrian walkways, cycle ways and mid block connections.</p>	<p>No acceptable outcome provided.</p>						
<p>Car parking</p>							
<p>PO18</p> <p>The number of car parking spaces is managed to:</p> <p>a. provide for the parking of visitors and employees that is appropriate to the use and the site's proximity to public and active transport options;</p> <p>b. not include an oversupply of car parking spaces.</p>	<p>AO18</p> <p>Car parking is provided at the following rates:</p> <table border="1" data-bbox="804 1895 1465 2056"> <thead> <tr> <th>Land use</th> <th>Maximum number of Car Spaces to be Provided</th> <th>Minimum Number of Car Spaces to be Provided</th> </tr> </thead> <tbody> <tr> <td>Non-residential</td> <td>1 per 30m² of GFA</td> <td>1 per 50m² of GFA</td> </tr> </tbody> </table>	Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided	Non-residential	1 per 30m ² of GFA	1 per 50m ² of GFA
Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided					
Non-residential	1 per 30m ² of GFA	1 per 50m ² of GFA					

<p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<table border="1" data-bbox="804 203 1469 517"> <thead> <tr> <th data-bbox="804 203 963 309">Land use</th> <th data-bbox="963 203 1209 309">Maximum number of Car Spaces to be Provided</th> <th data-bbox="1209 203 1469 309">Minimum Number of Car Spaces to be Provided</th> </tr> </thead> <tbody> <tr> <td data-bbox="804 309 963 414">Residential - Permanent/long term</td> <td data-bbox="963 309 1209 414">N/A</td> <td data-bbox="1209 309 1469 414">1 per dwelling</td> </tr> <tr> <td data-bbox="804 414 963 517">Residential - Serviced/short term</td> <td data-bbox="963 414 1209 517">3 per 4 dwellings + Staff spaces</td> <td data-bbox="1209 414 1469 517">1 per 5 dwellings + staff spaces</td> </tr> </tbody> </table> <p data-bbox="815 555 1453 607">Note - Car parking rates are to be rounded up to the nearest whole number.</p> <p data-bbox="815 633 1453 685">Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.</p> <p data-bbox="815 712 1453 792">Note - Residential - Permanent/long term includes: Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾.</p> <p data-bbox="815 819 1453 873">Note - Residential - Services/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.</p> <p data-bbox="815 945 1453 1025">Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p>	Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided	Residential - Permanent/long term	N/A	1 per dwelling	Residential - Serviced/short term	3 per 4 dwellings + Staff spaces	1 per 5 dwellings + staff spaces
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Residential - Permanent/long term	N/A	1 per dwelling								
Residential - Serviced/short term	3 per 4 dwellings + Staff spaces	1 per 5 dwellings + staff spaces								
<p>PO19</p> <p>Car parking is designed to avoid the visual impact of large area of surface car parking on the streetscape.</p>	<p>No acceptable outcome provided.</p>									
<p>PO20</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.</p>	<p>No acceptable outcome provided.</p>									
<p>PO21</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> does not impact on the safety of the external road network; ensures the safe movement of vehicles within the site; interconnects with car parking areas on adjoining sites wherever possible. 	<p>AO21</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>									
<p>PO22</p>	<p>No acceptable outcome provided.</p>									

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<p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ol style="list-style-type: none"> a. located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. are of a width to allow safe and efficient access for prams and wheelchairs. 									
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>									
<p>PO23</p> <ol style="list-style-type: none"> a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ol style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: <ol style="list-style-type: none"> i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. 	<p>AO23.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="805 1064 1465 1384"> <thead> <tr> <th>Use</th> <th>Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td>Residential uses comprised of dwellings</td> <td>Minimum 1 space per dwelling</td> </tr> <tr> <td>All other residential uses</td> <td>Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td>Non-residential uses</td> <td>Minimum 1 space per 200m² of GFA</td> </tr> </tbody> </table> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>AO23.2</p> <p>Bicycle parking is:</p> <ol style="list-style-type: none"> a. provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>; b. protected from the weather by its location or a dedicated roof structure; 	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m ² of GFA
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Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.

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

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

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

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

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

AO23.3

For non-residential uses, storage lockers:

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

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

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

AO23.4

For non-residential uses, changing rooms:

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

Bicycle spaces provided	Male/Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required
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	<table border="1"> <tbody> <tr> <td>1-5</td> <td>Male and female</td> <td>1 unisex change room</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>6-19</td> <td>Female</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td rowspan="3">20 or more</td> <td>Male</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>Female</td> <td>1</td> <td>2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td>2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter</td> <td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> <tr> <td>Male</td> <td>1</td> <td>2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td>1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter</td> <td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> </tbody> </table> <p>Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p>Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p>d. are provided with:</p> <ol style="list-style-type: none"> i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. <p>Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>	1-5	Male and female	1 unisex change room	1	1 closet pan	1	6-19	Female	1	1	1 closet pan	1	20 or more	Male	1	1	1 closet pan	1	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
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Loading and servicing																													
<p>PO24</p> <p>Loading and servicing areas:</p> <ol style="list-style-type: none"> a. are not visible from the street frontage; b. are integrated into the design of the building; 	No acceptable outcome provided.																												

<p>c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses;</p> <p>d. are consolidated and shared with adjoining sites, where possible.</p> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	
<p>PO25</p> <p>Drive through serving and circulation areas are not visible from Anzac Avenue.</p>	<p>No acceptable outcome provided.</p>
<p>Waste</p>	
<p>PO26</p> <p>Bins and bin storage areas are provided, designed and managed to prevent amenity impacts on the locality.</p>	<p>AO26</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
<p>Landscaping and fencing</p>	
<p>PO27</p> <p>On-site landscaping:</p> <p>a. is incorporated into the design of the development;</p> <p>b. reduces the dominance of car parking and servicing areas from the street frontage;</p> <p>c. incorporates shade trees in car parking areas;</p> <p>d. retains mature trees wherever possible;</p> <p>e. contributes to quality public spaces and the microclimate by providing shelter and shade;</p> <p>f. maintains the achievement of active frontages and sightlines for casual surveillance.</p> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
<p>PO28</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>No acceptable outcome provided.</p>
<p>Environmentally sensitive design</p>	
<p>PO29</p>	<p>No acceptable outcome provided.</p>

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<p>Development incorporates energy efficient design principles, including:</p> <ul style="list-style-type: none"> a. maximising internal cross-ventilation and prevailing breezes; b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun; c. reducing demand on non-renewable energy sources for cooling and heating; d. maximising the use of daylight for lighting; e. retaining existing established trees on-site where possible. 	
<p>PO30</p> <p>Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites to mitigate the impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
<p>Crime prevention through environmental design</p>	
<p>PO31</p> <p>Development contributes to a safe public realm by incorporating crime prevention through environmental design principles including:</p> <ul style="list-style-type: none"> a. orienting buildings towards the street and public spaces and providing clear sightlines to public spaces to allow opportunities for casual surveillance; b. ensuring the site layout, building design and landscaping does not result in potential concealment or entrapment areas; c. ensuring high risk areas, including stairwells, arcades, walkways and concealed car parking areas have adequate surveillance to reduce risk or able to be secured outside of business hours. <p>Note - Further information is available in <i>Crime Prevention through Environmental Design: Guidelines for Queensland, State of Queensland, 2007</i>.</p>	<p>No acceptable outcome provided.</p>
<p>Lighting</p>	
<p>PO32</p>	<p>No acceptable outcome provided.</p>

<p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	
Amenity	
<p>PO33</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.</p>	<p>No acceptable outcome provided.</p>
Noise	
<p>PO34</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures.</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>PO35</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <p>a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintaining the amenity of the streetscape.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>AO35.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>AO35.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <p>a. are not visible from an adjoining road or public area unless:</p> <p>i. adjoining a motorway or rail line; or</p> <p>ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p>

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	Note - Refer to Overlay map – Active transport for future active transport routes.
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO36</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>	No acceptable outcome provided
Works criteria	
Utilities	
<p>PO37</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	No acceptable outcome provided
<p>PO38</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>AO38</p> <p>Development is connected to underground electricity.</p>
<p>PO39</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	No acceptable outcome provided
<p>PO40</p> <p>Where available the development is to safely connect to reticulated gas.</p>	No acceptable outcome provided

<p>PO41</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>AO41.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage network.</p> <p>AO41.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO42</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>AO42</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>PO43</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No acceptable outcome provided</p>
Access	
<p>PO44</p> <p>Vehicle access points do not inhibit the provision of active frontages and improve the function, amenity and safety of Anzac Avenue.</p>	<p>AO44</p> <p>No additional access points are located on Anzac Avenue.</p>
<p>PO45</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No acceptable outcome provided</p>
<p>PO46</p>	<p>No acceptable outcome provided</p>

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<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>PO47</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>AO47.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>AO47.2</p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p> <p>AO47.3</p> <p>The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.</p> <p>AO47.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO48</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO48.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <p>AO48.2</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>AO48.3</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>PO49</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; ensure the orderly and efficient continuation of the active transport network; ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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 Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>No acceptable outcome provided</p>
<p>Stormwater</p>	
<p>PO50</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>No acceptable outcome provided</p>

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<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>PO51</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>PO52</p> <p>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP.</p> <p>Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No acceptable outcome provided</p>
<p>PO53</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No acceptable outcome provided</p>
<p>Site works and construction management</p>	
<p>PO54</p>	<p>No acceptable outcome provided</p>

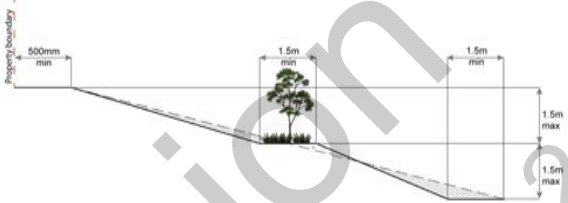
<p>The site and any existing structures are maintained in a tidy and safe condition.</p>	
<p>PO55</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>AO55.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion; stormwater discharge rates do not exceed pre-existing conditions; the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>AO55.2</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>AO55.3</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>PO56</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No acceptable outcome provided</p>
<p>PO57</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>AO57.1</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>AO57.2</p>

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	<p>All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads.</p> <p>Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p>
<p>PO58</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>AO57.3</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>AO58</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>PO59</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>AO59.1</p> <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p> <p>AO59.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or all native vegetation with a diameter below 400mm is to be chipped and stored on-site. <p>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>
<p>PO60</p>	<p>No acceptable outcome provided</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>	
Earthworks	
<p>PO61</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). <p>Note - Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>AO61.1</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>AO61.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p>
	<p>AO61.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p>
	<p>AO61.4</p> <p>All filling or excavation is contained on-site.</p>
	<p>AO61.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).
	<p>AO61.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
	<p>AO61.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p>

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<p>PO62</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>AO62</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO63</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>AO63.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p> <p>AO63.2</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>PO64</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>PO65</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; 	<p>No acceptable outcome provided.</p>

- c. any reduction in the flood storage capacity in the floodway;
- d. and any clearing of native vegetation.

Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.

Retaining walls and structures

PO66

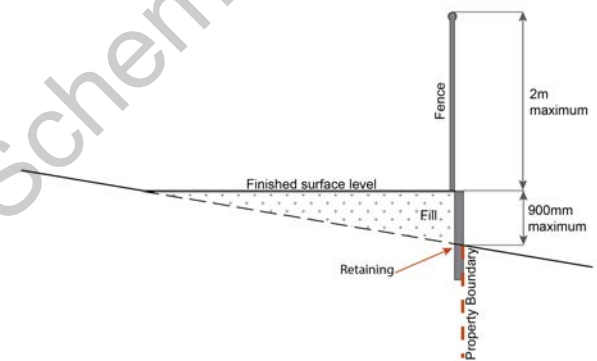
All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.

AO66

Earth retaining structures:

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

Figure - Retaining on boundary



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

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Figure - Cut

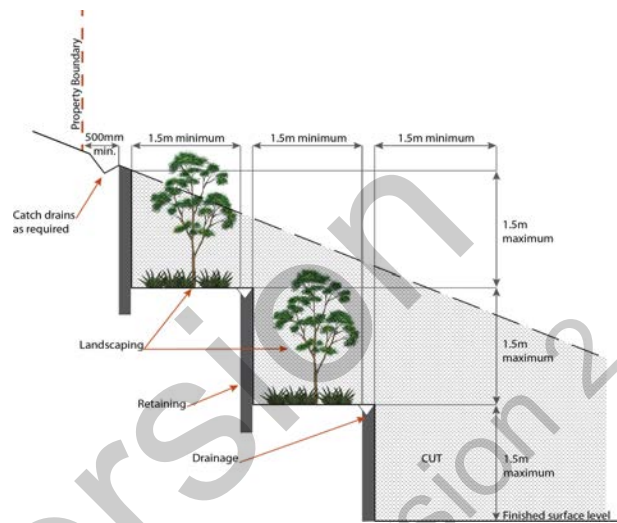
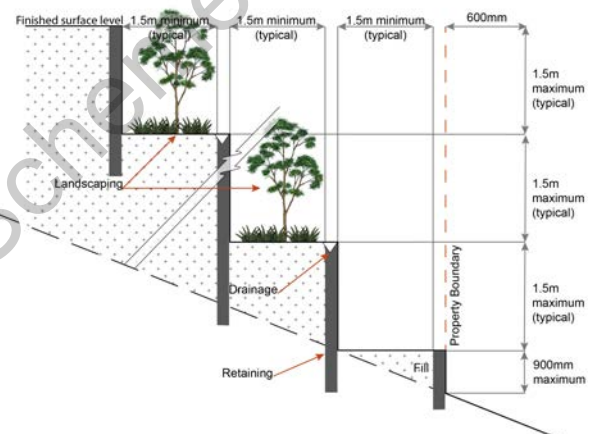


Figure - Fill



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.

PO67

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.

AO67.1

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.

AO67.2

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.

AO67.3

On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.

PO68**AO68**

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<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>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>PO69</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>AO69</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>
<p>Use specific criteria</p>	
<p>Redcliffe activity centre strategy</p>	
<p>PO70</p>	<p>No acceptable outcome provided.</p>

Development does not compromise opportunities that may be identified in the Redcliffe Activity Centre Strategy.																			
Residential uses																			
<p>PO71</p> <p>Development contributes to medium density housing, greater housing choice and affordability by:</p> <ol style="list-style-type: none"> contributing to the range of dwelling types and sizes in the area; providing greater housing density within the walkable catchment of the Health precinct. 	No acceptable outcome provided.																		
<p>PO72</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with adequate functional and attractive private open space that is:</p> <ol style="list-style-type: none"> directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity; designed and constructed to achieve adequate privacy for occupants from other dwelling units⁽²³⁾ and centre uses; accessible and readily identifiable for residents, visitors and emergency services⁽²⁵⁾; located to not compromise active frontages. 	<p>AO72</p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <ol style="list-style-type: none"> as per table- <table border="1" data-bbox="804 1010 1466 1357"> <thead> <tr> <th>Use</th> <th>Minimum Area</th> <th>Minimum Dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>16m²</td> <td>4m</td> </tr> <tr> <td colspan="3">Above ground level dwellings</td> </tr> <tr> <td>1 bedroom or studio</td> <td>8m²</td> <td>2.5m</td> </tr> <tr> <td>2 or more bedrooms</td> <td>12m²</td> <td>3.0m</td> </tr> </tbody> </table> <ol style="list-style-type: none"> accessed from a living area; sufficiently screened or elevated for privacy; ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks; balconies orientate to the street; clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas). <p>Note - areas for clothes drying are not visible from street frontages or public areas (e.g. Separate clothes drying areas are provided that are oriented to the side or rear of the site or screening is provided).</p>	Use	Minimum Area	Minimum Dimension in all directions	Ground level dwellings			All dwelling types	16m ²	4m	Above ground level dwellings			1 bedroom or studio	8m ²	2.5m	2 or more bedrooms	12m ²	3.0m
Use	Minimum Area	Minimum Dimension in all directions																	
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PO73	AO73																		

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<p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses.</p> <p>Note - Refer to State Government standards for CPTED.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>The dwelling:</p> <ol style="list-style-type: none"> includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses; clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services; is provided with a separate entrance to that of any non-residential use on the site; where located on a site with a non-residential use the dwelling is located behind or above the non-residential use. <p>Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>
<p>Home based business⁽³⁵⁾</p>	
<p>PO74</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <ol style="list-style-type: none"> is compatible with the physical characteristics of the site and the character of the local area; is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; does not adversely impact on the amenity of the adjoining and nearby premises; remains ancillary to the residential use of the dwelling house⁽²²⁾; does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; ensure employees and visitors to the site do not negatively impact the expected amenity of adjoining properties. 	<p>AO74.1</p> <p>A maximum of 1 employee (not a resident) OR 2 customers or customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.</p> <hr/> <p>AO74.2</p> <p>The home based business⁽³⁵⁾ occupies an area of the existing dwelling or on-site structure not greater than 40m² gross floor area.</p>
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO75</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; 	<p>AO75.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <ol style="list-style-type: none"> are enclosed within buildings or structures; are located behind the main building line;

<p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p>
<p>P076</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO75.2</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>AO76</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p> <p>b. minimise the number and width of crossovers and entry points;</p> <p>c. provide safe vehicular access to the site;</p> <p>d. do not utilise barbed wire or razor wire.</p>
<p>P077</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <p>a. generates no audible sound at the site boundaries where in a residential setting; or</p> <p>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>	<p>AO77</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>P078</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>AO78.1</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>AO78.2</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>P079</p>	<p>AO79</p>

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<p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>A minimum of 45m² is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.</p>
<p>PO80</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>AO80</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>PO81</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>AO81.1</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>AO81.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>AO81.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	<p>AO81.4</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>AO81.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>AO81.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p>

	Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
<p>PO82</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>AO82</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>PO83</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>AO83</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>PO84</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>AO84</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>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>	

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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>PO85</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>AO85</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>PO86</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>PO87</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>PO88</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</p>	<p>AO88</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree;

<p>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>b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</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>PO89</p> <p>Development:</p> <p>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>	<p>No acceptable outcome provided.</p>
<p>PO90</p> <p>Development:</p> <p>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> <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>AO90</p> <p>No acceptable outcome provided.</p>
<p>PO91</p> <p>Development does not:</p> <p>a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</p>	<p>No acceptable outcome provided.</p>

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<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>PO92</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>AO92</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>PO93</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>AO93</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>PO94</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>AO94.1</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>AO94.2</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>PO95</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>No acceptable outcome provided.</p>

Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	
Additional criteria for development for a Park⁽⁵⁷⁾	
<p>PO96</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ol style="list-style-type: none"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; maintenance and replacement costs are minimised. 	<p>AO96</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>

Table 7.2.1.5.3 Setbacks (Maximum and minimum)

Boundary	Height (for that part of the building only)	Setback (maximum and minimum)
		OMP - outer most projection Min - Minimum Max - Maximum
Frontage (primary)	12m or less	Max 0m to wall where fronting Anzac Avenue; OR Max 3m to wall
	Greater than 12m	Min 6m to wall Min 4.5m to OMP
Frontage (secondary)	12m or less	Max 0m to wall where fronting Anzac Avenue; OR Max 3m to wall
	Greater than 12m	Min 4.5m to OMP
Side	12m or less	0m to OMP and wall if adjoining: <ol style="list-style-type: none"> an existing blank wall; or a blank wall shown on a current development approval or development application; or a vacant site. OR Min 3m to OMP and wall if adjoining: <ol style="list-style-type: none"> an existing wall with windows or openings; or

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Boundary	Height (for that part of the building only)	Setback (maximum and minimum) <i>OMP - outer most projection</i> <i>Min - Minimum</i> <i>Max - Maximum</i>
		ii. a wall with windows or openings shown on a current development approval or development application.
	Greater than 12m to 21m	Min 4.5m to OMP
	Greater than 21m	Min 6m to OMP
Rear	12m or less	0m to OMP if adjoining: i. an existing blank wall; or ii. a blank wall shown on a current development approval or development application; or iii. a vacant site. OR Min 4.5m to OMP if adjoining: i. an existing wall with windows or openings; or ii. a wall with windows or openings shown on a current development approval or development application.
	Greater than 12m	Min 6m to OMP

7.2.1.6 Interim residential precinct

7.2.1.6.1 Purpose - Interim residential precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Interim residential precinct:
 - a. The purpose of the Interim residential precinct is to identify and preserve land that may be suitable for more intense urban development in the future, allowing interim uses that will not compromise the longer term use of the land.
 - b. Development in the Interim residential precinct maintains the low density, residential character until such time as the longer term use of the land has been determined through the completion of the Redcliffe Activity Centre Strategy and incorporation into the planning scheme.
 - c. Development does not compromise opportunities that may be identified in the Redcliffe activity centre strategy.
 - d. Interim uses are appropriate in this precinct where they:
 - i. would be compatible with the existing low density residential character;
 - ii. would not prejudice or delay the development of the site and adjoining areas;
 - iii. are low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site.
 - e. Residential activities consist of detached dwelling houses⁽²²⁾, community residence⁽¹⁶⁾ or small scale home based businesses⁽³⁵⁾.
 - f. Development does not result in additional lots or a reduced lot size area or dimensions.
 - g. Development does not result in additional vehicular access to Anzac Avenue and does not compromise future design outcomes for Anzac Avenue.
 - h. The expansion of non-residential uses does not occur, although minor improvements to existing buildings may occur where they do not compromise future development outcomes.
 - i. Allotments adjacent to the southern side of Knight Street, Redcliffe as identified in Figure 7.2.1.6.1 are currently utilised for equine stables. Development in this area:
 - i. supports the Redcliffe Trotting Tack through the continuation of stables that are compatible with the residential amenity of the location;
 - ii. minimises land use conflicts and maintains a buffer between the stables and residential uses.
 - j. The character and scale of dwelling houses⁽²²⁾ are compatible with the character of the precinct.
 - k. Garages, car ports and domestic outbuildings remain subordinate and ancillary to the principal dwelling and are located and designed to reduce amenity impacts on the streetscape and adjoining properties.
 - l. The design, siting and construction of buildings are to:
 - i. contribute to an attractive streetscape with priority given to pedestrians;
 - ii. encourage passive surveillance of public spaces;
 - iii. result in privacy and residential amenity consistent with the low density residential character of the area;
 - iv. provide a diverse and attractive built form;

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- v. provide a low rise built form compatible with its surrounds;
 - vi. incorporate sub-tropical urban design principles that respond to local climatic conditions;
 - vii. incorporate sustainable practices including maximising energy efficiency and water conservation;
 - viii. incorporate natural features and respond to site topography;
 - ix. cater for appropriate car parking and manoeuvring areas on-site;
 - x. be of a scale and density consistent with the low density residential character of the area;
 - xi. provide urban services such as reticulated water, sewerage, sealed roads, parks⁽⁵⁷⁾ and other identified infrastructure.
- m. Non-residential uses do not result in adverse or nuisance impacts on adjoining properties or the wider environment.
- n. Community activities must:
- i. be in a location that may be serviced by public transport;
 - ii. not negatively impact adjoining residents of the streetscape;
 - iii. not undermine the viability of existing or future centres.
- o. Any adverse or nuisance impacts are contained and internalised to the site through location, design, operation and on-site management practices.
- p. 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.
- q. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- r. 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.
- s. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- t. 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.
- u. Development in the Interim residential precinct includes one or more of the following uses:

<ul style="list-style-type: none"> • Animal keeping⁽⁵⁾ - for equine stables where located on a lot identified in Figure 7.2.1.6.1 with a minimum lot size of 1200m². 	<ul style="list-style-type: none"> • Community residence⁽¹⁶⁾ • Dwelling house⁽²²⁾ • Home based business⁽³⁵⁾ 	<ul style="list-style-type: none"> • Where on a lot identified as a Community activity on Overlay map - Community activities and neighbourhood hubs: <ul style="list-style-type: none"> - Child care centre⁽¹³⁾ - Club⁽¹⁴⁾ - Community care centre⁽¹⁵⁾ - Community use⁽¹⁷⁾ - Educational establishment⁽²⁴⁾
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		<ul style="list-style-type: none"> - Emergency services⁽²⁵⁾ - Health care services⁽³³⁾ - Place of worship⁽⁶⁰⁾
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v. Development in the Interim residential precinct does not include any of the following uses:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal Keeping⁽⁵⁾ - excludes equine stables where located on a lot identified in Figure 7.2.1.6.1 with a lot size 1200sqm or greater. • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Caretaker's accommodation⁽¹⁰⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling Unit⁽²³⁾ • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Health care services - where not located on a lot identified as a Community activity on Overlay map - Community activities and neighbourhood hubs⁽³³⁾ • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal husbandry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Low Impact Industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Major electricity infrastructure⁽⁴³⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ 	<ul style="list-style-type: none"> • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist Park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾
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	<ul style="list-style-type: none"> Outdoor sport and recreation⁽⁵⁵⁾ Parking station⁽⁵⁸⁾ Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> Wholesale Nursery⁽⁸⁹⁾ Winery⁽⁹⁰⁾
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- w. Development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

7.2.1.6.2 Criteria for assessment

To determine if development is self-assessable development must comply with the self-assessable acceptable outcomes set out in Part K, Table 7.2.1.6.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part K Table 7.2.1.6.1, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcome (SAO)	Corresponding performance outcome (PO)
SAO1	PO24
SAO2	PO5
SAO3	PO6
SAO4	PO6
SAO5	PO7
SAO6	PO12
SAO7	PO15
SAO8	PO17-PO22
SAO9	PO16
SAO10	PO24
SAO11	PO24
SAO12	PO25
SAO13	PO25
SAO14	PO25
SAO15	PO27
SAO16	PO29
SAO17	PO31
SAO18	PO32
SAO19	PO34
SAO20	PO36
SAO21	PO37
SAO22	PO34

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SAO23	PO38
SAO24	PO38-PO43
SAO25	PO40
SAO26	PO44
SAO27	PO44
SAO28	PO44
SAO29	PO45
SAO30	PO46
SAO31	PO49
SAO32	PO49
SAO33	PO49
SAO34	PO49
SAO35	PO49
SAO36	PO49
SAO37	PO49
SAO38	PO49
SAO39	PO49
SAO40	PO49
SAO41	PO9
SAO42	PO9
SAO43	PO60
SAO44	PO61
SAO45	PO62
SAO46	PO63
SAO47	PO54
SAO48	PO55
SAO49	PO56
SAO50	PO56
SAO51	PO56
SAO52	PO56
SAO53	PO58
SAO54	PO64
SAO55	PO65-PO76
SAO56	PO65-PO76
SAO57	PO77
SAO58	PO77

SAO59	PO80
SAO60	PO80
SAO61	PO80
SAO62	PO81-PO83, PO85-PO87
SAO63	PO81-PO83, PO85-PO87
SAO64	PO81-PO83
SAO65	PO84
SAO66	PO88
SAO67	PO89

Part K—Criteria for self-assessable development - Interim residential precinct

Table 7.2.1.6.1 Self-assessable development - Interim residential precinct

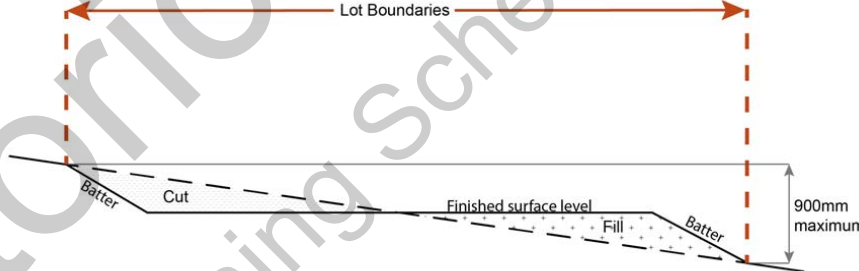
Self-assessable acceptable outcomes	
General criteria	
Building Height	
SAO1	Building height does not exceed: <ul style="list-style-type: none"> a. that mapped on Overlay map – Building heights; or b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	
SAO2	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Building setbacks	
SAO3	Setbacks (excluding built to boundary walls) comply with Table 7.2.1.6.3 - Setbacks.
SAO4	Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: <ul style="list-style-type: none"> a. of a length and height stated in Table 7.2.1.6.3 - Built to boundary walls; b. setback from the side boundary: <ul style="list-style-type: none"> i. not more than 20mm; or ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm. c. on the low side of a sloping lot. <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.</p>
Site cover	

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Self-assessable acceptable outcomes	
SAO5	Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).
Lighting	
SAO6	<p>Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</p> <p>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Clearing of habitat trees where not located in the Environmental areas overlay map	
SAO7	<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	
SAO8	<p>Where available, the development is connected to:</p> <ol style="list-style-type: none"> an existing reticulated electricity supply; telecommunications and broadband; reticulated sewerage; reticulated water; sealed and dedicated road.

Self-assessable acceptable outcomes	
SAO9	Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park ⁽⁵⁷⁾ , foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.
Access	
SAO10	Development does not result in additional vehicular access to Anzac Avenue.
SAO11	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
SAO12	The driveway construction across the verge conforms to the relevant standard for the classification of the road in accordance with Planning scheme policy - Integrated design.
SAO13	Any new or changes to existing site access and driveways are designed and located in accordance with: <ul style="list-style-type: none"> a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
SAO14	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	
SAO15	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design. <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>
SAO16	Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development: <ul style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; <p>OR</p> <p>will result in an impervious area greater than 25% of the net developable area.</p>
Site works and construction management	
SAO17	The site and any existing structures are to be maintained in a tidy and safe condition.
SAO18	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.
SAO19	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.

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Self-assessable acceptable outcomes	
SAO20	<p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p>
SAO21	<p>Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.</p>
SAO22	<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>
Earthworks	
SAO23	<p>The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures</p>
SAO24	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;">Figure - Cut and fill</p>  <p style="text-align: center;">Note - This is site earthworks not building work.</p>
SAO25	<p>Filling or excavation does not result in:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken. <p>Note - Public sector entity is defined in the Sustainable Planning Act 2009.</p>
Fire services	
<p>Note - The provisions under this heading only apply if:</p> <ol style="list-style-type: none"> the development is for, or incorporates: <ol style="list-style-type: none"> reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials. 	

Self-assessable acceptable outcomes	
<p>AND</p> <p>b. none of the following exceptions apply:</p> <p>i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or</p> <p>ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.</p> <p>Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.</p>	
SAO26	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005):</p> <p>a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;</p> <p>b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);</p> <p>c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:</p> <p>i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</p> <p>ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</p> <p>iii. - for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; and</p> <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.</p>
SAO27	<p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <p>a. an unobstructed width of no less than 3.5m;</p> <p>b. an unobstructed height of no less than 4.8m;</p> <p>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</p> <p>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</p>
SAO28	<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>
SAO29	<p>For development that contains on-site fire hydrants external to buildings:</p> <p>a. those external hydrants can be seen from the vehicular entry point to the site; or</p> <p>b. a sign identifying the following is provided at the vehicular entry point to the site:</p>

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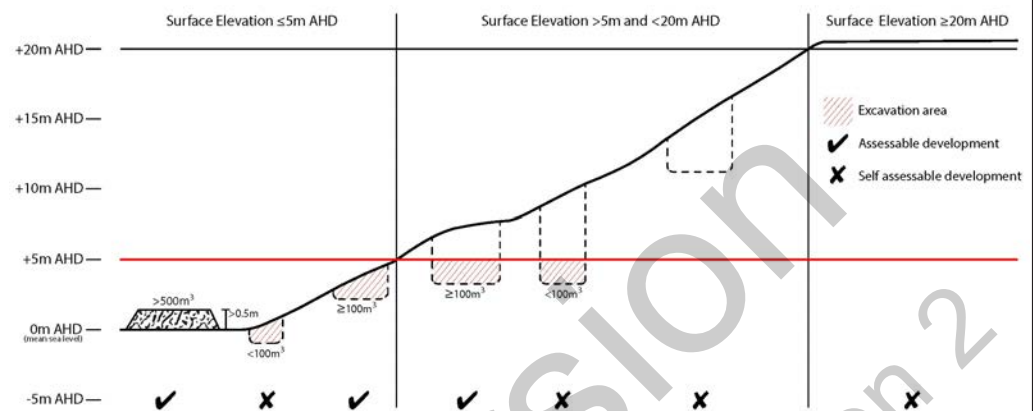
Self-assessable acceptable outcomes	
	<ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants 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>
SAO30	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Home Based Business ⁽³⁵⁾	
SAO31	Home based business(s) ⁽³⁵⁾ are fully enclosed within the existing dwelling or on-site structure.
SAO32	A maximum of 1 employee (not a resident) OR 2 customers OR customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.
SAO33	Service and delivery vehicles do not exceed one Small rigid vehicle (SRV) at any one time.
SAO34	Vehicle parking for the Home based business ⁽³⁵⁾ on-site is limited to 1 car or Small rigid vehicle (SRV).
SAO35	Home based business(s) ⁽³⁵⁾ occupy an area of the existing dwelling or on-site structure not greater than 40m ² gross floor area.
SAO36	<p>Home based business(s)⁽³⁵⁾ do not involve manufacturing.</p> <p>Note - Manufacturing as defined in the <i>Food Act 2006</i> is permitted.</p>
SAO37	<p>Activities associated with the use do not cause an environmental nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.</p> <p>Note - Nuisance is defined in the Environmental Protection Act 1994.</p>

Self-assessable acceptable outcomes	
SAO38	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.
SAO39	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day. Note - Office ⁽⁵³⁾ or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
SAO40	For a bed and breakfast, the use: <ul style="list-style-type: none"> a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of 1 meal per day; d. accommodates a maximum of 6 people at any one time. Note - For a Bed and Breakfast SO30 - SO38 above do not apply.
Community activities	
SAO41	Development provides car parking spaces in accordance with Schedule 7 - Car parking; or retails the number of car parking spaces currently provided on the site (except where the reduction is required for the provision of cycle parking), whichever is the greater.
SAO42	Car parking spaces (other than existing spaces) are not located in front of the main building line.
SAO43	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste.
SAO44	Where involving an extension (building work) it does not result in a reduction in the amount or standard of established landscaping on-site.
SAO45	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
SAO46	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
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.	
SAO47	A minimum of 45m ² is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.

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Self-assessable acceptable outcomes	
SAO48	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.
SAO49	Equipment shelters and associated structures are located: <ol style="list-style-type: none"> directly beside the existing equipment shelter and associated structures; behind the main building line; further away from the frontage than the existing equipment shelter and associated structures; a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
SAO50	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO51	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO52	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.</p>
SAO53	All equipment comprising the telecommunications facility ⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria	
<p>Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.</p>	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)	
<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>	
SAO54	Development does not involve: <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.

Self-assessable acceptable outcomes


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

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

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

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.

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Self-assessable acceptable outcomes	
SAO55	<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> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where self-assessable vegetation clearing is being undertaken, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
SAO56	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
SAO57	<p>Development is for the preservation, maintenance, repair and restoration of the site, object or building.</p>

Self-assessable acceptable outcomes	
	<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>
SAO58	<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>
SAO59	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
SAO60	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground level prior to work commencing.
SAO61	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
SAO62	<p>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.</p>
SAO63	<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>
SAO64	<p>Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.</p>
SAO65	<p>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.</p>
SAO66	<p>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>

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Self-assessable acceptable outcomes	
<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>	
<p>SAO67</p>	<p>No development is to occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>Note - Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code MP 4.4 Buildings in a transport noise corridor.</p>	

Part L—Criteria for assessable development - Interim residential precinct

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part L, Table 7.2.1.6.2.

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

Table 7.2.1.6.2 Assessable development - Interim residential precinct

Performance outcomes	Acceptable outcomes
General criteria	
Transition	
<p>PO1</p> <p>Development:</p>	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>a. maintains the low density residential character until such time as the longer term use of the land has been determined through the completion of the Redcliffe Activity Centre Strategy;</p> <p>b. is for residential activities and consist only of detached dwelling houses⁽²²⁾, community residence⁽¹⁶⁾, small scale home based businesses⁽³⁵⁾, or where Community activities where on a lot identified as a Community activity on Overlay Map - Community activities and neighbourhood hubs.</p>	
<p>PO2</p> <p>Interim uses:</p> <p>a. are allied to and compatible with the low density, residential character of the area;</p> <p>b. do not fragment or alienate the land or result in the loss of land for future urban redevelopment purposes;</p> <p>c. result in minimal investment;</p> <p>d. do not prejudice or delay the use of the land for higher intensity urban purposes.</p>	<p>No acceptable outcome provided.</p>
Density	
<p>PO3</p> <p>Development does not result in the residential density exceeding more than one dwelling house⁽²²⁾ per lot.</p>	<p>No acceptable outcome provided.</p>
Building height	
<p>PO4</p> <p>Buildings and structures have a height that:</p> <p>a. is consistent with the low rise character of the Interim residential precinct;</p> <p>b. responds to the topographic features of the site, including slope and orientation;</p> <p>c. is not visually dominant or overbearing with respect to the streetscape;</p> <p>d. responds to the height of development on adjoining land where contained within another precinct or zone.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>AO4</p> <p>Building height does not exceed:</p> <p>a. that mapped on Overlay map – Building heights; or</p> <p>b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.</p>

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Performance outcomes	Acceptable outcomes
Building height (Non-residential uses)	
<p>PO5</p> <p>The height of buildings does not adversely affect amenity of the area or of adjoining properties.</p>	<p>AO5</p> <p>Building height does not exceed the maximum height identified on Overlay map - Building heights except for architectural features associated with religious expression.</p>
Setbacks (excluding equine stables)	
<p>PO6</p> <p>Buildings and structures are setback to:</p> <ol style="list-style-type: none"> be consistent with the low density suburban character where buildings are positioned further away from footpaths and further apart from each other and maximise private open space at the rear; result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites; maintain private open space areas that are of a size and dimension to be usable and functional; maintain the privacy of adjoining properties; ensure parked vehicles do not restrict pedestrian and traffic movement and safety; limit the length, height and opening of boundary walls to maximise privacy and amenity on adjoining properties; provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure; built to boundary wall do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>AO6.1</p> <p>Setbacks (excluding built to boundary walls) comply with Table 7.2.1.6.3 Setbacks (Residential uses).</p> <p>AO6.2</p> <p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ol style="list-style-type: none"> of a length and height in Table 7.2.1.6.4 Built to boundary walls (Residential uses); setback from the side boundary: <ol style="list-style-type: none"> not more than 20mm; or if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm. on the low side of a sloping lot. <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.</p>
Site cover	
<p>PO7</p> <p>Residential buildings and structures will ensure that site cover:</p>	<p>AO7</p> <p>Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).</p>

Performance outcomes	Acceptable outcomes
<p>a. does not result in a site density that is inconsistent with the character of the area;</p> <p>b. does not result in an over development of the site;</p> <p>c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc);</p> <p>d. reflects the low density character of the area.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	
Built form	
<p>PO8</p> <p>The development has a built form consistent with a low rise detached dwelling house⁽²²⁾ that addresses the street.</p>	<p>No acceptable outcome provided.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Car parking	
<p>PO9</p> <p>The number of car parking spaces is managed to:</p> <p>a. avoid significant impacts on the safety and efficiency of the road network;</p> <p>b. avoid an oversupply of car parking spaces;</p> <p>c. avoid the visual impact of large areas of open car parking from road frontages and public areas;</p> <p>d. promote active and public transport options;</p> <p>e. promote innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>AO9.1</p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p> <hr/> <p>AO9.2</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>
Water sensitive urban design	
<p>PO10</p> <p>Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
Sensitive land use separation	

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Performance outcomes	Acceptable outcomes
<p>PO11</p> <p>Sensitive land uses within 250m of land in the Industry zone - general industry precinct must mitigate any potential exposure to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.</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>AO11</p> <p>Development is designed and operated to ensure that:</p> <ul style="list-style-type: none"> a. it meets the criteria outlined in the Planning Scheme Policy – Noise; and b. the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met.
Amenity	
<p>PO12</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.</p>	<p>No acceptable outcome provided.</p>
Noise	
<p>PO13</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No acceptable outcome provided.</p>
<p>PO14</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <ul style="list-style-type: none"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>AO14.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>AO14.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.

Performance outcomes	Acceptable outcomes
	<p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO15</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>PO16</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No acceptable outcome provided</p>
<p>PO17</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>AO17</p> <p>Development is connected to underground electricity.</p>

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Performance outcomes	Acceptable outcomes
<p>PO18</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	No acceptable outcome provided
<p>PO19</p> <p>Where available the development is to safely connect to reticulated gas.</p>	No acceptable outcome provided
<p>PO20</p> <p>The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.</p>	<p>AO20.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage network.</p>
	<p>AO20.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO21</p> <p>The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.</p>	<p>AO21</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with 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>PO22</p> <p>The development is provided with constructed and dedicated road access.</p>	No acceptable outcome provided
Access	
<p>PO23</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No acceptable outcome provided
<p>PO24</p> <p>The layout of the development does not compromise:</p> <p>a. the development of the road network in the area;</p>	<p>AO24.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p>

Performance outcomes	Acceptable outcomes
<p>b. the function or safety of the road network; c. the capacity of the road network.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>AO24.2</p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p> <p>AO24.3</p> <p>The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.</p> <p>AO24.4</p> <p>The lot layout allows forward access to and from the site.</p> <p>AO24.5</p> <p>No additional access points are located on Anzac Avenue.</p>
<p>PO25</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO25.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <p>AO25.2</p> <p>Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p> <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>AO25.3</p>

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Performance outcomes	Acceptable outcomes
	<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> <hr/> <p>AO25.4</p> <p>The driveway construction across the verge conforms to the relevant standard drawing for the classification of the road in accordance with Planning scheme policy - Integrated design.</p>
<p>PO26</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>No acceptable outcome provided</p>
Stormwater	
PO27	No acceptable outcome provided

Performance outcomes	Acceptable outcomes
<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>PO28</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	No acceptable outcome provided
<p>PO29</p> <p>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP.</p> <p>Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	No acceptable outcome provided
<p>PO30</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	No acceptable outcome provided
Site works and construction management	

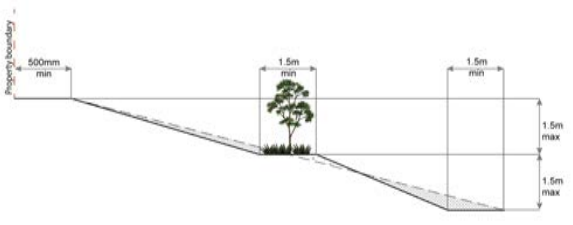
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Performance outcomes	Acceptable outcomes
<p>PO31</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided</p>
<p>PO32</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>AO32.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion; stormwater discharge rates do not exceed pre-existing conditions; the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>AO32.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>AO32.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO33</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No acceptable outcome provided</p>
<p>PO34</p>	<p>AO34.1</p>

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

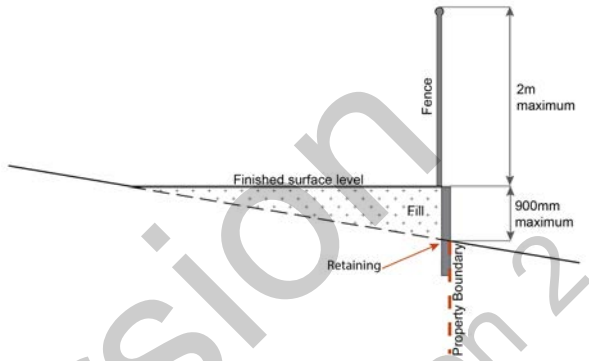
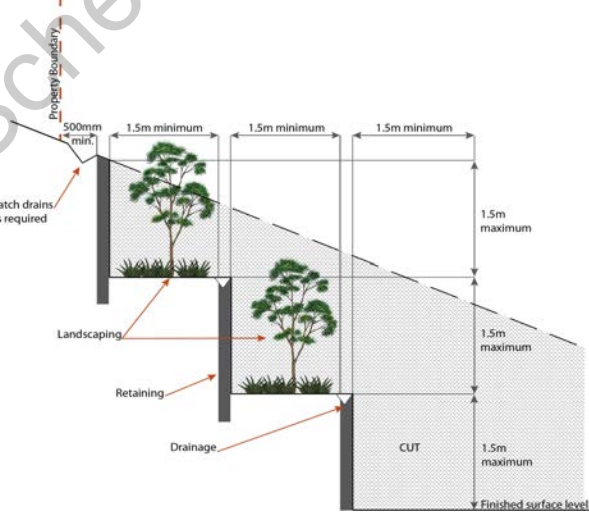
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Performance outcomes	Acceptable outcomes
	<p>a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or</p> <p>b. all native vegetation with a diameter 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>PO37</p> <p>Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	<p>No acceptable outcome provided</p>
<p>Earthworks</p>	
<p>PO38</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ul style="list-style-type: none"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). <p>Note - Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>AO38.1</p> <p>All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.</p> <p>AO38.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>AO38.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>AO38.4</p> <p>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.</p> <p>AO38.5</p> <p>All filling or excavation is contained on-site.</p> <p>AO38.6</p>

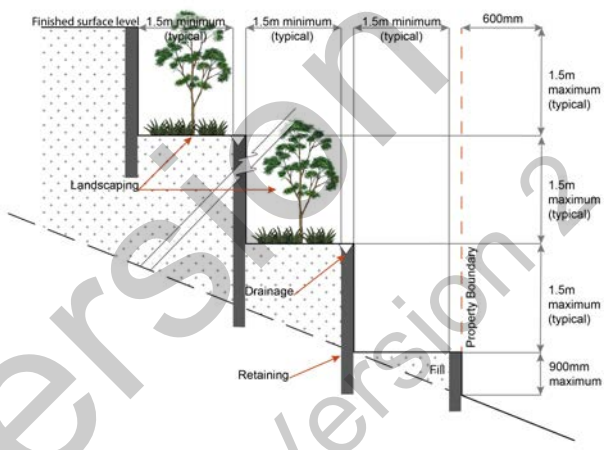
Performance outcomes	Acceptable outcomes
	<p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that required for the necessary approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>AO38.7</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>AO38.8</p> <p>Materials used for structural fill are in accordance with AS3798.</p>
<p>PO39</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>AO39</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO40</p> <p>Filling or excavation is undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p>	<p>AO40.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p> <p>AO40.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <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

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Performance outcomes	Acceptable outcomes
	<p>sector entity infrastructure above that which existed prior to the earthworks being undertaken.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p>
<p>PO41</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No acceptable outcome provided</p>
<p>PO42</p> <p>Development does not result in</p> <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>
Retaining walls and structures	
<p>PO43</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>AO43</p> <p>Earth retaining structures:</p> <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;

Performance outcomes	Acceptable outcomes
	<p style="text-align: center;">Figure - Retaining on boundary</p>  <p>c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;</p> <p>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.</p> <p style="text-align: center;">Figure - Cut</p> 

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Performance outcomes	Acceptable outcomes
	<p style="text-align: center;">Figure - Fill</p> 
<p>Fire Services</p> <p>Note - The provisions under this heading only apply if:</p> <p>a. the development is for, or incorporates:</p> <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> <p>b. none of the following exceptions apply:</p> <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>PO44</p> <p>Development incorporates a fire fighting system that:</p> <ol style="list-style-type: none"> 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; 	<p>AO44.1</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) that may be applicable:</p> <ol style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their

Performance outcomes	Acceptable outcomes
<p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <p>Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.</p>	<p>associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;</p> <p>b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);</p> <p>c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p> <p>AO44.2</p> <p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>AO44.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO45</p> <p>On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.</p>	<p>AO45</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);

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Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> 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>
<p>PO46</p> <p>Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.</p>	<p>AO46</p> <p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Redcliffe activity centre strategy	
<p>PO47</p> <p>Development does not compromise opportunities that may be identified in the Redcliffe Activity Centre Strategy.</p>	<p>No acceptable outcome provided.</p>
Animal keeping⁽⁵⁾ (equine stables only)	
<p>PO48</p> <p>Development on an allotment fronting the southern side of Knight Street, Redcliffe, as identified in Figure 7.2.1.6.1:</p>	<p>AO48.1</p> <p>Equine stables are located on an allotment fronting the southern side of Knight Street, Redcliffe as identified in Figure 7.2.1.6.1.</p>

Performance outcomes	Acceptable outcomes
<p>a. is consistent with the intended role of the precinct to support the Redcliffe Trotting Tack through the continuation of stables that are compatible with the residential amenity of the location;</p> <p>b. minimises land use conflicts and maintains a buffer between the stables and residential uses;</p> <p>c. does not compromise the long term outcomes for the area in the event the Redcliffe trotting track is redeveloped.</p>	<p>AO48.2</p> <p>Equine stables are located on a lot with a minimum area of 1200m².</p> <hr/> <p>AO48.3</p> <p>Equine stables are a minimum of 15m from a residential building on the same site or an adjacent site.</p>
Home based business ⁽³⁵⁾	
<p>PO49</p> <p>The scale and intensity of the Home based business ⁽³⁵⁾:</p> <p>a. is compatible with the physical characteristics of the site and the character of the local area;</p> <p>b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape;</p> <p>c. does not adversely impact on the amenity of adjoining and nearby premises;</p> <p>d. remains ancillary to the residential use of the dwelling;</p> <p>e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;</p> <p>f. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties;</p> <p>g. ensures service and delivery vehicles do not negatively impact the amenity of the area.</p>	<p>No acceptable outcome provided.</p>
Major electricity infrastructure ⁽⁴³⁾ , Substation ⁽⁸⁰⁾ and Utility installation ⁽⁸⁶⁾	
<p>PO50</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p>	<p>AO50.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p>

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Performance outcomes	Acceptable outcomes
<p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>AO50.2</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>PO51</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO51</p> <p>Access control arrangements:</p> <ol style="list-style-type: none"> do not create dead-ends or dark alleyways adjacent to the infrastructure; minimise the number and width of crossovers and entry points; provide safe vehicular access to the site; do not utilise barbed wire or razor wire.
<p>PO52</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <ol style="list-style-type: none"> generates no audible sound at the site boundaries where in a residential setting; or meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>AO52</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO53</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>AO53.1</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>AO53.2</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>PO54</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>AO54</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>

Performance outcomes	Acceptable outcomes
<p>PO55</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>AO55</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>PO56</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>AO56.1</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>AO56.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>AO56.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	<p>AO56.4</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>AO56.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>AO56.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>

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Performance outcomes	Acceptable outcomes
<p>PO57</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>AO57</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>PO58</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>AO58</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>
Community activities	
<p>PO59</p> <p>Community activities:</p> <ul style="list-style-type: none"> a. are located on allotments that have appropriate area and dimensions for the siting of: <ul style="list-style-type: none"> i. buildings and structures; ii. vehicle servicing, deliveries, parking, manoeuvring and circulation; iii. landscaping and open space including buffering; b. are of a small scale, having regard to the surrounding character; c. are serviced by public transport; d. do not negatively impact adjoining residents or the streetscape; e. address and activate streets and public spaces; f. locate car parking areas behind buildings to not dominated the street environment. 	<p>No acceptable outcome provided.</p>
<p>PO60</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>No acceptable outcome provided.</p>
<p>PO61</p> <p>On-site landscaping is provided, that:</p>	<p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>a. is incorporated into the design of the development;</p> <p>b. reduces the dominance of car parking and servicing areas from the street frontage;</p> <p>c. retains mature trees wherever possible;</p> <p>d. does not create safety or security issues by creating potential concealment areas or interfering with sightlines;</p> <p>e. maintains the achievement of active frontages and sight lines for casual surveillance.</p> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	
<p>PO62</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive land uses.</p>	<p>No acceptable outcome provided.</p>
<p>PO63</p> <p>The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.</p>	<p>AO63</p> <p>Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.</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 - 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>PO64</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <p>a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;</p>	<p>AO64</p> <p>Development does not involve:</p> <p>a. excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or</p> <p>b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.</p>

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Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils. 	
<p>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 <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO65</p> <p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ul style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and 	<p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>a Value Offset Area is maintained and not lost or degraded;</p> <p>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO66</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <p>a. retaining habitat trees;</p> <p>b. providing contiguous patches of habitat;</p> <p>c. provide replacement and rehabilitation planting to improve connectivity;</p> <p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No acceptable outcome provided.
Vegetation clearing and habitat protection	
<p>PO67</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No acceptable outcome provided.
<p>PO68</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p>	No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes
<p>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</p> <p>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</p>	
<p>PO69</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <p>a. providing contiguous patches of habitat;</p> <p>b. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>c. providing wildlife movement infrastructure;</p> <p>d. providing replacement and rehabilitation planting to improve connectivity.</p>	No acceptable outcome provided.
Vegetation clearing and soil resource stability	
<p>PO70</p> <p>Development does not:</p> <p>a. result in soil erosion or land degradation;</p> <p>b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</p>	No acceptable outcome provided.
Vegetation clearing and water quality	
<p>PO71</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <p>a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads;</p> <p>b. avoiding or minimising changes to landforms to maintain hydrological water flows;</p> <p>c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities.</p>	No acceptable outcome provided.
<p>PO72</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <p>a. minimising flow velocity to reduce erosion;</p> <p>b. minimising hard surface areas;</p> <p>c. maximising the use of permeable surfaces;</p> <p>d. incorporating sediment retention devices;</p> <p>e. minimising channelled flow.</p>	No acceptable outcome provided.
Vegetation clearing and access, edge effects and urban heat island effects	

Performance outcomes	Acceptable outcomes
<p>PO73</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>PO74</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No acceptable outcome provided.
<p>PO75</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	No acceptable outcome provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO76</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>	No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes
<p>Editor's note - For MSES Koala Offsets, State Planning Regulatory Provision environmental offset provisions apply.</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>PO77</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>AO77</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>PO78</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>PO79</p>	<p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<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>PO80</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>AO80</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</p> <p>Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.</p>	
<p>PO81</p> <p>Development:</p> <ol style="list-style-type: none"> minimises the risk to persons from overland flow; does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No acceptable outcome provided.</p>
<p>PO82</p> <p>Development:</p> <ol style="list-style-type: none"> maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>	<p>No acceptable outcome provided.</p>

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Performance outcomes	Acceptable outcomes
<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO83</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>No acceptable outcome provided.</p>
<p>PO84</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>AO84</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>PO85</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>AO85</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>PO86</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>AO86.1</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>AO86.2</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>PO87</p>	<p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ul style="list-style-type: none"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	
Additional criteria for development for a Park⁽⁵⁷⁾	
<p>PO88</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ul style="list-style-type: none"> a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	<p>AO88</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
Riparian and wetland setbacks	
<p>PO89</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ul style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<p>AO89</p> <p>Development does not occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

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Performance outcomes	Acceptable outcomes
Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)	
Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code	

Table 7.2.1.6.3 Setbacks

Residential uses									
Height of wall	Frontage Primary			Frontage Secondary to street			Frontage Secondary to lane	Side To OMP and wall	Rear To OMP and wall
	To wall	To OMP	To car parking space	To wall	To OMP	To car parking space	To OMP and wall		
Less than 4.5m	Min 6m	Min 4.5m	Min 5.4m	Min 3m	Min 2m	Min 5.4m	Min 0.5m	Min 1.5m	Min 1.5m
4.5m to 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m	Min 2m
Greater than 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height or part thereof over 8.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height or part thereof over 8.5m

Table 7.2.1.6.4 Built to boundary walls (Residential uses)

Lot frontage width	Mandatory / Optional	Length and height of built to boundary wall
		Suburban neighbourhood precinct
Less than 7.5m	Mandatory - both sides unless a corner lot	As per QDC
7.5m to 12.5m	Mandatory - one side	As per QDC
>12.5m to 18m	Optional: <ol style="list-style-type: none"> i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m 	As per QDC
Greater than 18m	As per QDC	

Figure 7.2.1.6.1 - Area identified for Animal keeping - equine stables only



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7.2.1.7 Sport and recreation precinct

7.2.1.7.1 Purpose - Sport and recreation precinct

1. The purpose of the Sport and recreation precinct 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 Sport and recreation precinct seeks to implement the policy direction set in Part 3, Strategic Framework.
2. The purpose for the Sport 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.
3. The purpose of the code will be achieved through the following overall outcomes for the sport and recreation precinct:
 - 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 or Management Plan under the Land Act 1994.
 - 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. Ongoing viability and relevancy of existing and new indoor and outdoor sports and recreation facilities to meet community sport and recreation needs.
- i. Activities other than sports and recreation activities having a nexus with, and ancillary to, sports and recreation activities are supported where:
 - i. activities do not compete with similar uses in centres;
 - ii. activities do not detract from the primary sports and recreation activity occurring on a site;
 - iii. 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.
- j. Development adopt a high standard of design and achieve quality buildings, and structures, including adopting the principles of Crime Prevention Through Environment Design (CPTED).
- k. 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.
- l. 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.
- m. Development mitigates potential traffic impacts by:
 - i. locating on roads of a standard and capacity to accommodate traffic demand;
 - ii. providing safe and accessible vehicle access points, on-site manoeuvring and parking areas; and
 - iii. providing for active transport opportunities.
- n. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- o. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke;
- p. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
- q. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

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

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Bar⁽⁷⁾ • Caretaker's accommodation⁽¹⁰⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ 	<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⁾ 	<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⁾
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<ul style="list-style-type: none"> • Community use⁽¹⁷⁾ • Cropping⁽¹⁹⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ <p>Note - Generally the above uses appropriate where located on Council owned or controlled land, is in accordance with an approved Council Master Plan or Management Plan. Refer to Part 5, Tables of assessment for further information.</p>	<ul style="list-style-type: none"> • Landing⁽⁴¹⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Nature-based tourism⁽⁵⁰⁾ 	<ul style="list-style-type: none"> • Shop⁽⁷⁵⁾ • Telecommunications facility⁽⁸¹⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Wholesale nursery⁽⁸⁹⁾
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t. Development in the Sport 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⁾ 	<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • High impact industry⁽³⁴⁾ • 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⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Permanent plantation⁽⁵⁹⁾ 	<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⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾
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	<ul style="list-style-type: none"> Place of worship⁽⁶⁰⁾ Port services⁽⁶¹⁾ Relocatable home park⁽⁶²⁾ Renewable energy facility⁽⁶³⁾ 	<ul style="list-style-type: none"> Warehouse⁽⁸⁸⁾ Winery⁽⁹⁰⁾
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- u. 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.

7.2.1.7.2 Criteria for assessment

To determine if development is self-assessable development must comply with the self-assessable acceptable outcomes set out in Part M, Table 7.2.1.7.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part M Table 7.2.1.7.1, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO1	PO1
SAO2	PO1
SAO3	PO1
SAO4	PO2
SAO5	PO3
SAO6	PO3
SAO7	PO4
SAO8	PO5
SAO9	PO8
SAO10	PO9-PO14
SAO11	PO17
SAO12	PO17
SAO13	PO19
SAO14	PO23
SAO15	PO25
SAO16	PO27
SAO17	PO28
SAO18	PO25
SAO19	PO29
SAO20	PO29-PO34
SAO21	PO31

SAO22	PO35
SAO23	PO35
SAO24	PO35
SAO25	PO36
SAO26	PO37
SAO27	PO38
SAO28	PO38
SAO29	PO38
SAO30	PO41
SAO31	PO41
SAO32	PO47
SAO33	PO48
SAO34	PO49
SAO35	PO49
SAO36	PO49
SAO37	PO49
SAO38	PO51
SAO39	PO52
SAO40	PO53-PO64
SAO41	PO53-PO64
SAO42	PO65
SAO43	PO65
SAO44	PO68
SAO45	PO68
SAO46	PO68
SAO47	PO69-PO71, PO73-PO75
SAO48	PO69-PO71, PO73-PO75
SAO49	PO69-PO71
SAO50	PO72
SAO51	PO76

Part M — Criteria for self-assessable development - Sport and recreation precinct

Table 7.2.1.7.1 Self-assessable development - Sport and recreation precinct

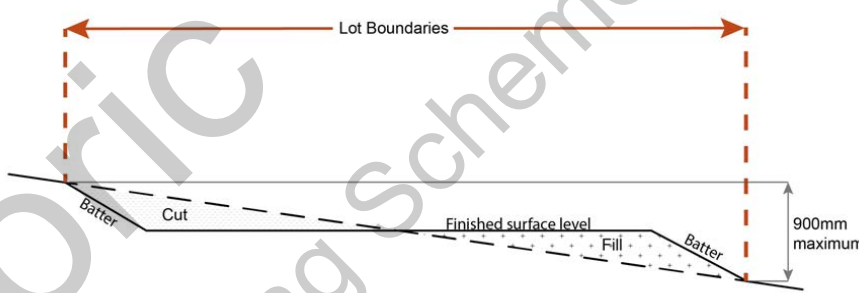
Self-assessable acceptable outcomes
General criteria
Built form outcomes for all development

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<p>Note - These provisions do not apply where development on Council owned or controlled land and is in accordance with an approved Council Master Plan or Management Plan.</p>	
SAO1	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.
Lighting	
SAO4	<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>
Landscaping and screening	
SAO5	A minimum area of 20% of the site is provided for landscaping.
SAO6	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.
Waste	
SAO7	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Car parking	
SAO8	On-site car parking is provided at a rate identified in Schedule 7 - Car parking.
Clearing of habitat trees where not located in the Environmental areas overlay map	
SAO9	<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;

	<p>g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.</p> <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	
SAO10	<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	
SAO11	<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.
SAO12	<p>Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>
Stormwater	
SAO13	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>
Site works and construction management	
SAO14	<p>Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p>
SAO15	<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>

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<p>SAO16</p>	<p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p>
<p>SAO17</p>	<p>Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.</p>
<p>SAO18</p>	<p>Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.</p>
<p>Earthworks</p>	
<p>SAO19</p>	<p>The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures</p>
<p>SAO20</p>	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;">Figure - Cut and fill</p>  <p>Note - This is site earthworks not building work.</p>
<p>SAO21</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. 	

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.

<p>SAO22</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> <ol style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ol style="list-style-type: none"> i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
<p>SAO23</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> <ol style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
<p>SAO24</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>SAO25</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);

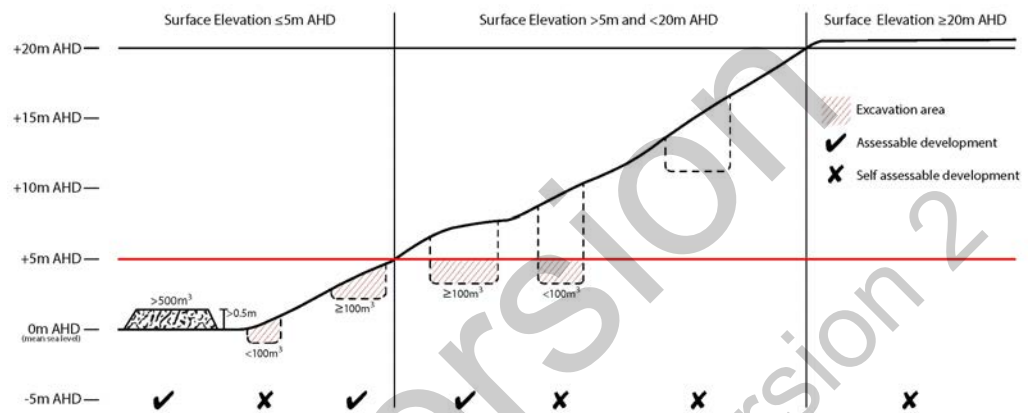
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	<ul style="list-style-type: none"> ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
SAO26	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Caretaker's accommodation⁽¹⁰⁾	
SAO27	A caretaker's accommodation ⁽¹⁰⁾ has a maximum GFA of 80m ² .
SAO28	No more than 1 caretaker's accommodation ⁽¹⁰⁾ is established per site.
SAO29	Does not gain access from a separate driveway from a road frontage.
Market⁽⁴⁶⁾	
SAO30	The market ⁽⁴⁶⁾ does not impact on the ability to undertake activities associated with the primary recreation and open space purpose of the site.
SAO31	<p>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; and e. Waste containers are provided at a rate of 1 per food stall and 1 per 4 non-food stalls.
Telecommunications facility⁽⁸¹⁾	

<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
SAO32	A minimum of 45m ² is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
SAO33	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
SAO34	Equipment shelters and associated structures are located: <ul style="list-style-type: none"> a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
SAO35	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO36	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO37	<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>
SAO38	All equipment comprising the telecommunications facility ⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
<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 - 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>	
SAO39	Development does not involve:

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



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

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

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

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

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

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

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

<p>SAO40</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>SAO41</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; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
<p>SAO42</p>	<p>Development is for the preservation, maintenance, repair and restoration of the site, object or building.</p> <p>This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p>

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	Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
SAO43	<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>
SAO44	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.
SAO45	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground level prior to work commencing.
SAO46	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
SAO47	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.
SAO48	<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>
SAO49	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO50	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.
SAO51	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.
Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)	

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

Part N—Criteria for assessable development - Sport and recreation precinct

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part N, Table 7.2.1.7.2.

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

Table 7.2.1.7.2 Assessable development - Sport and recreation precinct

Performance Outcome	Acceptable Outcome
General criteria	
Built form outcomes for all development	
PO1	AO1.1
Development will:	Site cover does not exceed 40%.
a. 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;	AO1.2
b. 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;	Building and structures are set back 10m from all boundaries.
c. be designed in accordance with the principles of Crime Prevention Through Environment Design (CPTED) to achieve a high level of safety, surveillance and security;	AO1.3
d. incorporate appropriate design response, relative to size and function of buildings, that acknowledge and reflect the region's sub-tropical climate;	Building height does not exceed the maximum height identified on Overlay map – Building heights.
e. reduce the visual appearance of building bulk through:	
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.	
f. achieves the design principles outlined in Planning scheme policy - Integrated design.	
Amenity	

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<p>PO2</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.</p>	<p>No acceptable outcome provided.</p>
<p>Landscaping and screening</p>	
<p>PO3</p> <p>Landscaping and screening is provided in a manner that :</p> <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; and d. achieves the design principles outlined in Planning scheme policy - Integrated design. 	<p>AO3.1</p> <p>A minimum area of 20% of the site is provided for landscaping.</p> <hr/> <p>AO3.2</p> <p>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.</p>
<p>Waste</p>	
<p>PO4</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>No acceptable outcome provided.</p>
<p>Car parking</p>	
<p>PO5</p> <p>On-site car parking associated with an activity provides safe and convenient on-site parking and manoeuvring to meet the anticipated parking demand. 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>AO5</p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p>
<p>Noise</p>	
<p>PO6</p>	<p>No acceptable outcome provided.</p>

<p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures.</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>PO7</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>AO7.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>AO7.2</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>PO8</p> <ol style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. 	<p>No acceptable outcome provided</p>

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<p>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>	
Works criteria	
Utilities	
<p>PO9</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>AO9</p> <p>Development is connected to underground electricity.</p>
<p>PO10</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No acceptable outcome provided</p>
<p>PO11</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No acceptable outcome provided</p>
<p>PO12</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>AO12.1</p> <p>Where in a sewerred area, the development is connected to a reticulated sewerage network.</p>
	<p>AO12.2</p> <p>Where not in a sewerred area, the development is serviced by an appropriate on-site sewerage facility.</p> <p>Note - A site and soil evaluation report is generally required to demonstrate compliance with this outcome. Reports are to be prepared in accordance with AS1547 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.</p>
	<p>AO12.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO13</p>	<p>AO13.1</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>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>PO14</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>AO13.2</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>Access</p>	
<p>PO15</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>PO16</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>AO16.1</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>AO16.2</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>AO16.3</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO17</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO17.1</p> <p>Site access and driveways are designed and located in accordance with:</p>

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	<p>a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or</p> <p>b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p> <p>AO17.2</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>AO17.3</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>PO18</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <p>a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;</p> <p>b. ensure the orderly and efficient continuation of the active transport network;</p> <p>c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design.</p> <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <p>i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide</p>	<p>No acceptable outcome provided</p>

<p>carriageway widening and underground drainage where required; or</p> <p>ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve.</p> <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
Stormwater	
<p>PO19</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>PO20</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>PO21</p> <p>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP.</p> <p>Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No acceptable outcome provided</p>
Site works and construction management	


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<p>PO22</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided</p>
<p>PO23</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>AO23.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion; stormwater discharge rates do not exceed pre-existing conditions; the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>AO23.2</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>AO23.3</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>PO24</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No acceptable outcome provided</p>
<p>PO25</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>AO25.1</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>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>AO25.2</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>AO25.3</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>PO26</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>AO26</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>PO27</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>AO27.1</p> <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p> <p>AO27.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or all native vegetation with a diameter below 400mm is to be chipped and stored on-site. <p>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>

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<p>PO28</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>PO29</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). <p>Note - Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>AO29.1</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> <hr/> <p>AO29.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <hr/> <p>AO29.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <hr/> <p>AO29.4</p> <p>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.</p> <hr/> <p>AO29.5</p> <p>All filling or excavation is contained on-site.</p> <hr/> <p>AO29.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <hr/> <p>AO29.7</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>PO30</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>AO29.8</p> <p>Materials used for structural fill are in accordance with AS3798.</p> <p>AO30</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO31</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>AO31.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p> <p>AO31.2</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>PO32</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>

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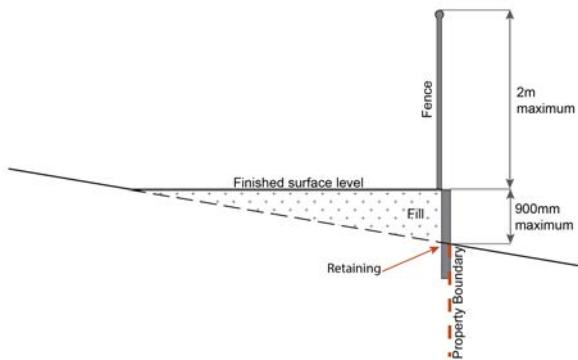
<p>PO33</p> <p>Development does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; and any clearing of native 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>PO34</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>AO34</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; <p style="text-align: center;">Figure - Retaining on boundary</p>  <p>The diagram illustrates a cross-section of a retaining structure on a boundary. A vertical line represents the 'Property Boundary'. To the left of this boundary, there is a 'Retaining' structure. Above the retaining structure, there is a layer of 'Fill' (indicated by a dotted pattern) and a 'Finished surface level' (indicated by a solid line). A 'Fence' is shown on top of the retaining structure. Dimension lines indicate that the maximum height of the fence is 2m, and the maximum height of the retaining structure is 900mm. The retaining structure is shown as a vertical wall with a slight slope on the left side.</p> <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 height of the retaining structure from any property boundary; 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

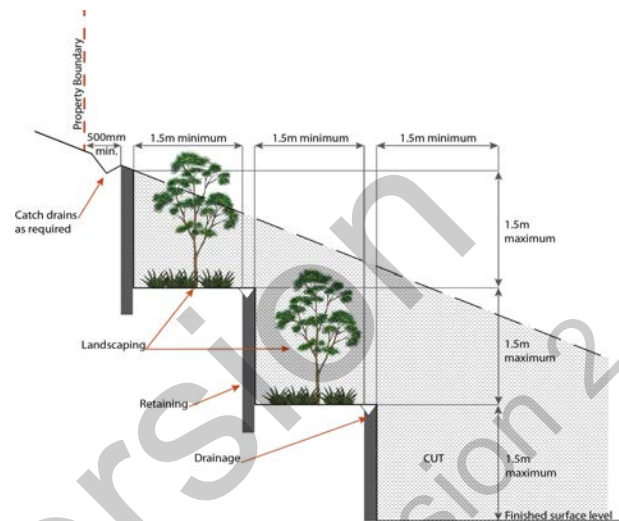
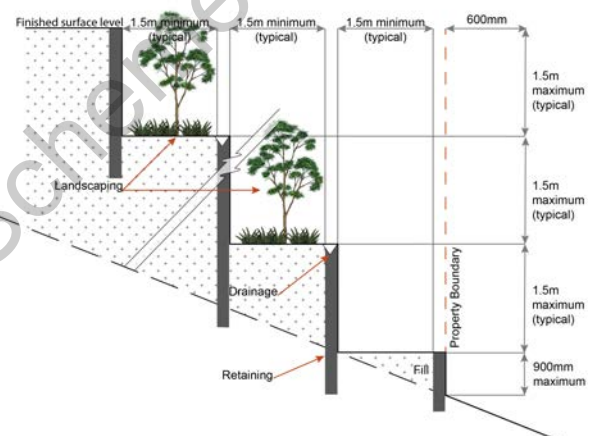


Figure - Fill



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.

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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.

PO35

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.

AO35.1

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.

AO35.2

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.

AO35.3

On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.

PO36

AO36

<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>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>PO37</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>AO37</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	
Caretakers' accommodation ⁽¹⁰⁾	
<p>PO38</p>	<p>AO38</p>

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<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; and e. has regard to the open space and recreation needs of the residents. 	<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; and c. does not gain access from a separate driveway from a road frontage.
<p>Food and drink outlet⁽²⁸⁾</p>	
<p>PO39</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. 	<p>AO39.1</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>AO39.2</p> <p>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>AO39.3</p> <p>Does not have a liquor or gambling licence, except where located in the Sports and recreation precinct where this provision does not apply.</p>
<p>Landing⁽⁴¹⁾</p>	
<p>PO40</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; 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. 	<p>No acceptable outcome provided</p>
<p>Market⁽⁴⁶⁾</p>	

<p>PO41</p> <p>Markets⁽⁴⁶⁾:</p> <ol 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>AO41.1</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> <hr/> <p>AO41.2</p> <p>Market⁽⁴⁶⁾ operates as follows:</p> <ol 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.
Tourist park ⁽⁸⁴⁾	
<p>PO42</p> <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; and iv. provide for a high level of open space and on-site amenity for users; and 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; 	<p>No acceptable outcome provided.</p>

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<p>e. create a safe environment by incorporating the key elements of crime prevention through environmental design (CPTED);</p> <p>f. does not adversely impact on the safe and efficient operations of the external road network.</p>	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO43</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>AO43.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p> <p>AO43.2</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>PO44</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO44</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p> <p>b. minimise the number and width of crossovers and entry points;</p> <p>c. provide safe vehicular access to the site;</p> <p>d. do not utilise barbed wire or razor wire.</p>
<p>PO45</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <p>a. generates no audible sound at the site boundaries where in a residential setting; or</p> <p>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>	<p>AO45</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3KHz to 300Ghz.</p>	

<p>PO46</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>AO46.1</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>AO46.2</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>PO47</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>AO47</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>PO48</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>AO48</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>PO49</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>AO49.1</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>AO49.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>AO49.3</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>AO49.4</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>

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	<p>AO49.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>AO49.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO50</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>AO50</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>PO51</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>AO51</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 - 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>PO52</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p>	<p>AO52</p> <p>Development does not involve:</p>

<ul style="list-style-type: none"> a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils. 	<ul style="list-style-type: none"> a. excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
<p>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 <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO53</p> <p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p>	<p>No acceptable outcome provided.</p>

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<p>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;</p> <p>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO54</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <p>a. retaining habitat trees;</p> <p>b. providing contiguous patches of habitat;</p> <p>c. provide replacement and rehabilitation planting to improve connectivity;</p> <p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO55</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>PO56</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p>	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO57</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	<p>No acceptable outcome provided.</p>
Vegetation clearing and soil resource stability	
<p>PO58</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No acceptable outcome provided.</p>
Vegetation clearing and water quality	
<p>PO59</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No acceptable outcome provided.</p>
<p>PO60</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; 	<p>No acceptable outcome provided.</p>

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<ul style="list-style-type: none"> d. incorporating sediment retention devices; e. minimising channelled flow. 	
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO61</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>PO62</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No acceptable outcome provided.
<p>PO63</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. 	No acceptable outcome provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO64</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</p>	No acceptable outcome provided.

<p>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>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>PO65</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>AO65</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>PO66</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 	<p>No acceptable outcome provided.</p>

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<ul style="list-style-type: none"> c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	
<p>PO67</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>PO68</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>AO68</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<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>PO69</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>PO70</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>AO70</p> <p>No acceptable outcome provided.</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>PO71</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>No acceptable outcome provided.</p>
<p>PO72</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>AO72</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>PO73</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>AO73</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>PO74</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>AO74.1</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>AO74.2</p>

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	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>PO75</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	No acceptable outcome provided.
Additional criteria for development for a Park⁽⁵⁷⁾	
<p>PO76</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ol style="list-style-type: none"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; maintenance and replacement costs are minimised. 	<p>AO76</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>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>	

7.2.1.8 Open space and recreation precinct

7.2.1.8.1 Purpose - Open space and recreation precinct

1. The purpose of the Open space and recreation precinct 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⁽⁵⁷⁾, 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 Open space and recreation precinct seeks to implement the policy direction set in Part 3, Strategic Framework.
2. The purpose of the code will be achieved through the following overall outcomes for the Open space and recreation precinct:
 - 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 or Management Plan under the Land Act 1994.
 - 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;
 - i. building design adopting principles of Crime Prevention Through Environment Design (CPTED);
 - ii. passive and active recreation and open spaces areas and facilities;
 - iii. high level of connectivity of the open space and community green space areas to the active transport network; and
 - iv. 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);

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- 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 the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- j. Noise sensitive uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
- k. 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.
- 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.

i. Development in the Open space and recreation precinct is for one or more of the uses identified below:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Bar⁽⁷⁾ • Caretaker's accommodation⁽¹⁰⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ • Cropping⁽¹⁹⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ <p>Note - Generally the above uses appropriate where located on Council owned or controlled land, is in accordance with an approved Council Master Plan or Management Plan</p>	<ul style="list-style-type: none"> • Environment facility⁽²⁶⁾ • 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⁾ 	<ul style="list-style-type: none"> • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Nature-based tourism⁽⁵⁰⁾ • 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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j. Development in the Open space 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⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Low impact industry⁽⁴²⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ 	<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⁾
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<ul style="list-style-type: none"> 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⁾ 	<ul style="list-style-type: none"> 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"> Sales office⁽⁷²⁾ 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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- k. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

7.2.1.8.2 Criteria for assessment

To determine if development is self-assessable development must comply with the self-assessable acceptable outcomes set out in Part O, Table 7.2.1.8.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part O Table 7.2.1.8.1, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable SAO	Corresponding PO
SAO1	PO1
SAO2	PO1
SAO3	PO1
SAO4	PO2
SAO5	PO4
SAO6	PO3
SAO7	PO3
SAO8	PO5
SAO9	PO8
SAO10	PO9-PO14
SAO11	PO17
SAO12	PO17
SAO13	PO19
SAO14	PO23

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SAO15	PO25
SAO16	PO27
SAO17	PO28
SAO18	PO25
SAO19	PO29
SAO20	PO31
SAO21	PO35
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SAO23	PO35
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SAO26	PO38
SAO27	PO38
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SAO39	PO49
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SAO42	PO53-PO64
SAO43	PO53-PO64
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SAO46	PO68
SAO47	PO68
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SAO49	PO69-PO71, PO73-PO75
SAO50	PO69-PO71, PO73-PO75

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SAO51	PO69-PO71
SAO52	PO72
SAO53	PO76
SAO54	PO77

Part O — Criteria for self-assessable development - Open space and recreation precinct

Table 7.2.1.8.1 Self-assessable development - Open space and recreation precinct

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 or Management Plan under the Land Act.	
Built form outcomes for all development	
SAO1	Site cover does not exceed 10%.
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.
Lighting	
SAO4	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day
Waste	
SAO5	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping and screening	
SAO6	Minimum area of 20% of the site is provided for landscaping.
SAO7	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	
SAO8	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	
SAO9	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: <ol style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;

	<p>c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</p> <p>d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;</p> <p>e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</p> <p>f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</p> <p>g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.</p> <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	
SAO10	<p>Where available, the development is connected to:</p> <p>a. an existing reticulated electricity supply;</p> <p>b. telecommunications and broadband;</p> <p>c. reticulated sewerage;</p> <p>d. reticulated water;</p> <p>e. constructed and dedicated road.</p>
Access	
SAO11	<p>Any new or changes to existing site access and driveways are designed and located in accordance with:</p> <p>a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or</p> <p>b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
SAO12	<p>Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>
Stormwater	
SAO13	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm.</p>

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	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	
SAO14	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.
SAO15	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.
SAO16	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.
SAO17	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
SAO18	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	
SAO19	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
SAO20	Filling or excavation does not result in: a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken. Note - Public sector entity is defined in the Sustainable Planning Act 2009.
Fire services	
Note - The provisions under this heading only apply if:	
a. the development is for, or incorporates:	
i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or	
ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or	
iii. material change of use for a Tourist park ⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or	
iv. material change of use for outdoor sales ⁽⁵⁴⁾ , outdoor processing or outdoor storage where involving combustible materials.	
AND	
b. none of the following exceptions apply:	

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

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

SAO21	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005):</p> <ul style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ul style="list-style-type: none"> i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
SAO22	<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.
SAO23	<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>
SAO24	<p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

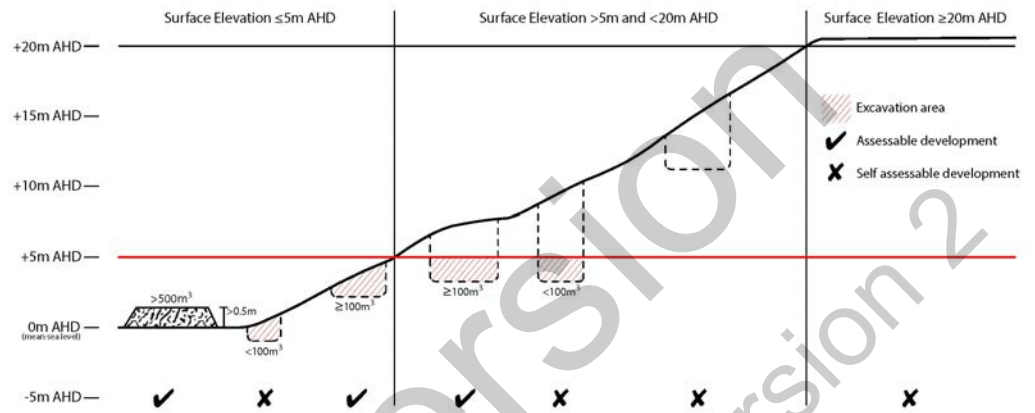
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	<p>v. external hydrants and hydrant booster points;</p> <p>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</p> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <p>a. in a form;</p> <p>b. of a size;</p> <p>c. illuminated to a level;</p> <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
SAO25	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Caretaker's accommodation ⁽¹⁰⁾	
SAO26	A Caretaker's accommodation ⁽¹⁰⁾ has a maximum GFA of 80m ² .
SAO27	No more than 1 Caretaker's accommodation ⁽¹⁰⁾ is established per site.
SAO28	Does not gain access from a separate driveway from a road frontage.
Food and drink outlet ⁽²⁸⁾	
SAO29	The GFA is no more than 150m ² .
SAO30	Operates in conjunction with a recreation or open space use occurring on the same site
SAO31	Does not have a liquor or gambling licence.
Market ⁽⁴⁶⁾	
SAO32	The market ⁽⁴⁶⁾ does not impact on the ability to undertake activities associated with the primary recreation and open space purpose of the site.
SAO33	<p>Operates as follows:</p> <p>a. No more than 2 days in any week;</p> <p>b. No more than 50 individual stalls;</p> <p>c. All activities, including set-up and pack-up, occur within the hours of 7.00am and 3.00pm;</p> <p>d. No use of amplified music, public address systems and noise generating plant and equipment;</p> <p>e. Waste containers are provided at a rate of 1 per food stall and 1 per 4 non-food stalls.</p>

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.	
SAO34	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.
SAO35	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.
SAO36	Equipment shelters and associated structures are located: <ul style="list-style-type: none"> a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
SAO37	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO38	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO39	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.</p>
SAO40	All equipment comprising the telecommunications facility ⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria	
Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)	
Note - Planning scheme policy - Acid sulfate soils provides guidance for self-assessable development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m ³ and 500m ³ respectively.	
SAO41	Development does not involve:

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



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

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

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

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

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

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

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

<p>SAO42</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>SAO43</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; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
<p>SAO44</p>	<p>Development is for the preservation, maintenance, repair and restoration of the site, object or building.</p> <p>This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p>

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	Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
SAO45	<p>A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan.</p> <p>This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p>
SAO46	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.
SAO47	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground level prior to work commencing.
SAO48	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
SAO49	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.
SAO50	<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>
SAO51	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO52	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.
SAO53	Development for a material change of use or building work for a Park ⁽⁵⁷⁾ ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)	

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

SAO54

No development is to occur within:

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

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

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

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

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

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

Part P—Criteria for assessable development - Open space and recreation precinct

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part P, Table 7.2.1.8.2.

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

Table 7.2.1.8.2 Assessable development - Open space and recreation precinct

Performance Outcome	Acceptable Outcome
General criteria	
Built form outcomes for all development	
PO1 Development will: <ol 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; 	AO1.1 Site cover does not exceed 10%.
	AO1.2 Building and structures are set back 10m from all boundaries.

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<ul style="list-style-type: none"> 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; 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; h. achieves the design principles outlined in Planning scheme policy - Integrated design. 	<p>AO1.3</p> <p>Building height does not exceed that on Overlay map - Building heights.</p>
<p>Amenity</p>	
<p>PO2</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.</p>	<p>No acceptable outcome provided.</p>
<p>Landscaping and screening</p>	
<p>PO3</p> <p>Landscaping and screening is provided in a manner that :</p>	<p>AO3</p> <p>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.</p>

<p>a. achieves a high level of privacy and amenity to adjoining properties and when viewed from the street;</p> <p>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;</p> <p>c. creates a secure and safe environment by incorporating key elements of crime prevention through environmental design;</p> <p>d. achieves the design principles outlined in Planning scheme policy - Integrated design.</p>	
Waste	
<p>PO4</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>No acceptable outcome provided.</p>
Car parking	
<p>PO5</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>AO5</p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p>
Noise	
<p>PO6</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures.</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>PO7</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p>	<p>AO7.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p>

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<p>a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintaining the amenity of the streetscape.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>A07.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <p>a. are not visible from an adjoining road or public area unless:</p> <p>i. adjoining a motorway or rail line; or</p> <p>ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<p>Clearing of habitat trees where not located within the Environmental areas overlay map</p>	
<p>PO8</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>
<p>Works criteria</p>	
<p>Utilities</p>	
<p>PO9</p>	<p>AO9</p>

<p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>Development is connected to underground electricity.</p>
<p>PO10</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No acceptable outcome provided</p>
<p>PO11</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No acceptable outcome provided</p>
<p>PO12</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>AO12.1</p> <p>Where in a sewerred area, the development is connected to a reticulated sewerage network.</p>
	<p>AO12.2</p> <p>Where not in a sewerred area, the development is serviced by an appropriate on-site sewerage facility.</p> <p>Note - A site and soil evaluation report is generally required to demonstrate compliance with this outcome. Reports are to be prepared in accordance with AS1547 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.</p>
	<p>AO12.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO13</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>AO13.1</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>AO13.2</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>PO14</p>	<p>No acceptable outcome provided</p>

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<p>The development is provided with constructed and dedicated road access.</p>	
<p>Access</p>	
<p>PO15</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>PO16</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>AO16.1</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>AO16.2</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>AO16.3</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO17</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO17.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	<p>AO17.2</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>AO17.3</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>PO18</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; ensure the orderly and efficient continuation of the active transport network; ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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 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>	No acceptable outcome provided
Stormwater	
<p>PO19</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>	No acceptable outcome provided

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<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>PO20</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>PO21</p> <p>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP.</p> <p>Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No acceptable outcome provided</p>
<p>Site works and construction management</p>	
<p>PO22</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided</p>
<p>PO23</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; 	<p>AO23.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p>

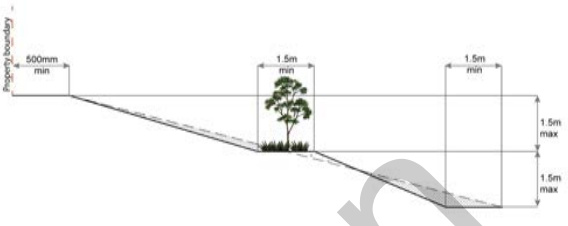
<p>c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises;</p> <p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</p> <p>b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion;</p> <p>c. stormwater discharge rates do not exceed pre-existing conditions;</p> <p>d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and</p> <p>e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.</p>
<p>PO24</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>AO23.2</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>PO25</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>AO23.3</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>AO25.1</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>AO25.2</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>AO25.3</p>

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	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>PO26</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>AO26</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>PO27</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>AO27.1</p> <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p>
	<p>AO27.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or all native vegetation with a diameter below 400mm is to be chipped and stored on-site. <p>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>
<p>PO28</p> <p>Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	No acceptable outcome provided
Earthworks	
PO29	AO29.1

<p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ul style="list-style-type: none"> a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). <p>Note - Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>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>AO29.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>AO29.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>AO29.4</p> <p>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.</p> <p>AO29.5</p> <p>All filling or excavation is contained on-site.</p> <p>AO29.6</p> <p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>AO29.7</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>AO29.8</p> <p>Materials used for structural fill are in accordance with AS3798.</p>
<p>PO30</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>AO30</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p>

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	<p style="text-align: center;">Figure - Embankment</p> 
<p>PO31</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>AO31.1</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>AO31.2</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>PO32</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>PO33</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</p>	<p>No acceptable outcome provided.</p>

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

Retaining walls and structures

PO34

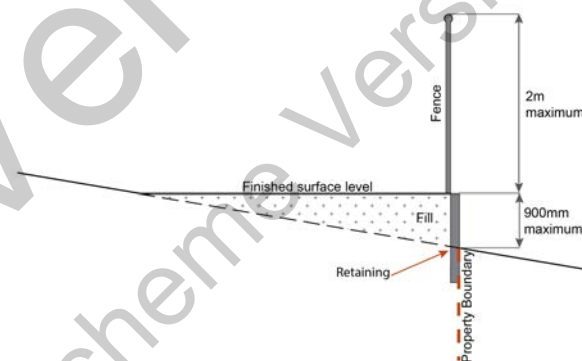
All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.

AO34

Earth retaining structures:

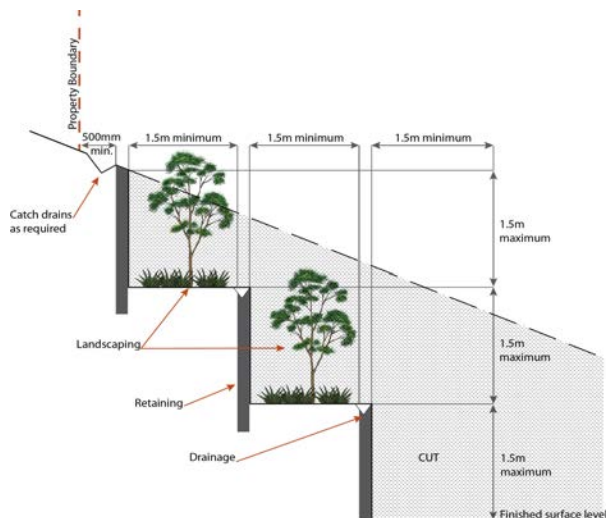
- a. are not constructed of boulder rocks or timber;
- b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on boundary



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

Figure - Cut



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Figure - Fill



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.

PO35

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;

AO35.1

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

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

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

<p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <p>Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.</p>	<p>b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);</p> <p>c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p>
	<p>AO35.2</p> <p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	<p>AO35.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO36</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>AO36</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

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	<ul style="list-style-type: none"> v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
<p>PO37</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>AO37</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>PO38</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>AO38</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>PO39</p>	<p>AO39.1</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. any liquor or gambling activities associated with a food and drink outlet⁽²⁸⁾ is a secondary and minor component. 	<p>The GFA does not exceed 150m²</p> <p>AO39.2</p> <p>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>AO39.3</p> <p>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>PO40</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; 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. 	<p>No acceptable outcome provided</p>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO41</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; 	<p>AO41.1</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>AO41.2</p>

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<p>g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.</p>
<p>PO42</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO42</p> <p>Access control arrangements:</p> <p>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>
<p>PO43</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <p>a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>	<p>AO43</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Market⁽⁴⁶⁾</p>	
<p>PO44</p> <p>Markets⁽⁴⁶⁾:</p> <p>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>	<p>AO44.1</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> <p>AO44.2</p> <p>Market⁽⁴⁶⁾ operates as follows:</p> <p>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.</p>
<p>Tourist park⁽⁸⁴⁾</p>	

<p>PO45</p> <p>Tourist park⁽⁸⁴⁾:</p> <ul style="list-style-type: none"> a. is not, or does not act, as a permanent place of residence for persons where a typical period of time does not exceed 3 consecutive months; b. is located within a site area that is of sufficient size to: <ul 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; and iv. provide for a high level of open space and on-site amenity for users; and 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>No acceptable outcome provided.</p>
<p>Telecommunications facility ⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities ⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO46</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>AO46.1</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> <hr/> <p>AO46.2</p>

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	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>PO47</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>AO47</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>PO48</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>AO48</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>PO49</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>AO49.1</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>AO49.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>AO49.3</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>AO49.4</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>AO49.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>AO49.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p>

	<p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO50</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>AO50</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>PO51</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>AO51</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>PO52</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>AO52</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>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are exempt from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> Clearing of native vegetation located within an approved development footprint; 	

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

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

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

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

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

PO53

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

No acceptable outcome provided.

<p>Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO54</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> retaining habitat trees; providing contiguous patches of habitat; provide replacement and rehabilitation planting to improve connectivity; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO55</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>PO56</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	<p>No acceptable outcome provided.</p>
<p>PO57</p>	<p>No acceptable outcome provided.</p>

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<p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	
<p>Vegetation clearing and soil resource stability</p>	
<p>PO58</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO59</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No acceptable outcome provided.</p>
<p>PO60</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	
<p>PO61</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No acceptable outcome provided.</p>

<p>PO62</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No acceptable outcome provided.</p>
<p>PO63</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO64</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, State Planning Regulatory Provision environmental offset provisions apply.</p>	<p>No acceptable outcome provided.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p>	

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

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

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

<p>PO65</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>AO65</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>PO66</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>PO67</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</p>	<p>No acceptable outcome provided.</p>

<p>cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.</p>	
<p>PO68</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>AO68</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<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>PO69</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>PO70</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>AO70</p> <p>No acceptable outcome provided.</p>

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<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO71</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>No acceptable outcome provided.</p>
<p>PO72</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>AO72</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>PO73</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>AO73</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>PO74</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>AO74.1</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>AO74.2</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>PO75</p>	<p>No acceptable outcome provided.</p>

<p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO76</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ol style="list-style-type: none"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; maintenance and replacement costs are minimised. 	<p>AO76</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>PO77</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> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	<p>AO77</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p>	

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

Historic Version
MBRC Planning Scheme Version 2