

### 7.2 Local plan codes

#### 7.2.1 Redcliffe Kippa-Ring local plan code

##### 7.2.1.1 Application - Redcliffe Kippa-Ring local plan code

This code applies to development in the Redcliffe Kippa-Ring local plan area shown within LPM-01 contained within Schedule 2, if that development is identified as:

1. accepted development subject to requirements or assessable development, and this code is listed as an applicable code in the assessment benchmarks for assessable development and requirements for accepted development column of a table of assessment (Part 5);
2. assessable development - impact assessable (Part 5).

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

For accepted development subject to requirements or assessable development:

1. Part A of the code applies only to accepted development subject to requirements 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 accepted development subject to requirements 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 accepted development subject to requirements 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 accepted development subject to requirements 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 accepted development subject to requirements 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 accepted development subject to requirements 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 accepted development subject to requirements 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 accepted development subject to requirements 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

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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<sup>(22)</sup> 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.

### 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<sup>(17)</sup>.
  - 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<sup>(17)</sup>;
    - iii. Irene Street as the pre-eminent location for civic, administration and community uses<sup>(17)</sup>.
  - 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;

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- 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<sup>(76)</sup> 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:



- 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;

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

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

<ul style="list-style-type: none"> <li>Bar<sup>(7)</sup></li> <li>Caretakers accommodation<sup>(10)</sup></li> <li>Child care centre<sup>(13)</sup></li> <li>Club<sup>(14)</sup></li> <li>Community care centre<sup>(15)</sup></li> <li>Community use<sup>(17)</sup></li> <li>Dual occupancy<sup>(21)</sup> - if in a mixed use building</li> <li>Dwelling unit<sup>(23)</sup></li> <li>Educational establishment<sup>(24)</sup></li> <li>Food and drink outlet<sup>(28)</sup></li> <li>Function facility<sup>(29)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Health care services<sup>(33)</sup></li> <li>Home based business<sup>(35)</sup></li> <li>Hotel<sup>(37)</sup></li> <li>Indoor sport and recreation<sup>(38)</sup></li> <li>Market<sup>(46)</sup></li> <li>Multiple dwelling<sup>(49)</sup> - If in a mixed use building</li> <li>Office<sup>(53)</sup></li> <li>Place of worship<sup>(60)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Resort complex<sup>(66)</sup> - If in a mixed use building</li> <li>Rooming accommodation<sup>(69)</sup> - If in a mixed use building</li> <li>Sales office<sup>(72)</sup></li> <li>Service industry<sup>(73)</sup></li> <li>Shop<sup>(75)</sup></li> <li>Short-term accommodation<sup>(77)</sup> - If in a mixed use building</li> <li>Theatre<sup>(82)</sup></li> <li>Veterinary services<sup>(87)</sup></li> </ul>
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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"> <li>Agricultural supplies store<sup>(2)</sup></li> <li>Air services<sup>(3)</sup></li> <li>Animal husbandry<sup>(4)</sup></li> <li>Animal keeping<sup>(5)</sup></li> <li>Aquaculture<sup>(6)</sup></li> <li>Brothel<sup>(8)</sup></li> <li>Bulk landscape supplies<sup>(9)</sup></li> <li>Car wash<sup>(11)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Intensive animal industry<sup>(39)</sup></li> <li>Intensive horticulture<sup>(40)</sup></li> <li>Low impact industry<sup>(42)</sup></li> <li>Major electricity infrastructure<sup>(43)</sup></li> <li>Marine industry<sup>(45)</sup></li> <li>Medium impact industry<sup>(47)</sup></li> <li>Motor sport facility<sup>(48)</sup></li> <li>Non-resident workforce accommodation<sup>(52)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Roadside stall<sup>(68)</sup></li> <li>Rural industry<sup>(70)</sup></li> <li>Rural workers' accommodation<sup>(71)</sup></li> <li>Showroom<sup>(78)</sup> - If GFA is 250m<sup>2</sup> or more</li> <li>Special industry<sup>(79)</sup></li> <li>Tourist park<sup>(84)</sup></li> <li>Transport depot<sup>(85)</sup></li> </ul>
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<ul style="list-style-type: none"> <li>• Cemetery<sup>(12)</sup></li> <li>• Crematorium<sup>(18)</sup></li> <li>• Cropping<sup>(19)</sup></li> <li>• Detention facility<sup>(20)</sup></li> <li>• Extractive industry<sup>(27)</sup></li> <li>• Hardware and trade supplies<sup>(32)</sup></li> <li>• High impact industry<sup>(34)</sup></li> <li>• Hospital<sup>(36)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Outdoor sales<sup>(54)</sup></li> <li>• Permanent plantation<sup>(59)</sup></li> <li>• Port services<sup>(61)</sup></li> <li>• Relocatable home park<sup>(62)</sup></li> <li>• Renewable energy facility<sup>(63)</sup></li> <li>• Research and technology industry<sup>(64)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Warehouse<sup>(88)</sup></li> <li>• Wholesale nursery<sup>(89)</sup></li> </ul>
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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<sup>(31)</sup>, market<sup>(46)</sup>).

#### 7.2.1.1.2 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 7.2.1.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 7.2.1.1.1, it becomes assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO2, PO4
RAD2	PO2, PO4
RAD3	PO9
RAD4	PO5, PO6
RAD5	PO25
RAD6	PO25-PO27
RAD7	PO32
RAD8	PO33
RAD9	PO35
RAD10	PO39
RAD11	PO40

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Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD12	PO41
RAD13	PO51
RAD14	PO44
RAD15	PO45
RAD16	PO45
RAD17	PO45
RAD18	PO55
RAD19	PO57
RAD20	PO54
RAD21	PO54
RAD22	PO58
RAD23	PO61
RAD24	PO62
RAD25	PO63
RAD26	PO62
RAD27	PO69
RAD28	PO64
RAD29	PO64
RAD30	PO67
RAD31	PO67
RAD32	PO68
RAD33	PO70-PO74, PO76
RAD34	PO73
RAD35	PO70
RAD36	PO70
RAD37	PO70
RAD38	PO75
RAD39	PO70
RAD40	PO70
RAD41	PO72
RAD42	PO72
RAD43	PO77
RAD44	PO77
RAD45	PO77

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD46	PO78
RAD47	PO79
RAD48	PO86
RAD49	PO86
RAD50	PO85
RAD51	PO86
RAD52	PO84
RAD53	PO84
RAD54	PO91
RAD55	PO92
RAD56	PO93
RAD57	PO93
RAD58	PO93
RAD59	PO93
RAD60	PO95
RAD61	PO96
RAD62	PO97-PO108
RAD63	PO97-PO108
RAD64	PO109
RAD65	PO109
RAD66	PO112
RAD67	PO112
RAD68	PO112
RAD69	PO114-PO116, PO118-PO120
RAD70	PO114-PO116, PO118-PO120
RAD71	PO114-PO116
RAD72	PO117
RAD73	PO121
RAD74	PO122
RAD75	PO123

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### Part A—Requirements for accepted development - Redcliffe seaside village precinct.

**Table 7.2.1.1.1 Requirements for accepted development - Redcliffe seaside village precinct**

Requirements for accepted development	
General requirements	
Active frontage	
<b>RAD1</b>	Where involving an extension (building work) in front of the main building line: <ol style="list-style-type: none"> <li>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;</li> <li>the minimum area of window or glazing is to remain uncovered and free of signage.</li> </ol>
<b>RAD2</b>	Development for community activities, Indoor sport and recreation <sup>(38)</sup> , Veterinary services <sup>(87)</sup> , Function facility <sup>(29)</sup> or a Service industry <sup>(73)</sup> is not located on the ground floor where directly fronting Redcliffe Parade.
Building height	
<b>RAD3</b>	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks	
<b>RAD4</b>	Setbacks comply with Table 7.2.1.1.3 - Setbacks (maximum and minimum).
Car parking	
<b>RAD5</b>	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.
<b>RAD6</b>	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
Waste	
<b>RAD7</b>	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping	
<b>RAD8</b>	Where involving building work development does not result in a reduction in the area (m <sup>2</sup> ) or standard of established landscaping on-site.
Lighting	
<b>RAD9</b>	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. <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	
<b>RAD10</b>	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"> <li>a. Clearing of a habitat tree located within an approved development footprint;</li> <li>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;</li> <li>c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</li> </ul> <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>
<b>Works requirements</b>	

<b>Utilities</b>	
<b>RAD11</b>	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).

<b>Access</b>	
<b>RAD12</b>	Development does not result in additional vehicular access to, or car parking fronting Redcliffe Parade.
<b>RAD13</b>	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
<b>RAD14</b>	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
<b>RAD15</b>	Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with:



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	<p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <p>i. Planning scheme policy - Integrated design;</p> <p>b. where for a Council-controlled road and not associated with a Dwelling house:</p> <p>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</p> <p>ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</p> <p>iii. Planning scheme policy - Integrated design;</p> <p>iv. Schedule 8 - Service vehicle requirements;</p> <p>c. 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>
<b>RAD16</b>	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
<b>RAD17</b>	Access driveways, manoeuvring areas and loading facilities are sealed and 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.

Stormwater	
<b>RAD18</b>	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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>
<b>RAD19</b>	<p>Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development:</p> <p>a. is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</p> <p>b. will result in:</p> <p>i. 6 or more dwellings; or</p> <p>ii. an impervious area greater than 25% of the net developable area.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>
<b>RAD20</b>	Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.

	Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.								
<b>RAD21</b>	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
<b>RAD22</b>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1"> <thead> <tr> <th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter</td><td>4.0m</td></tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td></tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

#### Site works and construction management

<b>RAD23</b>	The site and any existing structures are to be maintained in a tidy and safe condition.
<b>RAD24</b>	<p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
<b>RAD25</b>	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
<b>RAD26</b>	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>

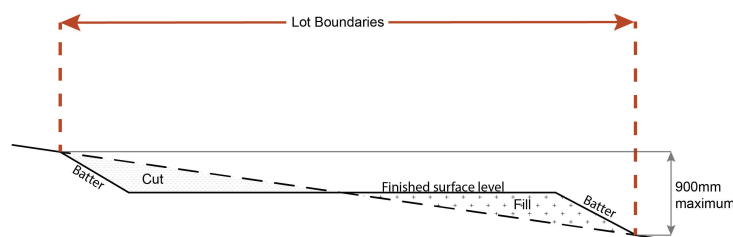
## 7 Local plans

<b>RAD27</b>	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
<b>RAD28</b>	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.
<b>RAD29</b>	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.
<b>RAD30</b>	<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>
<b>RAD31</b>	<p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> <li>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</li> <li>all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ol> <p>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
<b>RAD32</b>	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> <li>Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</li> <li>no work is to be carried out on Sundays or public holidays.</li> </ol>

### Earthworks

**RAD33** The total of all cut and fill on-site does not exceed 900mm in height.

**Figure - Cut and Fill**



Note - This is site earthworks not building work.

<b>RAD34</b>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> <li>any cut batter is no steeper than 1V in 4H;</li> <li>any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H;</li> <li>any compacted fill batter is no steeper than 1V in 4H.</li> </ol>
<b>RAD35</b>	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.
<b>RAD36</b>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<b>RAD37</b>	All fill and excavation is contained on-site and is free draining.
<b>RAD38</b>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>redirect stormwater surface flow away from existing flow paths; or</li> <li>divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> <li>concentrates the flow; or</li> <li>increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>causes actionable nuisance to any person, property or premises.</li> </ol> </li> </ol>
<b>RAD39</b>	<p>All fill placed on-site is:</p> <ol style="list-style-type: none"> <li>limited to that necessary for the approved use;</li> <li>clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ol>
<b>RAD40</b>	<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>
<b>RAD41</b>	<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 is defined in Schedule 2 of the Act.</p>
<b>RAD42</b>	<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"> <li>a reduction in cover over any Council or public sector entity infrastructure to less than 600mm;</li> </ol>

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	<p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>
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### 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

<b>RAD43</b>	<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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p> <ul style="list-style-type: none"> <li>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<sup>(84)</sup> 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;</li> <li>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);</li> <li>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"> <li>i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>iii. - for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities; and</li> </ul> <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.</p>
<b>RAD44</b>	<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"> <li>a. an unobstructed width of no less than 3.5m;</li> <li>b. an unobstructed height of no less than 4.8m;</li> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ul>
<b>RAD45</b>	<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>
<b>RAD46</b>	<p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> <li>v. external hydrants and hydrant booster points;</li> <li>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ul> </li> </ul> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> <li>a. in a form;</li> <li>b. of a size;</li> <li>c. illuminated to a level;</li> </ul> <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>
<b>RAD47</b>	<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>

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Use specific requirements	
Residential uses (Dwelling unit <sup>(23)</sup> and Caretaker's accommodation <sup>(10)</sup> )	
<b>RAD48</b>	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
<b>RAD49</b>	Dwellings are located behind or above the non-residential use on-site.
<b>RAD50</b>	<p>Dwellings are provided with a private open space area that:</p> <ol style="list-style-type: none"> <li>is directly accessible from a living area within the dwelling;</li> <li>is screened for privacy;</li> <li>ground floor dwellings include a minimum private open spaces area of 16m<sup>2</sup> with a minimum dimension of 4m that is not located in front of the main building line; or</li> <li>above ground floor dwellings include a minimum private open space area of 8m<sup>2</sup> with a minimum dimension of 2.5m.</li> </ol>
<b>RAD51</b>	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 <sup>(35)</sup>	
<b>RAD52</b>	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.
<b>RAD53</b>	The home based business <sup>(35)</sup> occupies an area of the existing dwelling or on-site structure not greater than 40m <sup>2</sup> gross floor area.
Telecommunications facility <sup>(81)</sup>	
<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities<sup>(81)</sup> 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>	
<b>RAD54</b>	A minimum area of 45m <sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
<b>RAD55</b>	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.
<b>RAD56</b>	<p>Equipment shelters and associated structures are located:</p> <ol style="list-style-type: none"> <li>directly beside the existing equipment shelter and associated structures;</li> <li>behind the main building line;</li> <li>further away from the frontage than the existing equipment shelter and associated structures;</li> <li>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.</li> </ol>
<b>RAD57</b>	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
<b>RAD58</b>	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
<b>RAD59</b>	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>
<b>RAD60</b>	<p>All equipment comprising the telecommunications facility<sup>(81)</sup> 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><b>Values and constraints requirements</b></p> <p>Note - The relevant values and constraints requirements 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><b>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)</b></p> <p>Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m<sup>3</sup> and 50m<sup>3</sup> respectively.</p>	
<b>RAD61</b>	<p>Development does not involve:</p> <ol style="list-style-type: none"> <li>excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below 5m Australian Height Datum AHD, or</li> <li>filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m AHD.</li> </ol>
<p><b>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</b></p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> <li>Clearing of native vegetation located within an approved development footprint;</li> <li>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;</li> <li>Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> </ol>	

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- 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 accepted development under Part 1, 1.7.7 Accepted 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><b>RAD62</b></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<sup>(22)</sup> or extension to an existing dwelling house<sup>(22)</sup> only on lots less than 750m<sup>2</sup>.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, 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"> <li>i. co-locating all associated activities, infrastructure and access strips;</li> <li>ii. be the least valued area of koala habitat on the site;</li> <li>iii. minimise the footprint of the development envelope area;</li> <li>iv. minimise edge effects to areas external to the development envelope;</li> <li>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;</li> <li>vi. sufficient area between the development and koala habitat trees to achieve their long-term viability.</li> </ul> <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, 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><b>RAD63</b></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"> <li>a. Clearing of native vegetation located within an approved development footprint;</li> </ul>

	<ul style="list-style-type: none"> <li>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;</li> <li>c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> <li>f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</li> <li>g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</li> <li>h. Grazing of native pasture by stock;</li> <li>i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</li> </ul>
<p><b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)</b></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>	
<b>RAD64</b>	<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>
<b>RAD65</b>	<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>
<b>RAD66</b>	<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>
<b>RAD67</b>	<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"> <li>a. construction of any building;</li> <li>b. laying of overhead or underground services;</li> <li>c. any sealing, paving, soil compaction;</li> <li>d. any alteration of more than 75mm to the ground surface prior to work commencing.</li> </ul>
<b>RAD68</b>	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>

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<b>Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)</b>	
<b>RAD69</b>	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.
<b>RAD70</b>	<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>
<b>RAD71</b>	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
<b>RAD72</b>	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.
<b>RAD73</b>	Development for a material change of use or building work for a Park <sup>(57)</sup> ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
<b>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)</b>	
<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>	
<b>RAD74</b>	<p>No development is to occur within:</p> <ul style="list-style-type: none"> <li>a. 50m from top of bank for W1 waterway and drainage line</li> <li>b. 30m from top of bank for W2 waterway and drainage line</li> <li>c. 20m from top of bank for W3 waterway and drainage line</li> <li>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</li> </ul> <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>
<b>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)</b>	
<b>RAD75</b>	<p>Where located in the Locally important (Coast) scenic amenity overlay;</p> <ul style="list-style-type: none"> <li>a. landscaping comprises indigenous coastal species;</li> </ul>

- 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:
  - 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 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)**

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This is for information purposes only. No requirements for accepted development or criteria for assessable development 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

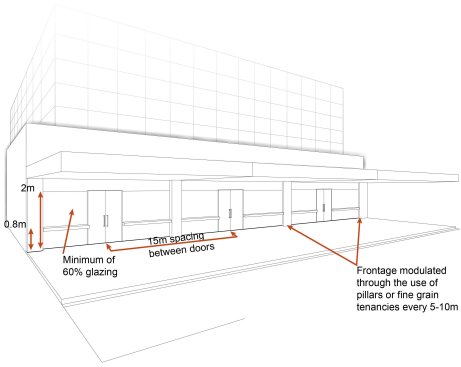
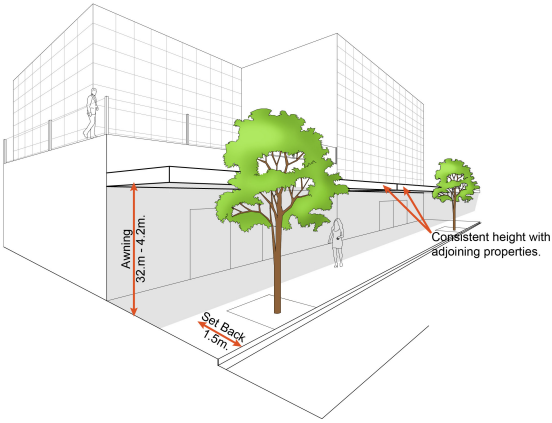
Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part B, Table 7.2.1.1.2, as well as the purpose statement and overall outcomes.

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

**Table 7.2.1.1.2 Assessable development - Redcliffe seaside village precinct**

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<b>General criteria</b>	
<b>Centre network and function</b>	
<b>PO1</b>  Development in the Redcliffe seaside village precinct: <ul style="list-style-type: none"> <li>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;</li> <li>b. has a strong focus on leisure and entertainment.</li> </ul>	No example provided.
<b>Active frontage</b>	
<b>PO2</b>  Development fronting Redcliffe Parade is designed and oriented to address and activate areas of pedestrian movement, to: <ul style="list-style-type: none"> <li>a. promote vitality, interaction and casual surveillance;</li> <li>b. concentrate and reinforce pedestrian activity;</li> <li>c. avoid opaque facades to provide visual interest to the street frontage.</li> </ul>	<b>E2</b>  Buildings on sites fronting Redcliffe Parade require a frontage that incorporates: <ul style="list-style-type: none"> <li>a. a minimum of 75% of the length of the street frontage glazed between 0.8m and 2.0m above ground level;</li> <li>b. external doors which directly adjoin the street frontage at least every 15m;</li> <li>c. modulation in the facade, by incorporating changes in tenancy or the use of pillars or similar elements every 5-10m;</li> <li>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 floor is to maintain visibility of the internal activity from the street and not obscure surveillance of the street.</li> </ul>



	<p><b>Figure - Glazing on Redcliffe Parade</b></p> 
<p><b>PO3</b></p> <p>Awnings are provided at the ground floor fronting pedestrian footpaths. Awnings:</p> <ol style="list-style-type: none"> <li>provide adequate protection for pedestrians from solar exposure and inclement weather;</li> <li>are integrated with the design of the building and the form and function of the street;</li> <li>do not compromise the provision of street trees and signage;</li> <li>ensure the safety of pedestrians and vehicles (e.g. No support poles).</li> </ol>	<p><b>E3</b></p> <p>Buildings incorporate an awning that:</p> <ol style="list-style-type: none"> <li>is cantilevered;</li> <li>extends from the face of the building;</li> <li>has a minimum height of 3.2m and a maximum height of 4.2m above pavement level;</li> <li>does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage;</li> <li>aligns with adjoining buildings to provide continuous shelter where possible.</li> </ol> <p><b>Figure - Awning requirements</b></p> 
<p><b>PO4</b></p> <p>Development addresses and activates streets and public spaces by:</p> <ol style="list-style-type: none"> <li>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);</li> </ol>	<p><b>E4.1</b></p> <p>Development addresses the street frontage.</p> <p><b>E4.2</b></p> <p>New buildings and extensions are built to the street alignment.</p>



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- b. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement;
- c. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space;
- d. locating car parking areas behind or under buildings to not dominate the street environment;
- 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.

### E4.3

At-grade car parking:

- a. does not adjoin a main street or a corner;
- b. where at-grade car parking adjoins a street (other than a main street) or civic space it does not take up more than 40% of the length of the street frontage.

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

### E4.4

The front facade of the building (excluding buildings fronting Redcliffe Parade):

- 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.

Note - This does not apply to Adult stores<sup>(1)</sup>

**Figure - Glazing**



### E4.5

Where adjoining Sutton Street and Anzac Avenue, individual tenancies do not exceed a frontage length of 20m.

### E4.6

Large format retail uses (e.g. showroom<sup>(78)</sup>, 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.

Setbacks	
<p><b>PO5</b></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><b>E5</b></p> <p>Setbacks comply with Table 7.2.1.1.3 - Setbacks (maximum and minimum).</p>
<p><b>PO6</b></p> <p>Buildings and structures are setback to:</p> <ol style="list-style-type: none"> <li>contribute to the streetscape and Redcliffe Seaside Village precinct character;</li> <li>provide amenity and privacy for users of the premises as well adjoining sensitive land uses;</li> <li>maintain private open space areas that are of a size and dimension to be usable and functional;</li> <li>cater for required openings, the location of loading docks and landscaped buffers;</li> <li>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;</li> <li>provide adequate separation to particular infrastructure and water bodies to minimise adverse impacts on people, property, water quality and infrastructure;</li> <li>allow separation between buildings to enable access to breeze, sunlight and views;</li> <li>mitigate micro climate impacts as a result of wind tunnel or over shadowing effects on public and private open spaces.</li> </ol>	<p><b>E6</b></p> <p>Setbacks comply with Table 7.2.1.1.3 - Setbacks (maximum and minimum).</p>
Site area	
<p><b>PO7</b></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 example provided.</p>
Site cover (residential uses)	
<p><b>PO8</b></p> <p>Residential buildings and structures will ensure that site cover:</p>	<p>No example provided.</p>

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<ul style="list-style-type: none"> <li>a. does not result in a site density that is inconsistent with the character of the area;</li> <li>b. does not result in an over development of the site;</li> <li>c. does not result in other elements of the site being compromised (e.g. setbacks, open space etc);</li> <li>d. ensure that buildings and structures reflect the precinct character.</li> </ul>	
<b>Building height</b>	
<p><b>PO9</b></p> <p>Buildings and structures have a height that:</p> <ul style="list-style-type: none"> <li>a. is consistent with the medium to high rise character of the Redcliffe seaside village precinct;</li> <li>b. responds to the topographic features of the site, including slope and orientation;</li> <li>c. is not visually dominant or overbearing with respect to the streetscape;</li> <li>d. responds to the height of development on adjoining land where contained within another precinct or zone;</li> <li>e. ensures an even distribution of development across the precinct and avoids over-concentration of activities in one location.</li> </ul> <p>Note - Council may require a shadow impact analysis to be prepare a the time of lodging any development application for a building or structure of that exceeds 12m in height.</p>	<p><b>E9.1</b></p> <p>Building height does not exceed the minimum and maximum height identified on Overlay map - Building heights.</p> <hr/> <p><b>E9.2</b></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>
<b>Public realm</b>	
<p><b>PO10</b></p> <p>Developments with a gross leasable area greater than 3,000m<sup>2</sup> include a public plaza on-site, that:</p> <ul style="list-style-type: none"> <li>a. is open to the public;</li> <li>b. is integrated with adjacent development, in relation to built form, streetscape, landscaping and the street and pedestrian network;</li> <li>c. is directly accessible from adjacent development or tenancies and is easily and conveniently accessible to the public;</li> <li>d. is of a sufficient size and dimensions to cater for passive recreation activities (e.g. alfresco dining and temporary activities etc);</li> </ul>	<p>No example provided.</p>

<ul style="list-style-type: none"> <li>e. includes greening (e.g. landscaping, planter boxes, street trees etc), that contributes to the identity of the centre;</li> <li>f. is lit and has adequate signage for way finding, ensuring adjoining and near by residential uses are not impacted by 'overspill';</li> <li>g. is designed to achieve CPTED principles e.g. visible at all times.</li> </ul> <p>Note - For details and examples of civic space requirements refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	
<p><b>PO11</b></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> <ul style="list-style-type: none"> <li>a. active frontages;</li> <li>b. awnings;</li> <li>c. pedestrian routes;</li> <li>d. streetscape improvements;</li> <li>e. focal places;</li> <li>f. pedestrian gathering places;</li> <li>g. building landmarks;</li> <li>h. car parking;</li> <li>i. access routes.</li> </ul> <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>	No example provided.
<b>Streetscape</b>	
<p><b>PO12</b></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 example provided.

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Built form	
<p><b>PO13</b></p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> <li>a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning);</li> <li>b. preserve and reflects the existing scale, cultural heritage, and art deco character of the Redcliffe Seaside Village precinct;</li> <li>c. reflects the coastal landscape, and coastal architectural elements;</li> <li>d. enables differentiation between buildings;</li> <li>e. contributes to a safe environment;</li> <li>f. incorporates architectural features within the building facade at the street level to create human scale;</li> <li>g. treat or break up blank walls that are visible from public areas;</li> <li>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;</li> <li>i. facilitate casual surveillance of all public spaces;</li> <li>j. incorporates vertical and horizontal massing from articulation of building form with steps and recesses as illustrated on Figure 7.2.1.1.2.</li> </ul>	No example provided.
<p><b>PO14</b></p> <p>Building entrances:</p> <ul style="list-style-type: none"> <li>a. are readily identifiable from the road frontage;</li> <li>b. are designed to limit opportunities for concealment;</li> <li>c. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites;</li> <li>d. are adequately lit to ensure public safety and security;</li> <li>e. include footpaths that connect with adjoining sites;</li> <li>f. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance.</li> </ul>	No example provided.

<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><b>PO15</b></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> <ol style="list-style-type: none"> <li>assist in legibility of the street environment;</li> <li>promote activity on both street frontages;</li> <li>provide glazing that addresses both street frontages.</li> </ol> <p>Note - Design measures will vary depending on the building and location, however may include the following:</p> <ol style="list-style-type: none"> <li>increasing the height of the building on the corner;</li> <li>stepping back the building on the corner to create an additional face;</li> <li>including prominent building entrances and windows on the corners;</li> <li>the use of a focal point, such as a tower, visual display or artwork on the corner.</li> </ol> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No example provided.</p>
<p><b>PO16</b></p> <p>Buildings are designed to be adaptable to accommodate a variety of uses over the life of the building.</p>	<p><b>E16.1</b></p> <p>Buildings incorporate a minimum floor to ceiling height of 4.2m for the ground floor.</p>
	<p><b>E16.2</b></p> <p>Where a building incorporates a podium, the minimum floor to ceiling height for podium levels is 3.3m.</p>
<p><b>Development on or adjoining Bee Gees Way (Lot 2 on RP89846 and associated easements)</b></p>	
<p><b>PO17</b></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 example provided.</p>
<p><b>PO18</b></p>	<p>No example provided.</p>

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<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><b>PO19</b></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> <ol style="list-style-type: none"> <li>high quality finishes, articulation and architectural treatments;</li> <li>casual surveillance of the walkway;</li> <li>habitable spaces provide privacy to workers and residents and do not detract from, or compromise the commemorative display.</li> </ol> <p>Note - Service and utility areas are not visible from Bee Gees Way.</p>	<p>No example provided.</p>
<p><b>PO20</b></p> <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><b>E20.1</b></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><b>E20.2</b></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><b>Accessibility and permeability</b></p>	
<p><b>PO21</b></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><b>E21.1</b></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><b>E21.2</b></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"> <li>accessible 24 hours a day, 7 days a week;</li> <li>designed to be safe at all times;</li> <li>sealed and of a sufficient width and grade to permit universal access;</li> <li>generally located as shown on Figure 7.2.1.1.1</li> </ol>



	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.
<b>Environmentally sensitive design</b>	
<p><b>PO22</b></p> <p>Development incorporates energy efficient design principles, including:</p> <ul style="list-style-type: none"> <li>a. maximising internal cross-ventilation and prevailing breezes;</li> <li>b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun;</li> <li>c. reducing demand on non-renewable energy sources for cooling and heating;</li> <li>d. maximising the use of daylight for lighting;</li> <li>e. retaining existing established trees on-site where possible.</li> </ul>	No example provided.
<p><b>PO23</b></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>	No example provided.
<b>Crime prevention through environmental design</b>	
<p><b>PO24</b></p> <p>Development incorporates crime prevention through environmental design principles and contributes to a safe public realm, by:</p> <ul style="list-style-type: none"> <li>a. orienting buildings towards the street and public spaces and providing clear sightlines to public spaces to allow opportunities for casual surveillance;</li> <li>b. ensuring the site layout, building design and landscaping does not result in potential concealment or entrapment areas;</li> <li>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.</li> </ul>	No example provided.

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Car parking													
<p><b>PO25</b></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><b>E25</b></p> <p>Car parking is provided at the following rates:</p> <table><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><tr><td>Non-residential</td><td>1 per 30m<sup>2</sup> of GFA</td><td>1 per 50m<sup>2</sup> 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></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<sup>(49)</sup>, Relocatable home park<sup>(62)</sup>, Residential care facility<sup>(65)</sup>, Retirement facility<sup>(67)</sup>.</p> <p>Note - Residential - Services/short term includes: Rooming accommodation<sup>(69)</sup> or Short-term accommodation<sup>(77)</sup>.</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	Non-residential	1 per 30m <sup>2</sup> of GFA	1 per 50m <sup>2</sup> 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
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Residential - Serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces											
<p><b>PO26</b></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><b>E26</b></p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 Parking facilities Part 1: Off-street car parking.</p>												
<p><b>PO27</b></p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	<p>No example provided.</p>												
<p><b>PO28</b></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 example provided.</p>												

<p><b>PO29</b></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 are as that are:</p> <ol style="list-style-type: none"> <li>located along the most direct pedestrian routes between building entrances, car parks and adjoining uses;</li> <li>protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc);</li> <li>are of a width to allow safe and efficient access for prams and wheelchairs.</li> </ol>	<p>No example provided.</p>								
<p><b>Bicycle parking and end of trip facilities</b></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><b>PO30</b></p> <ol style="list-style-type: none"> <li>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"> <li>adequate bicycle parking and storage facilities; and</li> <li>adequate provision for securing belongings; and</li> <li>change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.</li> </ol> </li> <li>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"> <li>the projected population growth and forward planning for road upgrading and development of cycle paths; or</li> <li>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</li> <li>the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</li> </ol> </li> </ol>	<p><b>E30.1</b></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="831 1126 1465 1442"> <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 200m<sup>2</sup> of GFA</td></tr> </tbody> </table> <p>Editor's note - The examples 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 example 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><b>E30.2</b></p> <p>Bicycle parking is:</p> <ol style="list-style-type: none"> <li>provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>;</li> <li>protected from the weather by its location or a dedicated roof structure;</li> </ol>	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 <sup>2</sup> of GFA
Use	Minimum Bicycle Parking								
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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 examples 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 examples 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 example 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.

### E30.3

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 examples 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 example 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.

### E30.4

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
<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> <ul style="list-style-type: none"> <li>i. a mirror located above each wash basin;</li> <li>ii. a hook and bench seating within each shower compartment;</li> <li>iii. a socket-outlet located adjacent to each wash basin.</li> </ul> <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 examples 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 example 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>						
<b>Loading and servicing</b>						
<b>PO31</b>		No example provided.				
Loading and servicing areas:						
a. are not visible from the street frontage;						
b. are integrated into the design of the building;						

## 7 Local plans

<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>	
<b>Waste</b>	
<p><b>PO32</b></p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p><b>E32</b></p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
<b>Landscaping and fencing</b>	
<p><b>PO33</b></p> <p>On-site landscaping is provided, that:</p> <ul style="list-style-type: none"> <li>a. is incorporated into the design of the development;</li> <li>b. reduced the dominance of car parking and servicing areas from the street frontage;</li> <li>c. incorporates shade trees in car parking areas;</li> <li>d. retains mature trees wherever possible;</li> <li>e. contributes to quality public spaces and the microclimate by providing shelter and shade;</li> <li>f. maintains the achievement of active frontages and sightlines for casual surveillance.</li> </ul> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p><b>PO34</b></p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>No example provided.</p>
<b>Lighting</b>	
<p><b>PO35</b></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 example provided.</p>

Amenity	
<b>PO36</b>  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.	No example provided.
Noise	
<b>PO37</b>  Noise generating uses do not adversely affect existing or potential noise sensitive uses.  Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.  Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No example provided.
<b>PO38</b>  Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: <ul style="list-style-type: none"> <li>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);</li> <li>b. maintaining the amenity of the streetscape.</li> </ul> Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.  Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	<b>E38.1</b>  Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.
	<b>E38.2</b>  Noise attenuation structures (e.g. walls, barriers or fences): <ul style="list-style-type: none"> <li>a. are not visible from an adjoining road or public area unless: <ul style="list-style-type: none"> <li>i. adjoining a motorway or rail line; or</li> <li>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.</li> </ul> </li> <li>b. do not remove existing or prevent future active transport routes or connections to the street network;</li> <li>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</li> </ul> Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.  Note - Refer to Overlay map – Active transport for future active transport routes.

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Clearing of habitat trees where not located within the Environmental areas overlay map	
<p><b>PO39</b></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 &gt; 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 example provided.
Works criteria	
Utilities	
<p><b>PO40</b></p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	No example provided.
Access	
<p><b>PO41</b></p> <p>Development does not result in vehicular access to, or car parking fronting Redcliffe Parade.</p>	No example provided.
<p><b>PO42</b></p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <p>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.);</p> <p>b. provides safety and security of people and property at all times;</p> <p>c. does not impede active transport options;</p>	No example provided.



<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><b>PO43</b></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 example provided.</p>
<p><b>PO44</b></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><b>E44.1</b></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><b>E44.2</b></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><b>E44.3</b></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><b>E44.4</b></p> <p>The development layout allows forward vehicular access to and from the site.</p>
<p><b>PO45</b></p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p><b>E45.1</b></p> <p>Site access and driveways are designed, located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <p>i. Planning scheme policy - Integrated design;</p>

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	<ul style="list-style-type: none"> <li>b. where for a Council-controlled road and not associated with a Dwelling house:               <ul style="list-style-type: none"> <li>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> </li> <li>c. 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.</li> </ul>
	<p><b>E45.2</b></p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ul style="list-style-type: none"> <li>a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking;</li> <li>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities;</li> <li>c. Planning scheme policy - Integrated design; and</li> <li>d. Schedule 8 - Service vehicle requirements.</li> </ul> <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p><b>E45.3</b></p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and 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><b>E45.4</b></p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<b>PO46</b>	<b>E46</b>

<p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>
<p><b>PO47</b></p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p><b>E47.1</b></p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p><b>E47.2</b></p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>

Street design and layout	
<p><b>PO48</b></p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> <li>access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</li> <li>safe and convenient pedestrian and cycle movement;</li> <li>adequate on street parking;</li> <li>stormwater drainage paths and treatment facilities;</li> <li>efficient public transport routes;</li> <li>utility services location;</li> <li>emergency access and waste collection;</li> <li>setting and approach (streetscape, landscaping and street furniture) for adjoining residences;</li> </ol>	<p>No example provided.</p>

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<p>i. expected traffic speeds and volumes; and</p> <p>j. wildlife movement (where relevant).</p> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p><b>PO49</b></p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs:</p> <ul style="list-style-type: none"> <li>• Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic;</li> <li>• Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion;</li> <li>• Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;</li> <li>• Residential development greater than 50 lots or dwellings;</li> <li>• Offices greater than 4,000m<sup>2</sup> Gross Floor Area (GFA);</li> <li>• Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m<sup>2</sup> GFA;</li> <li>• Warehouses and Industry greater than 6,000m<sup>2</sup> GFA;</li> <li>• On-site carpark greater than 100 spaces;</li> <li>• Development has a trip generation rate of 100 vehicles or more within the peak hour;</li> <li>• Development which dissects or significantly impacts on an environmental area or an environmental corridor.</li> </ul> <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p>	<p><b>E49.1</b></p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p><b>E49.2</b></p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p><b>E49.3</b></p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</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><b>PO50</b></p> <p>New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p> <p>Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>	<p><b>E50</b></p> <p>New intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> <li>where the through road provides an access function; <ol style="list-style-type: none"> <li>intersecting road located on the same side = 60 metres;</li> <li>intersecting road located on opposite side (Left Right Stagger) = 60 metres;</li> <li>intersecting road located on opposite side (Right Left Stagger) = 40 metres.</li> </ol> </li> <li>Where the through road provides a collector or sub-arterial function: <ol style="list-style-type: none"> <li>intersecting road located on the same side = 100 metres;</li> <li>intersecting road located on opposite side (Left Right Stagger) = 100 metres;</li> <li>intersecting road located on opposite side (Right Left Stagger) = 60 metres.</li> </ol> </li> <li>Where the through road provides an arterial function: <ol style="list-style-type: none"> <li>intersecting road located on the same side = 300 metres;</li> <li>intersecting road located on opposite side (Left Right Stagger) = 300 metres;</li> <li>intersecting road located on opposite side (Right Left Stagger) = 300 metres;</li> </ol> </li> <li>Walkable block perimeter does not exceed 1000 metres.</li> </ol> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>

## 7 Local plans

	<p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>												
<p><b>PO51</b></p> <p>All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</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 - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p><b>E51</b></p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1"> <thead> <tr> <th>Situation</th><th>Minimum construction</th></tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td><td>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</td></tr> <tr> <td>OR</td><td></td></tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td><td></td></tr> <tr> <td>OR</td><td></td></tr> <tr> <td>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td><td> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul> </td></tr> </tbody> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR		Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;		OR		Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	<p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>
Situation	Minimum construction												
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.												
OR													
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OR													
Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	<p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>												

Stormwater	
<b>PO52</b>  Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.	<b>E52.1</b>  The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.
	<b>E52.2</b>  Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.
	<b>E52.3</b>  Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.
<b>PO53</b>  Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	<b>E53.1</b>  The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.
	<b>E53.2</b>  The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.
	<b>E53.3</b>  Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.
	<b>E53.4</b>  The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.  Note - Refer to QUDM for recommended average flow velocities.
<b>PO54</b>  Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in	<b>E54</b>  The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.

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<p>ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	
<p><b>PO55</b></p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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 example provided.</p>
<p><b>PO56</b></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 example provided.</p>
<p><b>PO57</b></p> <p>Where development:</p> <ol style="list-style-type: none"> <li>is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>will result in: <ol style="list-style-type: none"> <li>6 or more dwellings; or</li> <li>an impervious area greater than 25% of the net developable area,</li> </ol> </li> </ol> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10</p> <p>- Stormwater management design objectives.</p>	<p>No example provided.</p>



<p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</p>									
<p><b>PO58</b></p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p><b>E58</b></p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 656 1468 1182"> <thead> <tr> <th>Pipe Diameter</th><th>Minimum easement width (excluding access requirements)</th></tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Pipe Diameter	Minimum easement width (excluding access requirements)								
Stormwater pipe up to 825mm diameter	3.0m								
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p><b>PO59</b></p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								
<p><b>PO60</b></p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p><b>E60</b></p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> <li>photographic evidence and inspection date of the installation of approved underdrainage;</li> </ol>								

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	<ul style="list-style-type: none"> <li>b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan;</li> <li>c. date of the final inspection.</li> </ul>
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### Site works and construction management

<b>PO61</b>  The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
<b>PO62</b>  All works on-site are managed to: <ul style="list-style-type: none"> <li>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;</li> <li>b. minimise as far as possible, impacts on the natural environment;</li> <li>c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises;</li> <li>d. avoid adverse impacts on street trees and their critical root zone.</li> </ul>	<b>E62.1</b>  Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: <ul style="list-style-type: none"> <li>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</li> <li>b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind;</li> <li>c. stormwater discharge rates do not exceed pre-existing conditions;</li> <li>d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</li> <li>e. ponding or concentration of stormwater does not occur on adjoining properties.</li> </ul>
	<b>E62.2</b>  Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>

	<p><b>E62.3</b></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><b>E62.4</b></p> <p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p><b>PO63</b></p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p><b>E63</b></p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p><b>PO64</b></p> <p>All development works including 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 - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> <li>the aggregate volume of imported or exported material is greater than 1000m<sup>3</sup>; or</li> <li>the aggregate volume of imported or exported material is greater than 200m<sup>3</sup> per day; or</li> <li>the proposed haulage route involves a vulnerable land use or shopping centre.</li> </ol> <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p><b>E64.1</b></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><b>E64.2</b></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><b>E64.3</b></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><b>E64.4</b></p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>

## 7 Local plans

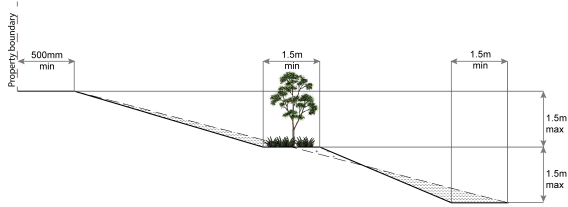
	<p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
	<p><b>E64.5</b></p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
	<p><b>E64.6</b></p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p><b>PO65</b></p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p><b>E65</b></p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> <li>topsoiled with a minimum compacted thickness of fifty (50) millimetres;</li> <li>stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.</li> </ol> <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage.</p>
<p><b>PO66</b></p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p><b>E66</b></p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p><b>PO67</b></p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> <li>is limited to the area of infrastructure works, building areas and other necessary areas for the works; and</li> </ol>	<p><b>E67.1</b></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>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><b>E67.2</b></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.</p>
<p><b>PO68</b></p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p><b>E68</b></p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p><b>PO69</b></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 example provided.</p>

### Earthworks

<p><b>PO70</b></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><b>E70.1</b></p> <p>All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.</p>
	<p><b>E70.2</b></p>

## 7 Local plans

<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 slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p><b>E70.3</b></p> <p>Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p><b>E70.4</b></p> <p>All filling or excavation is contained on-site and is free draining.</p> <p><b>E70.5</b></p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> <li>limited to that area necessary for the approved use;</li> <li>clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ol> <p><b>E70.6</b></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><b>P071</b></p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p><b>E71</b></p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p><b>Figure - Embankment</b></p> 
<p><b>P072</b></p> <p>Filling or excavation is undertaken in a manner that:</p>	<p><b>E72.1</b></p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p>

<p>a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</p> <p>b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>	<p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p><b>E72.2</b></p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;</p> <p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>
<p><b>PO73</b></p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep 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 example provided.</p>
<p><b>PO74</b></p> <p>Filling or excavation does not result in:</p> <p>a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;</p> <p>b. increased flood inundation outside the site;</p> <p>c. any reduction in the flood storage capacity in the floodway;</p> <p>d. any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p><b>PO75</b></p>	<p><b>E75</b></p>

## 7 Local plans

Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.

Filling and excavation undertaken on the development site are shaped in a manner which does not:

- a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or
- b. redirect stormwater surface flow away from existing flow paths; or
- c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:
  - i. concentrates the flow; or
  - ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or
  - iii. causes actionable nuisance to any person, property or premises.

### PO76

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

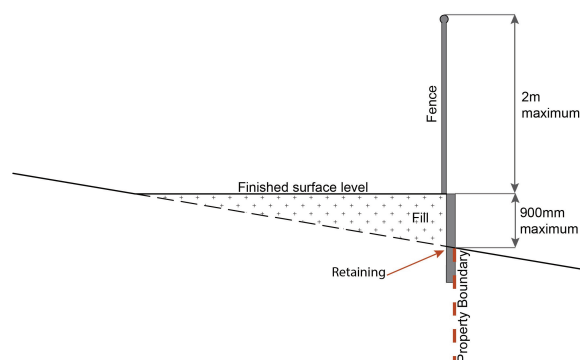
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

### E76

Earth retaining structures:

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

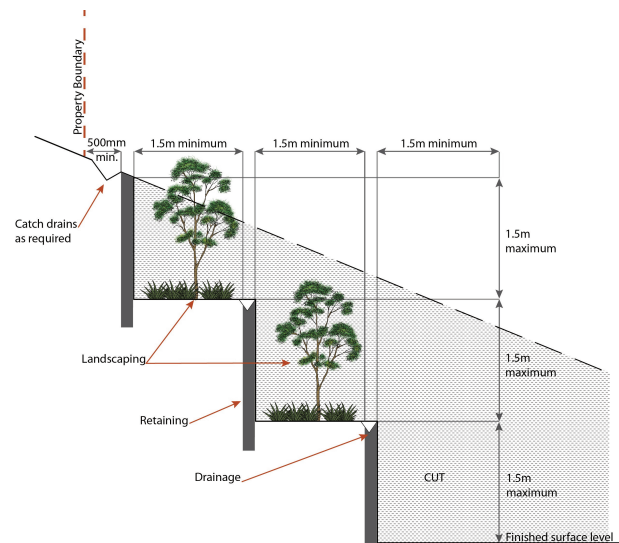
**Figure - Retaining on boundary**



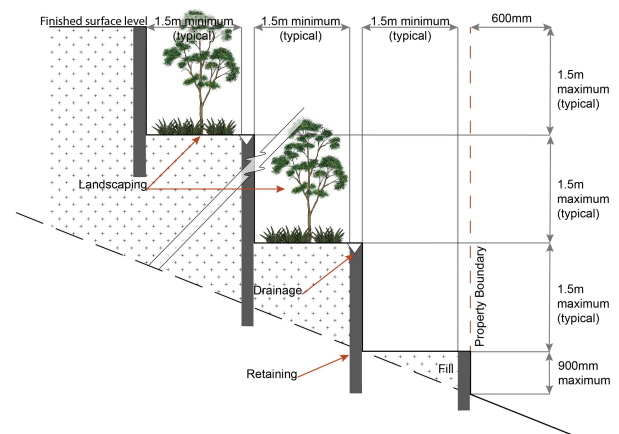
- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained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



**Figure - Cut**



**Figure - Fill**



## Fire Services

Note - The provisions under this heading only apply if:

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

## 7 Local plans

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.

### PO77

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.

### E77.1

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 requirement for accepted development 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<sup>(84)</sup> 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<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, 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.

### E77.2

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.

### E77.3

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*.

### PO78

### E78

<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"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> <li>v. external hydrants and hydrant booster points;</li> <li>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ol> </li> </ol> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> <li>a. in a form;</li> <li>b. of a size;</li> <li>c. illuminated to a level;</li> </ol> <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><b>PO79</b></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><b>E79</b></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><b>PO80</b></p>	<p>No example provided.</p>

## 7 Local plans

Development does not compromise opportunities identified in the Redcliffe activity centre strategy.	
Uses	
<p><b>PO81</b></p> <p>Development supports the growth of the Redcliffe seaside village precinct and reinforces the prominence of:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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<sup>(17)</sup>;</li> <li>c. Irene Street as the pre-eminent location for civic, administration and community uses<sup>(17)</sup>;</li> <li>d. mixed use buildings with higher density residential uses above ground floors and podiums.</li> </ul>	No example provided.
<p><b>PO82</b></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"> <li>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);</li> <li>b. mixed use buildings with active frontages for all other areas adjacent to a street frontage, civic space, public open space or pedestrian thoroughfare.</li> </ul>	No example provided.
<p><b>PO83</b></p> <p>Development contributes to greater housing choice and affordability by:</p> <ul style="list-style-type: none"> <li>a. contributing to the range of dwelling types and sizes in the area;</li> <li>b. providing greater housing density within the Redcliffe seaside village precinct.</li> </ul>	No example provided.
Home based business <sup>(35)</sup>	

<p><b>PO84</b></p> <p>The scale and intensity of the Home based business<sup>(35)</sup>:</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<sup>(22)</sup>;</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><b>E84.1</b></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> <p><b>E84.2</b></p> <p>The home based business<sup>(35)</sup> occupies an area of the existing dwelling or on-site structure not greater than 40m<sup>2</sup> gross floor area.</p>																		
<p><b>Residential uses (Caretaker's accommodation<sup>(10)</sup> and Dwelling unit<sup>(23)</sup>)</b></p>																			
<p><b>PO85</b></p> <p>Caretaker's accommodation<sup>(10)</sup> and Dwelling units<sup>(23)</sup> 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<sup>(23)</sup> 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><b>E85</b></p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <p>a. as per table-</p> <table><tr><th>Use</th><th>Minimum Area</th><th>Minimum Dimension in all directions</th></tr><tr><td colspan="3">Ground floor dwellings</td></tr><tr><td>All dwelling types</td><td>16m<sup>2</sup></td><td>4m</td></tr><tr><td colspan="3">Above ground floor dwellings</td></tr><tr><td>1 bedroom or studio</td><td>8m<sup>2</sup></td><td>2.5m</td></tr><tr><td>2 or more bedrooms</td><td>12m<sup>2</sup></td><td>3.0m</td></tr></table> <p>b. accessed from a living area;</p> <p>c. sufficiently screened or elevated for privacy;</p> <p>d. ground floor 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>	Use	Minimum Area	Minimum Dimension in all directions	Ground floor dwellings			All dwelling types	16m <sup>2</sup>	4m	Above ground floor dwellings			1 bedroom or studio	8m <sup>2</sup>	2.5m	2 or more bedrooms	12m <sup>2</sup>	3.0m
Use	Minimum Area	Minimum Dimension in all directions																	
Ground floor dwellings																			
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Above ground floor dwellings																			
1 bedroom or studio	8m <sup>2</sup>	2.5m																	
2 or more bedrooms	12m <sup>2</sup>	3.0m																	

## 7 Local plans

	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><b>PO86</b></p> <p>Caretaker's accommodation<sup>(10)</sup> and Dwelling units<sup>(23)</sup> 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><b>E86</b></p> <p>The dwelling:</p> <ol style="list-style-type: none"> <li>includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses;</li> <li>clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services;</li> <li>is provided with a separate entrance to that of any non-residential use on the site;</li> <li>where located on a site with a non-residential use the dwelling is located behind or above the non-residential use.</li> </ol> <p>Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>
<b>Major electricity infrastructure<sup>(43)</sup>, Substation<sup>(80)</sup> and Utility installation<sup>(86)</sup></b>	
<p><b>PO87</b></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"> <li>high quality design and construction;</li> <li>visually integrated with the surrounding area;</li> <li>not visually dominant or intrusive;</li> <li>located behind the main building line;</li> <li>below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>camouflaged through the use of colours and materials which blend into the landscape;</li> <li>treated to eliminate glare and reflectivity;</li> <li>landscaped;</li> <li>otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ol>	<p><b>E87.1</b></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"> <li>are enclosed within buildings or structures;</li> <li>are located behind the main building line;</li> <li>have a similar height, bulk and scale to the surrounding fabric;</li> <li>have horizontal and vertical articulation applied to all exterior walls.</li> </ol> <p><b>E87.2</b></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><b>PO88</b></p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p><b>E88</b></p> <p>Access control arrangements:</p> <ol style="list-style-type: none"> <li>do not create dead-ends or dark alleyways adjacent to the infrastructure;</li> </ol>

	<ul style="list-style-type: none"> <li>b. minimise the number and width of crossovers and entry points;</li> <li>c. provide safe vehicular access to the site;</li> <li>d. do not utilise barbed wire or razor wire.</li> </ul>
<b>PO89</b>  All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: <ul style="list-style-type: none"> <li>a. generates no audible sound at the site boundaries where in a residential setting; or</li> <li>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</li> </ul>	<b>E89</b>  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.
<b>Telecommunications facility<sup>(81)</sup></b>  Editor's note - In accordance with the Federal legislation Telecommunications facilities <sup>(81)</sup> 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.	
<b>PO90</b>  Telecommunications facilities <sup>(81)</sup> are co-located with existing telecommunications facilities <sup>(81)</sup> , Utility installation <sup>(86)</sup> , Major electricity infrastructure <sup>(43)</sup> or Substation <sup>(80)</sup> if there is already a facility in the same coverage area.	<b>E90.1</b>  New telecommunication facilities <sup>(81)</sup> are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	<b>E90.2</b>  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.
<b>PO91</b>  A new Telecommunications facility <sup>(81)</sup> 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.	<b>E91</b>  A minimum area of 45m <sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
<b>PO92</b>  Telecommunications facilities <sup>(81)</sup> do not conflict with lawful existing land uses both on and adjoining the site.	<b>E92</b>  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.
<b>PO93</b>  The Telecommunications facility <sup>(81)</sup> does not have an adverse impact on the visual amenity of a locality and is: <ul style="list-style-type: none"> <li>a. high quality design and construction;</li> </ul>	<b>E93.1</b>  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.



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<ul style="list-style-type: none"> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> <li>d. located behind the main building line;</li> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul>	<p><b>E93.2</b></p> <p>In all other areas towers do not exceed 35m in height.</p> <p><b>E93.3</b></p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> <li>a. reduce recognition in the landscape;</li> <li>b. reduce glare and reflectivity.</li> </ul> <p><b>E93.4</b></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><b>E93.5</b></p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p><b>E93.6</b></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><b>PO94</b></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><b>E94</b></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><b>PO95</b></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><b>E95</b></p> <p>All equipment comprising the Telecommunications facility<sup>(81)</sup> 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 - 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.

#### P096

Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:

- a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;
- b. protects the environmental and ecological values and health of receiving waters;
- c. protects buildings and infrastructure from the effects of acid sulfate soils.

#### E96

Development does not involve:

- a. excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below than 5m Australian Height datum AHD; or
- b. filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

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

Note – The following are excluded from the native vegetation 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 accepted development under Part 1, 1.7.7 Accepted development

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

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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

#### PO97

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

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

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

No example provided.

#### PO98

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;
- c. provide replacement and rehabilitation planting to improve connectivity;
- d. avoiding the creation of fragmented and isolated patches of habitat;
- e. providing wildlife movement infrastructure.

Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges,

No example provided.

underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.	
<b>Vegetation clearing and habitat protection</b>	
<b>PO99</b>  Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
<b>PO100</b>  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: <ul style="list-style-type: none"> <li>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</li> <li>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</li> <li>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</li> </ul>	No example provided.
<b>PO101</b>  Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: <ul style="list-style-type: none"> <li>a. providing contiguous patches of habitat;</li> <li>b. avoiding the creation of fragmented and isolated patches of habitat;</li> <li>c. providing wildlife movement infrastructure;</li> <li>d. providing replacement and rehabilitation planting to improve connectivity.</li> </ul>	No example provided.
<b>Vegetation clearing and soil resource stability</b>	
<b>PO102</b>  Development does not: <ul style="list-style-type: none"> <li>a. result in soil erosion or land degradation;</li> <li>b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</li> </ul>	No example provided.
<b>Vegetation clearing and water quality</b>	
<b>PO103</b>  Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:	No example provided.

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<ul style="list-style-type: none"> <li>a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads;</li> <li>b. avoiding or minimising changes to landforms to maintain hydrological water flows;</li> <li>c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry<sup>(4)</sup> and animal keeping<sup>(5)</sup> activities.</li> </ul>	
<p><b>PO104</b></p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> <li>a. minimising flow velocity to reduce erosion;</li> <li>b. minimising hard surface areas;</li> <li>c. maximising the use of permeable surfaces;</li> <li>d. incorporating sediment retention devices;</li> <li>e. minimising channelled flow.</li> </ul>	<p>No example provided.</p>
<p><b>Vegetation clearing and access, edge effects and urban heat island effects</b></p>	
<p><b>PO105</b></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 example provided.</p>
<p><b>PO106</b></p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> <li>a. providing dense planting buffers of native vegetation between a development and environmental areas;</li> <li>b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ;</li> <li>c. restoring, rehabilitating and increasing the size of existing patches of native vegetation;</li> <li>d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors;</li> <li>e. landscaping with native plants of local origin.</li> </ul> <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 example provided.</p>
<p><b>PO107</b></p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> <li>a. pervious surfaces;</li> <li>b. providing deeply planted vegetation buffers and green linkage opportunities;</li> <li>c. landscaping with local native plant species to achieve well-shaded urban places;</li> <li>d. increasing the service extent of the urban forest canopy.</li> </ul>	
<b>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</b>	
<p><b>PO108</b></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 the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	<p>No example provided.</p>
<p><b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</b></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><b>PO109</b></p> <p>Development will:</p> <ul style="list-style-type: none"> <li>a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building;</li> <li>b. protect the fabric and setting of the heritage site, object or building;</li> <li>c. be consistent with the form, scale and style of the heritage site, object or building;</li> <li>d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;</li> <li>e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</li> <li>f. retain public access where this is currently provided.</li> </ul>	<p><b>E109</b></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><b>PO110</b></p>	<p>No example provided.</p>

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<p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> <li>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</li> <li>demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or</li> <li>limited demolition is performed in the course of repairs, maintenance or restoration; or</li> <li>demolition is performed following a catastrophic event which substantially destroys the building or object.</li> </ol>	
<p><b>PO111</b></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 example provided.</p>
<p><b>PO112</b></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><b>E112</b></p> <p>Development does:</p> <ol style="list-style-type: none"> <li>not result in the removal of a significant tree;</li> <li>not occur within 20m of a protected tree;</li> <li>involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</li> </ol>
<p><b>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</b></p>	
<p><b>PO113</b></p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> <li>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;</li> <li>ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.</li> </ol>	<p><b>E113</b></p> <p>Development does not involve the construction of any buildings or structures within a Pumping station buffer.</p>

**Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)**

Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.

<p><b>PO114</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. minimises the risk to persons from overland flow;</li> <li>b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.</li> </ul>	<p>No example provided.</p>
<p><b>PO115</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</li> </ul> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	<p>No example provided.</p>
<p><b>PO116</b></p> <p>Development does not:</p> <ul style="list-style-type: none"> <li>a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</li> <li>b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</li> </ul> <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 example provided.</p>
<p><b>PO117</b></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><b>E117</b></p> <p>Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.</p>

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	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.
<b>PO118</b>  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.	<b>E118</b>  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.
<b>PO119</b>  Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.  Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.  Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	<b>E119.1</b>  Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: <ul style="list-style-type: none"> <li>a. Urban area – Level III;</li> <li>b. Rural area – N/A;</li> <li>c. Industrial area – Level V;</li> <li>d. Commercial area – Level V.</li> </ul>
	<b>E119.2</b>  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.
<b>PO120</b>  Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: <ul style="list-style-type: none"> <li>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</li> <li>b. an overland flow path where it crosses more than one premises;</li> <li>c. inter-allotment drainage infrastructure.</li> </ul> Note - Refer to Planning scheme policy - Integrated design for details and examples.  Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
<b>Additional criteria for development for a Park<sup>(57)</sup></b>	
<b>PO121</b>	<b>E121</b>



<p>Development for a Park<sup>(57)</sup> 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"> <li>a. public benefit and enjoyment is maximised;</li> <li>b. impacts on the asset life and integrity of park structures is minimised;</li> <li>c. maintenance and replacement costs are minimised.</li> </ul>	<p>Development for a Park<sup>(57)</sup> ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<b>Riparian and wetland setbacks</b>	
<p><b>PO122</b></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"> <li>a. impact on fauna habitats;</li> <li>b. impact on wildlife corridors and connectivity;</li> <li>c. impact on stream integrity;</li> <li>d. impact of opportunities for revegetation and rehabilitation planting;</li> <li>e. edge effects.</li> </ul>	<p><b>E122</b></p> <p>Development does not occur within:</p> <ul style="list-style-type: none"> <li>a. 50m from top of bank for W1 waterway and drainage line</li> <li>b. 30m from top of bank for W2 waterway and drainage line</li> <li>c. 20m from top of bank for W3 waterway and drainage line</li> <li>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</li> </ul> <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>
<b>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</b>	
<p><b>PO123</b></p> <p>Landscaping</p> <ul style="list-style-type: none"> <li>a. complements the coastal landscape character and amenity;</li> <li>b. has known resilience and robustness in the coastal environment;</li> </ul> <p>Fences and walls:</p> <ul style="list-style-type: none"> <li>a. do not appear visually dominant or conspicuous within its setting;</li> <li>b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening;</li> <li>c. use materials and colours that are complementary to the coastal environment.</li> </ul> <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>	<p><b>E123</b></p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p> <ul style="list-style-type: none"> <li>a. landscaping comprises indigenous coastal species;</li> <li>b. fences and walls are no higher than 1m; and</li> <li>c. existing pine trees, palm trees, mature fig and cotton trees are retained.</li> <li>d. where over 12m in height, the building design includes the following architectural character elements: <ul style="list-style-type: none"> <li>i. curving balcony edges and walls, strong vertical blades and wall planes;</li> <li>ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;</li> </ul> </li> </ul>

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Vegetation that contributes to bayside character and identity are:

- a. retained;
- b. protected from development diminishing their significance.

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**



Figure 7.2.1.1.2 - Articulation of building form with steps and recesses

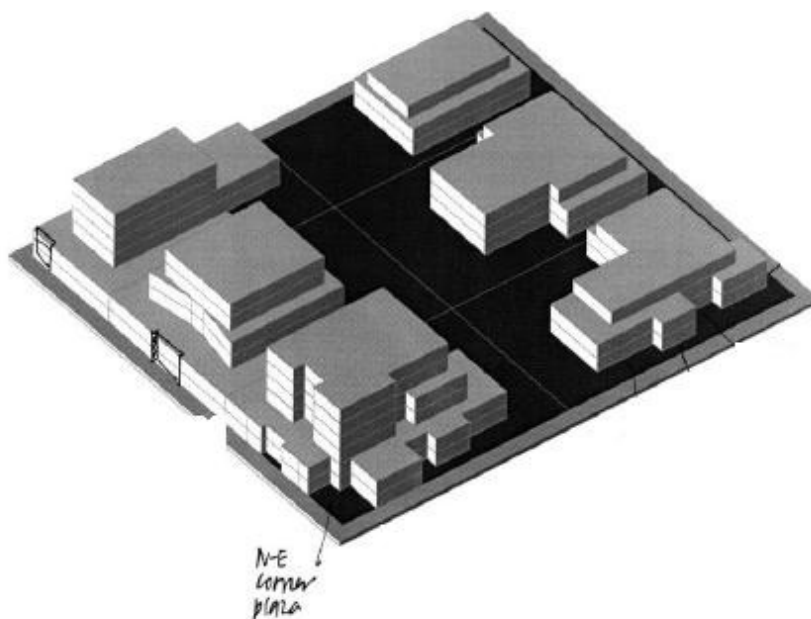


Table 7.2.1.1.3 Setbacks (Maximum and minimums)

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>
<b>Frontage</b> (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
<b>Frontage</b> (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
<b>Side</b>	12m or less	0m to OMP and wall 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

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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>
		Min 3m to OMP and wall 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 to 21m	Min 4.5m to OMP
	Greater than 21m	Min 6m to OMP
<b>Rear</b>	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

### 7.2.1.2 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<sup>(76)</sup> 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;

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- 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.

- 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"> <li>Bar<sup>(7)</sup></li> <li>Caretaker's accommodation<sup>(10)</sup></li> <li>Childcare centre<sup>(13)</sup></li> <li>Dual occupancy<sup>(21)</sup></li> <li>Dwelling Unit - if in a mixed use building<sup>(23)</sup></li> <li>Food and drink outlet<sup>(28)</sup></li> <li>Home based business<sup>(35)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Health care services<sup>(33)</sup></li> <li>Hotel<sup>(37)</sup></li> <li>Market<sup>(46)</sup></li> <li>Multiple dwelling<sup>(49)</sup> - if in a mixed use building</li> <li>Office<sup>(53)</sup></li> <li>Rooming accommodation<sup>(69)</sup></li> <li>Service industry<sup>(73)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Short-term accommodation<sup>(77)</sup> - if in a mixed use building</li> <li>Sales office<sup>(72)</sup></li> <li>Shop<sup>(75)</sup></li> <li>Shopping centre<sup>(76)</sup></li> <li>Theatre<sup>(82)</sup></li> <li>Veterinary services<sup>(87)</sup></li> </ul>
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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"> <li>Agricultural supplies store<sup>(2)</sup></li> <li>Air services<sup>(3)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Intensive horticulture<sup>(40)</sup></li> <li>Landing<sup>(41)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Relocatable home park<sup>(62)</sup></li> <li>Residential care facility<sup>(65)</sup></li> </ul>
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<ul style="list-style-type: none"> <li>• Animal husbandry<sup>(4)</sup></li> <li>• Animal keeping<sup>(5)</sup></li> <li>• Aquaculture<sup>(6)</sup></li> <li>• Brothel<sup>(8)</sup></li> <li>• Bulk landscape supplies<sup>(9)</sup></li> <li>• Cemetery<sup>(12)</sup></li> <li>• Crematorium<sup>(18)</sup></li> <li>• Cropping<sup>(19)</sup></li> <li>• Detention facility<sup>(20)</sup></li> <li>• Environment facility<sup>(26)</sup></li> <li>• Extractive industry<sup>(27)</sup></li> <li>• Hardware and trade supplies<sup>(32)</sup> - if GFA is more than 500m<sup>2</sup></li> <li>• High impact industry<sup>(34)</sup></li> <li>• Hospital<sup>(36)</sup></li> <li>• Intensive animal industry<sup>(39)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Major sport, recreation and entertainment facility<sup>(44)</sup></li> <li>• Marine industry<sup>(45)</sup></li> <li>• Medium impact industry<sup>(47)</sup></li> <li>• Motor sport facility<sup>(48)</sup></li> <li>• Nature-based tourism<sup>(50)</sup></li> <li>• Non-resident workforce accommodation<sup>(52)</sup></li> <li>• Outdoor sport and recreation<sup>(55)</sup></li> <li>• Outdoor sales<sup>(54)</sup></li> <li>• Permanent plantation<sup>(59)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Resort complex<sup>(66)</sup></li> <li>• Roadside stall<sup>(68)</sup></li> <li>• Renewable energy facility<sup>(63)</sup></li> <li>• Research and technology industry<sup>(64)</sup></li> <li>• Rural industry<sup>(70)</sup></li> <li>• Rural workers' accommodation<sup>(71)</sup></li> <li>• Showroom<sup>(78)</sup> - if GFA is more than 500m<sup>2</sup>.</li> <li>• Special industry<sup>(79)</sup></li> <li>• Tourist attraction<sup>(83)</sup></li> <li>• Tourist park<sup>(84)</sup></li> <li>• Transport depot<sup>(85)</sup></li> <li>• Warehouse<sup>(88)</sup></li> <li>• Wholesale nursery<sup>(89)</sup></li> <li>• Winery<sup>(90)</sup></li> </ul>
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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<sup>(31)</sup>, market<sup>(46)</sup>).

### 7.2.1.2.2 Requirement for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part C, Table 7.2.1.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part C Table 7.2.1.2.1, it becomes assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcome (PO)
RAD1	PO2
RAD2	PO7



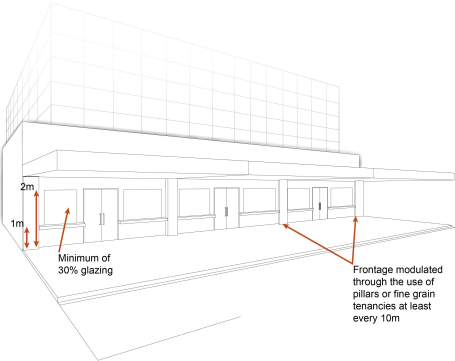
Requirements for accepted development (RAD)	Corresponding performance outcome (PO)
RAD3	PO16
RAD4	PO16-PO18
RAD5	PO24
RAD6	PO25
RAD7	PO30
RAD8	PO34
RAD9	PO35
RAD10	PO36
RAD11	PO47
RAD12	PO40
RAD13	PO41
RAD14	PO41
RAD15	PO41
RAD16	PO51
RAD17	PO53
RAD18	PO50
RAD19	PO50
RAD20	PO54
RAD21	PO56
RAD22	PO57
RAD23	PO58
RAD24	PO57
RAD25	PO64
RAD26	PO59
RAD27	PO59
RAD28	PO62
RAD29	PO62
RAD30	PO63
RAD31	PO65-PO69, PO71
RAD32	PO68
RAD33	PO65
RAD34	PO65
RAD35	PO65
RAD36	PO70

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Requirements for accepted development (RAD)	Corresponding performance outcome (PO)
RAD37	PO65
RAD38	PO65
RAD39	PO67
RAD40	PO67
RAD41	PO72
RAD42	PO72
RAD43	PO72
RAD44	PO73
RAD45	PO74
RAD46	PO79
RAD47	PO79
RAD48	PO78
RAD49	PO79
RAD50	PO80
RAD51	PO80
RAD52	PO85
RAD53	PO86
RAD54	PO87
RAD55	PO87
RAD56	PO87
RAD57	PO87
RAD58	PO89
RAD59	PO90
RAD60	PO91
RAD61	PO91
RAD62	PO94
RAD63	PO94
RAD64	PO94
RAD65	PO95-PO97, PO99-PO101
RAD66	PO95-PO97, PO99-PO101
RAD67	PO95-PO97
RAD68	PO98
RAD69	PO102

## Part C—Requirements for accepted development - Kippa-Ring village precinct

Table 7.2.1.2.1 Requirements for accepted development - Kippa-Ring village precinct

Requirements for accepted development	
General requirements	
Active frontage	
<b>RAD1</b>	<p>Where involving an extension (building work) in front of the main building line:</p> <ol style="list-style-type: none"> <li>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.</li> <li>the minimum area of window or glazing is to remain uncovered and free of signage.</li> </ol> <p style="text-align: center;"><b>Figure - Glazing</b></p> 
Building height	
<b>RAD2</b>	Building height does not exceed the maximum height identified on Overlay map – Building heights.
Car parking	
<b>RAD3</b>	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.
<b>RAD4</b>	Where additional car parking spaces are provided they are not located between the road frontage and the main building line.
Waste	
<b>RAD5</b>	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping	
<b>RAD6</b>	Development does not result in a reduction in the area (m <sup>2</sup> ) or standard of established landscaping on-site.
Lighting	
<b>RAD7</b>	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.

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Requirements for accepted development	
	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	
<b>RAD8</b>	<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"> <li>Clearing of a habitat tree located within an approved development footprint;</li> <li>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;</li> <li>Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> <li>Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</li> <li>Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</li> <li>Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</li> </ol> <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 requirements	
Utilities	
<b>RAD9</b>	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
Access	
<b>RAD10</b>	Development does not result in additional vehicular access to, or car parking fronting Anzac Avenue or Boardman Road.

<b>RAD11</b>	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
<b>RAD12</b>	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
<b>RAD13</b>	<p>Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>a. where for a Council-controlled road and associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. Planning scheme policy - Integrated design;</li> </ul> </li> <li>b. where for a Council-controlled road and not associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> </li> <li>c. 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.</li> </ul>
<b>RAD14</b>	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
<b>RAD15</b>	Access driveways, manoeuvring areas and loading facilities are sealed and 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.

#### Stormwater

<b>RAD16</b>	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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>
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<b>RAD17</b>	<p>Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development:</p> <ul style="list-style-type: none"> <li>a. is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>b. will result in: <ul style="list-style-type: none"> <li>i. 6 or more dwellings; or</li> <li>ii. an impervious area greater than 25% of the net developable area.</li> </ul> </li> </ul> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>								
<b>RAD18</b>	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
<b>RAD19</b>	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
<b>RAD20</b>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1"> <thead> <tr> <th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter</td><td>4.0m</td></tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td></tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
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### Site works and construction management

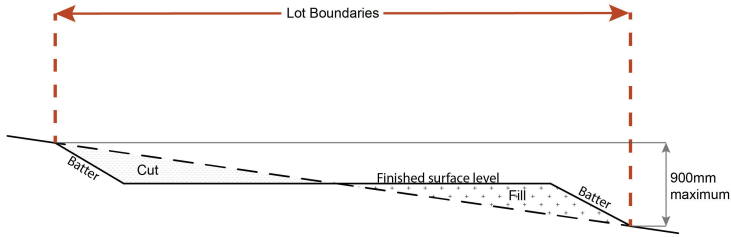
<b>RAD21</b>	The site and any existing structures are to be maintained in a tidy and safe condition.
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<b>RAD22</b>	<p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
<b>RAD23</b>	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
<b>RAD24</b>	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
<b>RAD25</b>	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
<b>RAD26</b>	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.
<b>RAD27</b>	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.
<b>RAD28</b>	<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>
<b>RAD29</b>	<p>Disposal of materials is managed in one or more of the following ways:</p> <ul style="list-style-type: none"> <li>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</li> <li>b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ul> <p>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
<b>RAD30</b>	<p>All development works are carried out within the following times:</p> <ul style="list-style-type: none"> <li>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</li> <li>b. no work is to be carried out on Sundays or public holidays.</li> </ul>

### Earthworks

<b>RAD31</b>	The total of all cut and fill on-site does not exceed 900mm in height.
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	<p style="text-align: center;"><b>Figure - Cut and Fill</b></p>  <p>Note - This is site earthworks not building work.</p>
<b>RAD32</b>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> <li>any cut batter is no steeper than 1V in 4H;</li> <li>any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H;</li> <li>any compacted fill batter is no steeper than 1V in 4H.</li> </ol>
<b>RAD33</b>	<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>
<b>RAD34</b>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<b>RAD35</b>	<p>All fill and excavation is contained on-site and is free draining.</p>
<b>RAD36</b>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>redirect stormwater surface flow away from existing flow paths; or</li> <li>divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> <li>concentrates the flow; or</li> <li>increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>causes actionable nuisance to any person, property or premises.</li> </ol> </li> </ol>
<b>RAD37</b>	<p>All fill placed on-site is:</p> <ol style="list-style-type: none"> <li>limited to that necessary for the approved use;</li> <li>clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ol>



<b>RAD38</b>	<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>
<b>RAD39</b>	<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 is defined in Schedule 2 of the Act.</p>
<b>RAD40</b>	<p>Filling or excavation that would result in any of the following is not carried out on site:</p> <ul style="list-style-type: none"> <li>a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm;</li> <li>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;</li> <li>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</li> </ul> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>

### 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

<b>RAD41</b>	<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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p>
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	<ul style="list-style-type: none"> <li>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<sup>(84)</sup> 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;</li> <li>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);</li> <li>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"> <li>i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> <li>ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>iii. - for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities; and</li> </ul> </li> <li>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.</li> </ul>
<b>RAD42</b>	<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"> <li>a. an unobstructed width of no less than 3.5m;</li> <li>b. an unobstructed height of no less than 4.8m;</li> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ul>
<b>RAD43</b>	<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>
<b>RAD44</b>	<p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> <li>v. external hydrants and hydrant booster points;</li> <li>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ul> </li> </ul> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> <li>a. in a form;</li> <li>b. of a size;</li> <li>c. illuminated to a level;</li> </ul> <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>

<b>RAD45</b>	For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.  Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
<b>Use specific requirements</b>	
<b>Residential uses (Dwelling units<sup>(23)</sup> and Caretaker's accommodation<sup>(10)</sup>)</b>	
<b>RAD46</b>	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
<b>RAD47</b>	Dwellings are located behind or above the non-residential use on-site.
<b>RAD48</b>	Dwellings are provided with a private open space area that: <ul style="list-style-type: none"> <li>a. is directly accessible from a living area within the dwelling;</li> <li>b. is screened for privacy;</li> <li>c. ground floor dwellings include a minimum private open spaces area of 16m<sup>2</sup> with a minimum dimension of 4m that is not located in front of the main building line; or</li> <li>d. above ground floor dwellings include a minimum private open space area of 8m<sup>2</sup> with a minimum dimension of 2.5m.</li> </ul>
<b>RAD49</b>	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.
<b>Home based business<sup>(35)</sup></b>	
<b>RAD50</b>	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.
<b>RAD51</b>	The home based business <sup>(35)</sup> occupies an area of the existing dwelling or on-site structure not greater than 40m <sup>2</sup> gross floor area.
<b>Telecommunications facility<sup>(81)</sup></b>  Editor's note - In accordance with the Federal legislation Telecommunications facilities <sup>(81)</sup> 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.	
<b>RAD52</b>	A minimum area of 45m <sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
<b>RAD53</b>	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.
<b>RAD54</b>	Equipment shelters and associated structures are located: <ul style="list-style-type: none"> <li>a. directly beside the existing equipment shelter and associated structures;</li> <li>b. behind the main building line;</li> </ul>

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	<p>c. further away from the frontage than the existing equipment shelter and associated structures;</p> <p>d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.</p>
<b>RAD55</b>	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
<b>RAD56</b>	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
<b>RAD57</b>	<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>
<b>RAD58</b>	All equipment comprising the telecommunications facility <sup>(81)</sup> 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 align="center"><b>Values and constraints requirements</b></p> <p>Note - The relevant values and constraints requirements 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><b>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)</b></p> <p>Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m<sup>3</sup> and 500m<sup>3</sup> respectively.</p>	
<b>RAD59</b>	<p>Development does not involve:</p> <p>a. excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below 5m Australian Height Datum AHD, or</p> <p>b. filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m AHD.</p>

**Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements 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.

<b>RAD60</b>	<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>
<b>RAD61</b>	<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>
<b>RAD62</b>	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.
<b>RAD63</b>	<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"> <li>a. construction of any building;</li> <li>b. laying of overhead or underground services;</li> <li>c. any sealing, paving, soil compaction;</li> <li>d. any alteration of more than 75mm to the ground surface prior to work commencing.</li> </ul>
<b>RAD64</b>	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 requirements apply)**

<b>RAD65</b>	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.
<b>RAD66</b>	<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>
<b>RAD67</b>	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.

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<b>RAD68</b>	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.
<b>RAD69</b>	Development for a material change of use or building work for a Park <sup>(57)</sup> ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
<b>Transport noise corridors (refer Overlay map - Transport noise corridors)</b>  This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code	

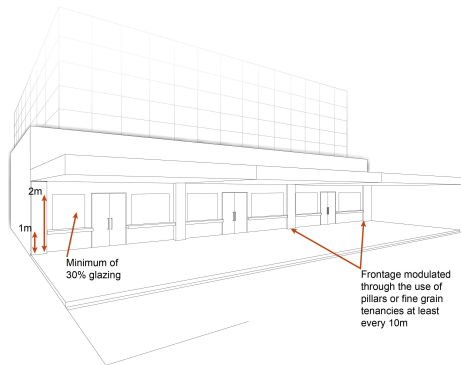
### Part D—Criteria for assessable development - Kippa-Ring village precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part D, Table 7.2.1.2.2 as well as the purpose statement and overall outcomes of this code.

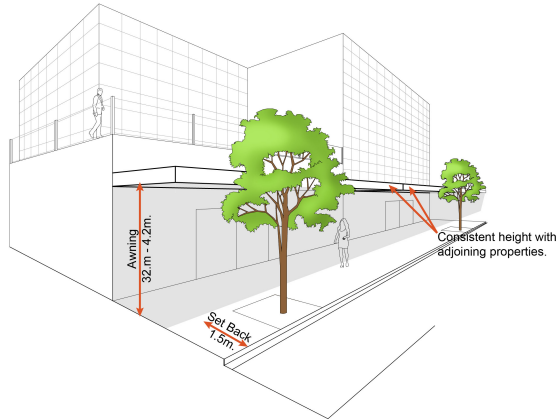
Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

**Table 7.2.1.2.2 Assessable development - Kippa-Ring village precinct**

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<b>General criteria</b>	
<b>Centre network and function</b>	
<b>PO1</b>  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 example provided.
<b>Active frontage</b>	
<b>PO2</b>  Development addresses and activates streets and public spaces by: <ul style="list-style-type: none"> <li>a. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement;</li> <li>b. new buildings adjoin or are within 3m of the primary street frontages, civic space or public open space;</li> <li>c. locating car parking areas behind or under buildings to not dominate the street environment;</li> </ul>	<b>E2.1</b>  Development address the street frontage.
	<b>E2.2</b>  New buildings and extensions are built to the street alignment.
	<b>E2.3</b>  At-grade car parking:

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>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);</p> <p>e. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections);</p> <p>f. establishing or maintaining human scale.</p>	<p>a. does not adjoin Boardman Road and Anzac Avenue;</p> <p>b. where at-grade car parking adjoins a street (other than a main street) or civic space it does not take up more than 40% of the length of the street frontage.</p> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>
	<p><b>E2.4</b></p> <p>Development on corner lots:</p> <p>a. addresses both street frontages;</p> <p>b. expresses strong visual elements, including feature building entries.</p>
	<p><b>E2.5</b></p> <p>Development incorporates active uses adjacent to a street frontage, civic spaces, public open space or pedestrian thoroughfare.</p>
	<p><b>E2.6</b></p> <p>The front facade of the building:</p> <p>a. is made up of a minimum of 50% windows or glazing between a height of 1m and 2m;</p> <p>b. the minimum area of window or glazing is to remain uncovered and free of signage.</p> <p>Note -This does not apply to Adult stores<sup>(1)</sup></p> <p style="text-align: center;"><b>Glazing</b></p> 

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<p><b>E2.7</b></p> <p>Where fronting Boardman Road or Anzac Avenue, individual tenancies do not exceed a frontage length of 20m.</p> <p><b>E2.8</b></p> <p>Large format retail uses (e.g. showroom<sup>(78)</sup>, 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>
<p><b>PO3</b></p> <p>Awnings are provided at the ground floor fronting pedestrian footpaths. Awnings:</p> <ol style="list-style-type: none"> <li>provide adequate protection for pedestrians from solar exposure and inclement weather;</li> <li>are integrated with the design of the building and the form and function of the street;</li> <li>do not compromise the provision of street trees;</li> <li>ensure the safety of pedestrians and vehicles (e.g. No support poles).</li> </ol>	<p><b>E3</b></p> <p>Buildings incorporate an awning that:</p> <ol style="list-style-type: none"> <li>is cantilevered;</li> <li>extends from the face of the building;</li> <li>has a minimum height of 3.2m and a maximum height of 4.2m above pavement level;</li> <li>does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage;</li> <li>aligns with adjoining buildings to provide continuous shelter where possible.</li> </ol> <p><b>Figure - Awning requirements</b></p> 
<p><b>PO4</b></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>No example provided.</p>



Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Note - Design measures will vary depending on the building and location, however may include the following:</p> <ul style="list-style-type: none"> <li>a. increasing the height of the building on the corner;</li> <li>b. stepping back the building on the corner to create and additional face;</li> <li>c. including prominent building entrances and windows on the corners;</li> <li>d. the use of a focal point, such as a tower, visual display or artwork on the corner.</li> </ul> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	
<b>Setbacks</b>	
<p><b>PO5</b></p> <p>Side and rear setbacks are of a dimension to:</p> <ul style="list-style-type: none"> <li>a. cater for required openings, the location of loading docks and landscaped buffers etc.;</li> <li>b. protect the amenity of adjoining sensitive land uses.</li> </ul>	No example provided.
<b>Site area</b>	
<p><b>PO6</b></p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	No example provided.
<b>Building height</b>	
<p><b>PO7</b></p> <p>Buildings and structures have a height that:</p> <ul style="list-style-type: none"> <li>a. is consistent with the future medium rise character of the precinct;</li> <li>b. responds to the topographic features of the site, including slope and orientation;</li> <li>c. is not visually dominant or overbearing with respect to the streetscape;</li> </ul>	<p><b>E7</b></p> <p>Building height is within the minimum and maximum height identified on Overlay map – Building heights.</p>

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<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>	
<b>Public realm</b>	
<p><b>PO8</b></p> <p>Developments with a gross leasable area greater than 3,000m<sup>2</sup> 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>	No example provided.
<p><b>PO9</b></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>	No example provided.

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> <li>a. Design measures that enhance public spaces where located on Boardman Road and Anzac Avenue;</li> <li>b. Development design and location does not compromise the future provision of civic space.</li> </ul>	
<b>Streetscape</b>	
<p><b>PO10</b></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 example provided.
<b>Built form</b>	
<p><b>PO11</b></p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> <li>a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning);</li> <li>b. enables differentiation between buildings;</li> <li>c. contributes to a safe environment;</li> <li>d. incorporates architectural features within the building facade at the street level to create human scale;</li> <li>e. treat or break up blank walls that are visible from public areas;</li> <li>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;</li> <li>g. facilitate casual surveillance of all public spaces.</li> </ul>	No example provided.
<p><b>PO12</b></p> <p>Building entrances:</p> <ul style="list-style-type: none"> <li>a. are readily identifiable from the road frontage;</li> </ul>	No example provided.

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<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. are adequately lit to ensure public safety and security;</p> <p>e. include footpaths that connect with adjoining sites;</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 Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</p>	
<p><b>PO13</b></p> <p>Ground floor spaces are designed to enable the flexible re-use of floor area for commercial and retail activities.</p>	<p><b>E13</b></p> <p>The ground floor has a minimum ceiling height of 4.2m.</p>
Integration with Kippa-Ring station	
<p><b>PO14</b></p> <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> <p>a. greater land use efficiency through a more intense built form that supports connectivity with Kippa-Ring station;</p> <p>b. contributes to a high quality streetscape along Boardman Road, Anzac Avenue and the internal road network;</p> <p>c. incorporates active frontages along Boardman Road and Anzac Avenue;</p> <p>d. does not involve the location of large areas of surface car parking along Anzac Avenue and Boardman Road;</p> <p>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;</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes														
<p>f. provides a strong active connection to Kippa-Ring Station through the provision of, or linkages to, a pedestrian promenade;</p> <p>g. promotes a strong visual connection linking Kippa-Ring Station to the centre.</p>															
Accessibility and permeability															
<p><b>PO15</b></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>	No example provided.														
Car parking															
<p><b>PO16</b></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 sites 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><b>E16</b></p> <p>Car parking is provided at the following rates:</p> <table><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><tr><td>Non-residential</td><td>1 per 30m<sup>2</sup> of GFA</td><td>1 per 50m<sup>2</sup> 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></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<sup>(49)</sup>, Relocatable home park<sup>(62)</sup>, Residential care facility<sup>(65)</sup>, Retirement facility<sup>(67)</sup>.</p> <p>Note - Residential - Services/short term includes: Rooming accommodation<sup>(69)</sup> or Short-term accommodation<sup>(77)</sup>.</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	Non-residential	1 per 30m <sup>2</sup> of GFA	1 per 50m <sup>2</sup> 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													
Non-residential	1 per 30m <sup>2</sup> of GFA	1 per 50m <sup>2</sup> 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													
<p><b>PO17</b></p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	No example provided.														

## 7 Local plans

Performance outcomes	Examples that achieve aspects of the Performance Outcomes				
<p><b>PO18</b></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 example provided.</p>				
<p><b>PO19</b></p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> <li>does not impact on the safety of the external road network;</li> <li>ensures the safe movement of vehicles within the site.</li> </ol>	<p><b>E19</b></p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 Parking facilities Part 1: Off-street car parking.</p>				
<p><b>PO20</b></p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ol style="list-style-type: none"> <li>located along the most direct pedestrian routes between building entrances, car parks and adjoining uses;</li> <li>protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc);</li> <li>are of a width to allow safe and efficient access for prams and wheelchairs.</li> </ol>	<p>No example provided.</p>				
<p><b>Bicycle parking and end of trip facilities</b></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><b>PO21</b></p> <ol style="list-style-type: none"> <li>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"> <li>adequate bicycle parking and storage facilities; and</li> </ol> </li> </ol>	<p><b>E21.1</b></p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table> <tr> <th>Use</th><th>Minimum Bicycle Parking</th></tr> <tr> <td>Residential uses comprised of dwellings</td><td>Minimum 1 space per dwelling</td></tr> </table>	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling
Use	Minimum Bicycle Parking				
Residential uses comprised of dwellings	Minimum 1 space per dwelling				

Performance outcomes	Examples that achieve aspects of the Performance Outcomes				
<p>ii. adequate provision for securing belongings; and</p> <p>iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.</p> <p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <p>i. the projected population growth and forward planning for road upgrading and development of cycle paths; or</p> <p>ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or</p> <p>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</p> <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<table border="1"> <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 200m<sup>2</sup> of GFA</td></tr> </table> <p>Editor's note - The examples 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 example 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><b>E21.2</b></p> <p>Bicycle parking is:</p> <p>a. provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>;</p> <p>b. protected from the weather by its location or a dedicated roof structure;</p> <p>c. located within the building or in a dedicated, secure structure for residents and staff;</p> <p>d. adjacent to building entrances or in public areas for customers and visitors.</p> <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples 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 example 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><b>E21.3</b></p> <p>For non-residential uses, storage lockers:</p> <p>a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);</p> <p>b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).</p>	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 <sup>2</sup> of GFA
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 <sup>2</sup> of GFA				

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes																																		
	<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 examples 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 example 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><b>E21.4</b></p> <p>For non-residential uses, changing rooms:</p> <p>a. are provided at a rate of 1 per 10 bicycle parking spaces;</p> <p>b. are fitted with a lockable door or otherwise screened from public view;</p> <p>c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:</p> <table><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><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></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> <p>i. a mirror located above each wash basin;</p>	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
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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<ul style="list-style-type: none"> <li>ii. a hook and bench seating within each shower compartment;</li> <li>iii. a socket-outlet located adjacent to each wash basin.</li> </ul> <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 examples 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 example 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>
<b>Loading and servicing</b>	
<b>PO22</b>  Loading and servicing areas: <ul style="list-style-type: none"> <li>a. are not visible from the street frontage;</li> <li>b. are integrated into the design of the building;</li> <li>c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses;</li> <li>d. are consolidated and shared with adjoining sites, where possible.</li> </ul> <p>Note - Refer to planning scheme policy - Centre and neighbourhood hub design.</p>	No example provided.
<b>PO23</b>  Drive through serving and circulation areas are not visible from Anzac Avenue or Boardman Road.	No example provided.
<b>Waste</b>	
<b>PO24</b>  Bins and bin storage areas area/s are designed, located and managed to prevent amenity impacts on the locality.	<b>E24</b>  Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.
<b>Landscaping and fencing</b>	
<b>PO25</b>	No example provided.

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>On-site landscaping:</p> <ul style="list-style-type: none"> <li>a. is incorporated into the design of the development;</li> <li>b. reduces the dominance of car parking and servicing areas from the street frontage;</li> <li>c. incorporates shade trees in car parking areas;</li> <li>d. retains mature trees wherever possible;</li> <li>e. contributes to quality public spaces and the microclimate by providing shelter and shade;</li> <li>f. maintains the achievement of active frontages and sightlines for casual surveillance.</li> </ul> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	
<p><b>PO26</b></p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	No example provided.
<b>Environmentally sensitive design</b>	
<p><b>PO27</b></p> <p>Development incorporates energy efficient design principles, including:</p> <ul style="list-style-type: none"> <li>a. maximising internal cross-ventilation and prevailing breezes;</li> <li>b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun;</li> <li>c. reducing demand on non-renewable energy sources for cooling and heating;</li> <li>d. maximising the use of daylight for lighting;</li> <li>e. retaining existing established trees on-site where possible.</li> </ul>	No example provided.
<p><b>PO28</b></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>	No example provided.

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<b>Crime prevention through environmental design</b>	
<p><b>PO29</b></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"> <li>a. orienting buildings towards the street and public spaces and providing clear sightlines to public spaces to allow opportunities for casual surveillance;</li> <li>b. ensuring the site layout, building design and landscaping does not result in potential concealment or entrapment areas;</li> <li>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.</li> </ul> <p>Note - Further information is available in <i>Crime Prevention through Environmental Design: Guidelines for Queensland, State of Queensland, 2007</i>.</p>	No example provided.
<b>Lighting</b>	
<p><b>PO30</b></p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	No example provided.
<b>Amenity</b>	
<p><b>PO31</b></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>	No example provided.
<b>Noise</b>	
<p><b>PO32</b></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>	No example provided.

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<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><b>PO33</b></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"> <li>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);</li> <li>maintaining the amenity of the streetscape.</li> </ol> <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><b>E33.1</b></p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p><b>E33.2</b></p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> <li>are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> <li>adjoining a motorway or rail line; or</li> <li>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.</li> </ol> </li> <li>do not remove existing or prevent future active transport routes or connections to the street network;</li> <li>are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</li> </ol> <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>
<b>Clearing of habitat trees where not located within the Environmental areas overlay map</b>	
<p><b>PO34</b></p> <ol style="list-style-type: none"> <li>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</li> <li>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</li> </ol>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>hollows have not yet formed in trees &gt; 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>	
<b>Works criteria</b>	

<b>Utilities</b>	
<p><b>PO35</b></p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	No example provided.

<b>Access</b>	
<p><b>PO36</b></p> <p>Vehicle access points do not inhibit the provision of active frontages and improve the function, amenity and safety of Boardman Road and Anzac Avenue.</p>	<p><b>E36</b></p> <p>No additional access points are located on Anzac Avenue or Boardman Road.</p>
<p><b>PO37</b></p> <p>Development provides improved vehicle access and car parking connections between the shopping centre<sup>(76)</sup> sites.</p>	No example provided.
<p><b>PO38</b></p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> <li>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.);</li> <li>provides safety and security of people and property at all times;</li> <li>does not impede active transport options;</li> <li>does not impact on the safe and efficient movement of traffic external to the site;</li> <li>where possible vehicle access points are consolidated and shared with adjoining sites.</li> </ol>	No example provided.

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<p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	
<p><b>PO39</b></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 example provided.</p>
<p><b>PO40</b></p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> <li>the development of the road network in the area;</li> <li>the function or safety of the road network;</li> <li>the capacity of the road network.</li> </ol> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<p><b>E40.1</b></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><b>E40.2</b></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><b>E40.3</b></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><b>E40.4</b></p> <p>The development layout allows forward vehicular access to and from the site.</p>
<p><b>PO41</b></p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p><b>E41.1</b></p> <p>Site access and driveways are designed, located and constructed in accordance with:</p> <ol style="list-style-type: none"> <li>where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> <li>Planning scheme policy - Integrated design;</li> </ol> </li> <li>where for a Council-controlled road and not associated with a Dwelling house:</li> </ol>

	<ul style="list-style-type: none"> <li>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> <p>c. 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><b>E41.2</b></p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ul style="list-style-type: none"> <li>a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking;</li> <li>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities;</li> <li>c. Planning scheme policy - Integrated design; and</li> <li>d. Schedule 8 - Service vehicle requirements.</li> </ul> <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p> <p><b>E41.3</b></p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and 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><b>E41.4</b></p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO42</b></p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p>	<p><b>E42</b></p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p>

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<p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>
<p><b>PO43</b></p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p><b>E43.1</b></p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p><b>E43.2</b></p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>

Street design and layout	
<p><b>PO44</b></p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> <li>access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</li> <li>safe and convenient pedestrian and cycle movement;</li> <li>adequate on street parking;</li> <li>stormwater drainage paths and treatment facilities;</li> <li>efficient public transport routes;</li> <li>utility services location;</li> <li>emergency access and waste collection;</li> <li>setting and approach (streetscape, landscaping and street furniture) for adjoining residences;</li> <li>expected traffic speeds and volumes; and</li> <li>wildlife movement (where relevant).</li> </ol>	<p>No example provided.</p>



<p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p><b>PO45</b></p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs:</p> <ul style="list-style-type: none"> <li>• Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic;</li> <li>• Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion;</li> <li>• Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;</li> <li>• Residential development greater than 50 lots or dwellings;</li> <li>• Offices greater than 4,000m<sup>2</sup> Gross Floor Area (GFA);</li> <li>• Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m<sup>2</sup> GFA;</li> <li>• Warehouses and Industry greater than 6,000m<sup>2</sup> GFA;</li> <li>• On-site carpark greater than 100 spaces;</li> <li>• Development has a trip generation rate of 100 vehicles or more within the peak hour;</li> <li>• Development which dissects or significantly impacts on an environmental area or an environmental corridor.</li> </ul> <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>	<p><b>E45.1</b></p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p><b>E45.2</b></p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p><b>E45.3</b></p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>

## 7 Local plans

<p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p><b>PO46</b></p> <p>New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p> <p>Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>	<p><b>E46</b></p> <p>New intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> <li>where the through road provides an access function; <ol style="list-style-type: none"> <li>intersecting road located on the same side = 60 metres;</li> <li>intersecting road located on opposite side (Left Right Stagger) = 60 metres;</li> <li>intersecting road located on opposite side (Right Left Stagger) = 40 metres.</li> </ol> </li> <li>Where the through road provides a collector or sub-arterial function: <ol style="list-style-type: none"> <li>intersecting road located on the same side = 100 metres;</li> <li>intersecting road located on opposite side (Left Right Stagger) = 100 metres;</li> <li>intersecting road located on opposite side (Right Left Stagger) = 60 metres.</li> </ol> </li> <li>Where the through road provides an arterial function: <ol style="list-style-type: none"> <li>intersecting road located on the same side = 300 metres;</li> <li>intersecting road located on opposite side (Left Right Stagger) = 300 metres;</li> <li>intersecting road located on opposite side (Right Left Stagger) = 300 metres;</li> </ol> </li> <li>Walkable block perimeter does not exceed 1000 metres.</li> </ol> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection</p>

	spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.												
<p><b>PO47</b></p> <p>All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</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 - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p><b>E47</b></p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1"> <thead> <tr> <th>Situation</th><th>Minimum construction</th></tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td><td>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</td></tr> <tr> <td>OR</td><td></td></tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td><td>The minimum total travel lane width is:</td></tr> <tr> <td>OR</td><td></td></tr> <tr> <td>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td><td> <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul> </td></tr> </tbody> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR		Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	The minimum total travel lane width is:	OR		Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	<ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>
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Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	<ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>												

## Stormwater

## 7 Local plans

<p><b>PO48</b></p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p><b>E48.1</b></p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p><b>E48.2</b></p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p><b>E48.3</b></p> <p>Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p><b>PO49</b></p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p><b>E49.1</b></p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p><b>E49.2</b></p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p><b>E49.3</b></p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p><b>E49.4</b></p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p><b>PO50</b></p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to</p>	<p><b>E50</b></p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>

<p>other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	
<p><b>PO51</b></p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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 example provided.</p>
<p><b>PO52</b></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 example provided.</p>
<p><b>PO53</b></p> <p>Where development:</p> <ul style="list-style-type: none"> <li>a. is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>b. will result in: <ul style="list-style-type: none"> <li>i. 6 or more dwellings; or</li> <li>ii. an impervious area greater than 25% of the net developable area,</li> </ul> </li> </ul> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10</p> <p>- Stormwater management design objectives.</p>	<p>No example provided.</p>

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<p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</p>									
<p><b>PO54</b></p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p><b>E54</b></p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 656 1468 1182"> <thead> <tr> <th>Pipe Diameter</th><th>Minimum easement width (excluding access requirements)</th></tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p><b>PO55</b></p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								

### Site works and construction management

<p><b>PO56</b></p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p><b>PO57</b></p> <p>All works on-site are managed to:</p>	<p><b>E57.1</b></p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater</p>

<ul style="list-style-type: none"> <li>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;</li> <li>b. minimise as far as possible, impacts on the natural environment;</li> <li>c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises;</li> <li>d. avoid adverse impacts on street trees and their critical root zone.</li> </ul>	<p>Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</li> <li>b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind;</li> <li>c. stormwater discharge rates do not exceed pre-existing conditions;</li> <li>d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</li> <li>e. ponding or concentration of stormwater does not occur on adjoining properties.</li> </ul>
	<p><b>E57.2</b></p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) 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><b>E57.3</b></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><b>E57.4</b></p> <p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p><b>PO58</b></p>	<p><b>E58</b></p>



## 7 Local plans

<p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p><b>PO59</b></p> <p>All development works including 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 - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> <li>the aggregate volume of imported or exported material is greater than 1000m<sup>3</sup>; or</li> <li>the aggregate volume of imported or exported material is greater than 200m<sup>3</sup> per day; or</li> <li>the proposed haulage route involves a vulnerable land use or shopping centre.</li> </ol> <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p><b>E59.1</b></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><b>E59.2</b></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><b>E59.3</b></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><b>E59.4</b></p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
	<p><b>E59.5</b></p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>

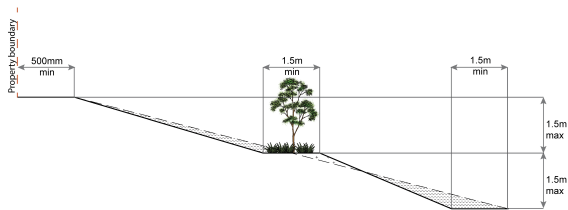


	<p><b>E59.6</b></p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p><b>PO60</b></p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p><b>E60</b></p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> <li>topsoiled with a minimum compacted thickness of fifty (50) millimetres;</li> <li>stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.</li> </ol> <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage.</p>
<p><b>PO61</b></p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p><b>E61</b></p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p><b>PO62</b></p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> <li>is limited to the area of infrastructure works, building areas and other necessary areas for the works; and</li> <li>includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;</li> <li>is disposed of in a manner which minimises nuisance and annoyance to existing premises.</li> </ol> <p>Note - No burning of cleared vegetation is permitted.</p>	<p><b>E62.1</b></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><b>E62.2</b></p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> <li>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</li> <li>all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ol> <p>Note - The chipped vegetation must be stored in an approved location.</p>

## 7 Local plans

<p><b>PO63</b></p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p><b>E63</b></p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> <li>Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</li> <li>no work is to be carried out on Sundays or public holidays.</li> </ol> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p><b>PO64</b></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 example provided.</p>

Earthworks	
<p><b>PO65</b></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"> <li>the natural topographical features of the site;</li> <li>short and long-term slope stability;</li> <li>soft or compressible foundation soils;</li> <li>reactive soils;</li> <li>low density or potentially collapsing soils;</li> <li>existing fill and soil contamination that may exist on-site;</li> <li>the stability and maintenance of steep slopes and batters;</li> <li>excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</li> </ol>	<p><b>E65.1</b></p> <p>All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.</p>
	<p><b>E65.2</b></p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p>
	<p><b>E65.3</b></p> <p>Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.</p>
	<p><b>E65.4</b></p> <p>All filling or excavation is contained on-site and is free draining.</p>
	<p><b>E65.5</b></p> <p>All fill placed on-site is:</p>

	<p>a. limited to that area necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</p> <p><b>E65.6</b></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><b>PO66</b></p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p><b>E66</b></p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p><b>Figure - Embankment</b></p> 
<p><b>PO67</b></p> <p>Filling or excavation is undertaken in a manner that:</p> <p>a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</p> <p>b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>	<p><b>E67.1</b></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 is defined in Schedule 2 of the Act.</p> <p><b>E67.2</b></p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;</p> <p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p>

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	<p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>
<p><b>PO68</b></p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep 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 example provided.</p>
<p><b>PO69</b></p> <p>Filling or excavation does not result in:</p> <ol style="list-style-type: none"> <li>adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;</li> <li>increased flood inundation outside the site;</li> <li>any reduction in the flood storage capacity in the floodway;</li> <li>any clearing of native vegetation.</li> </ol> <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 example provided.</p>
<p><b>PO70</b></p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p><b>E70</b></p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>redirect stormwater surface flow away from existing flow paths; or</li> <li>divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> <li>concentrates the flow; or</li> <li>increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>causes actionable nuisance to any person, property or premises.</li> </ol> </li> </ol>

## P071

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

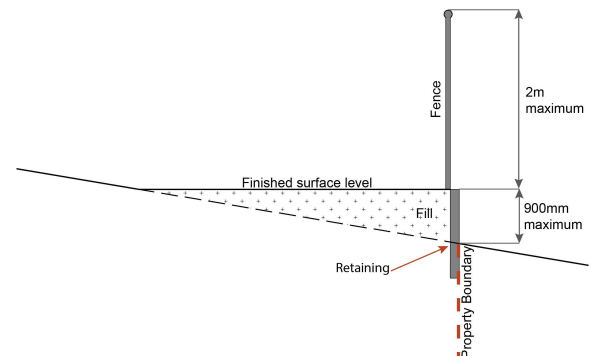
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

## E71

Earth retaining structures:

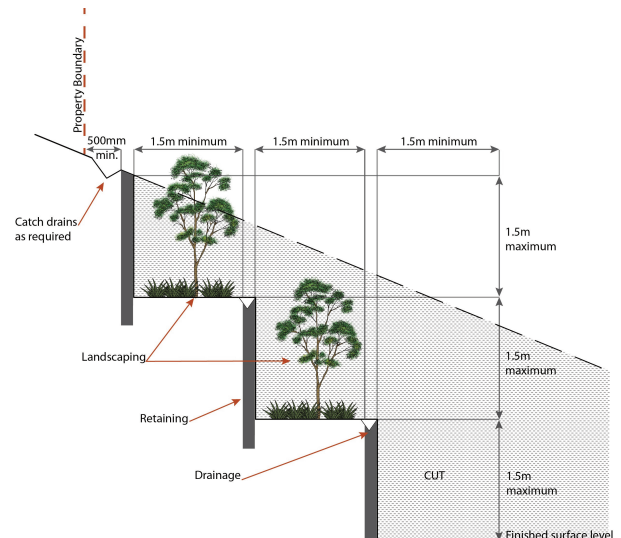
- are not constructed of boulder rocks or timber;
- where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

**Figure - Retaining on boundary**



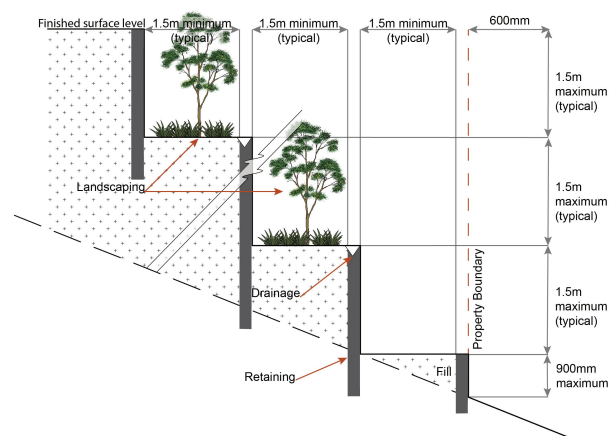
- where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as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

**Figure - Cut**



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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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

### PO72

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;

### E72.1

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 requirement for accepted development, 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<sup>(84)</sup> 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"> <li>i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> <li>ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>iii. for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities;</li> </ul> <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p> <p><b>E72.2</b></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"> <li>a. an unobstructed width of no less than 3.5m;</li> <li>b. an unobstructed height of no less than 4.8m;</li> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ul> <p><b>E72.3</b></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><b>PO73</b></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><b>E73</b></p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> </ul> </li> </ul>

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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>
<p><b>P074</b></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><b>E74</b></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>
<b>Use specific criteria</b>	
<b>Redcliffe activity centre strategy</b>	
<p><b>P075</b></p> <p>Development does not compromise opportunities that may be identified in the Redcliffe Activity Centre Strategy.</p>	No example provided.
<b>Kippa-Ring shopping centres<sup>(76)</sup></b>	
<p><b>P076</b></p> <p>Improved vehicle and pedestrian circulation is provided through:</p> <p>a. coordinated vehicle access between Peninsular Fair and Kippa-Ring Village shopping centres<sup>(76)</sup>;</p> <p>b. pedestrian links between Peninsular Fair and Kippa-Ring Village;</p> <p>c. consolidated loading areas between Peninsular Fair and Kippa-Ring Village.</p>	No example provided.



Residential uses																			
<p><b>PO77</b></p> <p>Development contributes to greater housing choice and affordability by:</p> <ul style="list-style-type: none"><li>a. contributing to the range of dwelling types and sizes in the area;</li><li>b. providing greater housing density within walking distance of the Kippa-Ring village precinct and the Kippa-Ring rail station;</li><li>c. forming part of mixed use building with residential uses above ground floors and podiums.</li></ul>	<p>No example provided.</p>																		
<p><b>PO78</b></p> <p>Caretaker's accommodation<sup>(10)</sup> and Dwelling units<sup>(23)</sup> are provided with adequate functional and attractive private open space that is:</p> <ul style="list-style-type: none"><li>a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity;</li><li>b. designed and constructed to achieve adequate privacy for occupants from other dwelling units<sup>(23)</sup> and centre uses;</li><li>c. accessible and readily identifiable for residents, visitors and emergency services;</li><li>d. located to not compromise active frontages.</li></ul>	<p><b>E78</b></p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <ul style="list-style-type: none"><li>a. as per table-</li></ul> <table><tr><th>Use</th><th>Minimum Area</th><th>Minimum Dimension in all directions</th></tr><tr><td colspan="3">Ground floor dwellings</td></tr><tr><td>All dwelling types</td><td>16m<sup>2</sup></td><td>4m</td></tr><tr><td colspan="3">Above ground floor dwellings</td></tr><tr><td>1 bedroom or studio</td><td>8m<sup>2</sup></td><td>2.5m</td></tr><tr><td>2 or more bedrooms</td><td>12m<sup>2</sup></td><td>3.0m</td></tr></table> <ul style="list-style-type: none"><li>b. accessed from a living area;</li><li>c. sufficiently screened or elevated for privacy;</li><li>d. ground floor open space is located behind the main building line and not within the primary or secondary frontage setbacks;</li><li>e. balconies orientate to the street;</li><li>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).</li></ul> <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 floor dwellings			All dwelling types	16m <sup>2</sup>	4m	Above ground floor dwellings			1 bedroom or studio	8m <sup>2</sup>	2.5m	2 or more bedrooms	12m <sup>2</sup>	3.0m
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<p><b>PO79</b></p>	<p><b>E79</b></p> <p>The dwelling:</p>																		

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<p>Caretaker's accommodation<sup>(10)</sup> and Dwelling units<sup>(23)</sup> 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>	<ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>c. is provided with a separate entrance to that of any non-residential use on the site;</li> <li>d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use.</li> </ul> <p>Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>
<b>Home based business<sup>(35)</sup></b>	
<p><b>PO80</b></p> <p>The scale and intensity of the Home based business<sup>(35)</sup>:</p> <ul style="list-style-type: none"> <li>a. is compatible with the physical characteristics of the site and the character of the local area;</li> <li>b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety;</li> <li>c. does not adversely impact on the amenity of the adjoining and nearby premises;</li> <li>d. remains ancillary to the residential use of the dwelling house<sup>(22)</sup>;</li> <li>e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;</li> <li>f. ensure employees and visitors to the site do not negatively impact the expected amenity of adjoining properties.</li> </ul>	<p><b>E80.1</b></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><b>E80.2</b></p> <p>The home based business<sup>(35)</sup> occupies an area of the existing dwelling or on-site structure not greater than 40m<sup>2</sup> gross floor area.</p>
<b>Major electricity infrastructure<sup>(43)</sup>, Substation<sup>(80)</sup> and Utility installation<sup>(86)</sup></b>	
<p><b>PO81</b></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"> <li>a. high quality design and construction;</li> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> </ul>	<p><b>E81.1</b></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"> <li>a. are enclosed within buildings or structures;</li> <li>b. are located behind the main building line;</li> </ul>

<ul style="list-style-type: none"> <li>d. located behind the main building line;</li> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>c. have a similar height, bulk and scale to the surrounding fabric;</li> <li>d. have horizontal and vertical articulation applied to all exterior walls.</li> </ul> <p><b>E81.2</b></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><b>PO82</b></p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p><b>E82</b></p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> <li>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</li> <li>b. minimise the number and width of crossovers and entry points;</li> <li>c. provide safe vehicular access to the site;</li> <li>d. do not utilise barbed wire or razor wire.</li> </ul>
<p><b>PO83</b></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"> <li>a. generates no audible sound at the site boundaries where in a residential setting; or</li> <li>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</li> </ul>	<p><b>E83</b></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><b>Telecommunications facility<sup>(81)</sup></b></p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities<sup>(81)</sup> 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><b>PO84</b></p> <p>Telecommunications facilities<sup>(81)</sup> are co-located with existing telecommunications facilities<sup>(81)</sup>, Utility installation<sup>(86)</sup>, Major electricity infrastructure<sup>(43)</sup> or Substation<sup>(80)</sup> if there is already a facility in the same coverage area.</p>	<p><b>E84.1</b></p> <p>New telecommunication facilities<sup>(81)</sup> are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p><b>E84.2</b></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><b>PO85</b></p>	<p><b>E85</b></p>

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<p>A new Telecommunications facility<sup>(81)</sup> 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 area of 45m<sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.</p>
<p><b>PO86</b></p> <p>Telecommunications facilities<sup>(81)</sup> do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p><b>E86</b></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><b>PO87</b></p> <p>The Telecommunications facility<sup>(81)</sup> does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> <li>a. high quality design and construction;</li> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> <li>d. located behind the main building line;</li> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul>	<p><b>E87.1</b></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><b>E87.2</b></p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p><b>E87.3</b></p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> <li>a. reduce recognition in the landscape;</li> <li>b. reduce glare and reflectivity.</li> </ul>
	<p><b>E87.4</b></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><b>E87.5</b></p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p><b>E87.6</b></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.
<b>PO88</b>  Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	<b>E88</b>  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.
<b>PO89</b>  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.	<b>E89</b>  All equipment comprising the Telecommunications facility <sup>(81)</sup> 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.
<b>Values and constraints criteria</b>  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.	
<b>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</b>  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.	
<b>PO90</b>  Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: <ul style="list-style-type: none"> <li>a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>b. protects the environmental and ecological values and health of receiving waters;</li> <li>c. protects buildings and infrastructure from the effects of acid sulfate soils.</li> </ul>	<b>E90</b>  Development does not involve: <ul style="list-style-type: none"> <li>a. excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below than 5m Australian Height datum AHD; or</li> <li>b. filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.</li> </ul>
<b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</b>  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.	

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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><b>PO91</b></p> <p>Development will:</p> <ol style="list-style-type: none"> <li>not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building;</li> <li>protect the fabric and setting of the heritage site, object or building;</li> <li>be consistent with the form, scale and style of the heritage site, object or building;</li> <li>utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;</li> <li>incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</li> <li>retain public access where this is currently provided.</li> </ol>	<p><b>E91</b></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><b>PO92</b></p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> <li>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</li> <li>demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or</li> <li>limited demolition is performed in the course of repairs, maintenance or restoration; or</li> <li>demolition is performed following a catastrophic event which substantially destroys the building or object.</li> </ol>	<p>No example provided.</p>
<p><b>PO93</b></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 example provided.</p>
<p><b>PO94</b></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><b>E94</b></p> <p>Development does:</p> <ol style="list-style-type: none"> <li>not result in the removal of a significant tree;</li> </ol>

<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><b>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</b></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><b>PO95</b></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 example provided.</p>
<p><b>PO96</b></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>No example provided.</p>
<p><b>PO97</b></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 example 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><b>PO98</b></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><b>E98</b></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><b>PO99</b></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><b>E99</b></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><b>PO100</b></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><b>E100.1</b></p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ul style="list-style-type: none"> <li>a. Urban area – Level III;</li> <li>b. Rural area – N/A;</li> <li>c. Industrial area – Level V;</li> <li>d. Commercial area – Level V.</li> </ul> <p><b>E100.2</b></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><b>PO101</b></p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ul style="list-style-type: none"> <li>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</li> <li>b. an overland flow path where it crosses more than one premises;</li> <li>c. inter-allotment drainage infrastructure.</li> </ul> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>No example provided.</p>



<p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	
<p><b>Additional criteria for development for a Park<sup>(57)</sup></b></p>	
<p><b>PO102</b></p> <p>Development for a Park<sup>(57)</sup> 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"> <li>a. public benefit and enjoyment is maximised;</li> <li>b. impacts on the asset life and integrity of park structures is minimised;</li> <li>c. maintenance and replacement costs are minimised.</li> </ul>	<p><b>E102</b></p> <p>Development for a Park<sup>(57)</sup> 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<sup>(46)</sup>, 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<sup>(86)</sup> 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<sup>(46)</sup> 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"><li>Food and drink outlet<sup>(28)</sup> - if using an existing station building</li></ul>	<ul style="list-style-type: none"><li>Market<sup>(46)</sup></li><li>Shop<sup>(75)</sup> - if using an existing station building</li></ul>	<ul style="list-style-type: none"><li>Utility installation<sup>(86)</sup></li></ul>
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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"> <li>• Adult store<sup>(1)</sup></li> <li>• Agricultural supplies store<sup>(2)</sup></li> <li>• Air services<sup>(3)</sup></li> <li>• Animal husbandry<sup>(4)</sup></li> <li>• Animal keeping<sup>(5)</sup></li> <li>• Aquaculture<sup>(6)</sup></li> <li>• Bar<sup>(7)</sup></li> <li>• Brothel<sup>(8)</sup></li> <li>• Bulk landscape supplies<sup>(9)</sup></li> <li>• Car wash<sup>(11)</sup></li> <li>• Cemetery<sup>(12)</sup></li> <li>• Child care centre<sup>(13)</sup></li> <li>• Club<sup>(14)</sup></li> <li>• Community care centre<sup>(15)</sup></li> <li>• Community residence<sup>(16)</sup></li> <li>• Community use<sup>(17)</sup></li> <li>• Crematorium<sup>(18)</sup></li> <li>• Cropping<sup>(19)</sup></li> <li>• Detention facility<sup>(20)</sup></li> <li>• Dual occupancy<sup>(21)</sup></li> <li>• Dwelling house<sup>(22)</sup></li> <li>• Dwelling unit<sup>(23)</sup></li> <li>• Educational establishment<sup>(24)</sup></li> <li>• Emergency services<sup>(25)</sup></li> <li>• Environment facility<sup>(26)</sup></li> <li>• Extractive industry<sup>(27)</sup></li> <li>• Function facility<sup>(29)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Hardware and trade supplies<sup>(32)</sup></li> <li>• High impact industry<sup>(34)</sup></li> <li>• Home based business<sup>(35)</sup></li> <li>• Hospital<sup>(36)</sup></li> <li>• Hotel<sup>(37)</sup></li> <li>• Indoor sport and recreation<sup>(38)</sup></li> <li>• Intensive animal industry<sup>(39)</sup></li> <li>• Intensive horticulture<sup>(40)</sup></li> <li>• Landing<sup>(41)</sup></li> <li>• Low impact industry<sup>(42)</sup></li> <li>• Major electricity infrastructure<sup>(43)</sup></li> <li>• Major sport, recreation and entertainment facility<sup>(44)</sup></li> <li>• Marine industry<sup>(45)</sup></li> <li>• Medium impact industry<sup>(47)</sup></li> <li>• Motor sport facility<sup>(48)</sup></li> <li>• Multiple dwelling<sup>(49)</sup></li> <li>• Nature-based tourism<sup>(50)</sup></li> <li>• Nightclub entertainment facility<sup>(51)</sup></li> <li>• Non-resident workforce accommodation<sup>(52)</sup></li> <li>• Office<sup>(53)</sup></li> <li>• Outdoor sales<sup>(54)</sup></li> <li>• Outdoor sport and recreation<sup>(55)</sup></li> <li>• Parking station<sup>(58)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Port services<sup>(61)</sup></li> <li>• Relocatable home park<sup>(62)</sup></li> <li>• Renewable energy facility<sup>(63)</sup></li> <li>• Research and technology industry<sup>(64)</sup></li> <li>• Residential care facility<sup>(65)</sup></li> <li>• Resort complex<sup>(66)</sup></li> <li>• Retirement facility<sup>(67)</sup></li> <li>• Roadside stall<sup>(68)</sup></li> <li>• Rooming accommodation<sup>(69)</sup></li> <li>• Rural industry<sup>(70)</sup></li> <li>• Rural workers accommodation<sup>(71)</sup></li> <li>• Sales office<sup>(72)</sup></li> <li>• Service industry<sup>(73)</sup></li> <li>• Service station<sup>(74)</sup></li> <li>• Shopping centre<sup>(76)</sup></li> <li>• Short-term accommodation<sup>(77)</sup></li> <li>• Showroom<sup>(78)</sup></li> <li>• Special industry<sup>(79)</sup></li> <li>• Theatre<sup>(82)</sup></li> <li>• Tourist attraction<sup>(83)</sup></li> <li>• Tourist park<sup>(84)</sup></li> <li>• Transport depot<sup>(85)</sup></li> <li>• Veterinary services<sup>(87)</sup></li> <li>• Warehouse<sup>(88)</sup></li> </ul>
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<ul style="list-style-type: none"> <li>• Funeral parlour<sup>(30)</sup></li> <li>• Garden Centre<sup>(31)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Permanent plantation<sup>(59)</sup></li> <li>• Place of worship<sup>(60)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Wholesale nursery<sup>(89)</sup></li> <li>• Winery<sup>(90)</sup></li> </ul>
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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 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part E, Table 7.2.1.3.1. Where the development does not meet a requirement for accepted development (RAD) within Part E Table 7.2.1.3.1, it becomes assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO10
RAD2	PO10
RAD3	PO14
RAD4	PO17
RAD5	PO13
RAD6	PO18
RAD7	PO19
RAD8	PO28
RAD9	PO23
RAD10	PO23
RAD11	PO23
RAD12	PO32
RAD13	PO34
RAD14	PO31
RAD15	PO31
RAD16	PO35
RAD17	PO37
RAD18	PO38
RAD19	PO39
RAD20	PO38
RAD21	PO45
RAD22	PO40

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Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD23	PO40
RAD24	PO43
RAD25	PO43
RAD26	PO44
RAD27	PO46-PO50, PO52
RAD28	PO49
RAD29	PO46
RAD30	PO46
RAD31	PO46
RAD32	PO51
RAD33	PO46
RAD34	PO46
RAD35	PO48
RAD36	PO48
RAD37	PO53
RAD38	PO53
RAD39	PO53
RAD40	PO54
RAD41	PO55
RAD42	PO61
RAD43	PO62
RAD44	PO63
RAD45	PO63
RAD46	PO63
RAD47	PO63
RAD48	PO65
RAD49	PO66
RAD50	PO67
RAD51	PO67
RAD52	PO70
RAD53	PO70
RAD54	PO70
RAD55	PO71-PO73, PO75-PO77
RAD56	PO71-PO73, PO75-PO77

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD57	PO71-PO73
RAD58	PO74
RAD59	PO78

### Part E—Requirements for accepted development - Kippa-Ring station precinct

**Table 7.2.1.3.1 Requirements for accepted development - Kippa-Ring station precinct**

Requirements for accepted development	
General requirements	
Car parking	
<b>RAD1</b>	On-site car parking is provided at a rate identified in Schedule 7 - Car parking.
<b>RAD2</b>	Minimum cycle parking spaces are provided at a minimum of 1 space per 200m <sup>2</sup> of GFA.
Landscaping	
<b>RAD3</b>	Development does not result in a reduction in the area (m <sup>2</sup> ) or standard of established landscaping on-site.
Lighting	
<b>RAD4</b>	<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	
<b>RAD5</b>	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	
<b>RAD6</b>	<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"> <li>Clearing of a habitat tree located within an approved development footprint;</li> <li>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;</li> <li>Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> </ol>

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	<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 accepted development under Part 1, 1.7.7 Accepted 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>
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### Works requirements

#### Utilities

<b>RAD7</b>	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
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#### Access

<b>RAD8</b>	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
<b>RAD9</b>	<p>Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with:</p> <ol style="list-style-type: none"> <li>where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> <li>Planning scheme policy - Integrated design;</li> </ol> </li> <li>where for a Council-controlled road and not associated with a Dwelling house: <ol style="list-style-type: none"> <li>AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>Planning scheme policy - Integrated design;</li> <li>Schedule 8 - Service vehicle requirements;</li> </ol> </li> <li>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.</li> </ol>



<b>RAD10</b>	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
<b>RAD11</b>	Access driveways, manoeuvring areas and loading facilities are sealed and 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.

### Stormwater

<b>RAD12</b>	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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.				
<b>RAD13</b>	Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development:  a. is for an urban purpose that involves a land area of 2500m <sup>2</sup> or greater; and b. will result in:  i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area.  Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.				
<b>RAD14</b>	Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.  Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.				
<b>RAD15</b>	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.  Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.				
<b>RAD16</b>	Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows: <table border="1" data-bbox="261 1973 1466 2092"> <tr> <th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr> <tr> <td> </td><td> </td></tr> </table>	Pipe Diameter	Minimum Easement Width (excluding access requirements)		
Pipe Diameter	Minimum Easement Width (excluding access requirements)				

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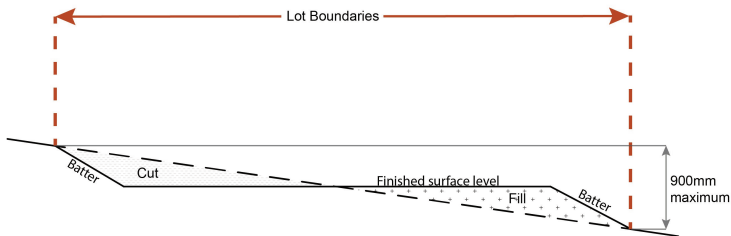
	Stormwater Pipe up to 825mm diameter	3.0m
	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m
	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
<p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>		

### Site works and construction management

<b>RAD17</b>	The site and any existing structures are to be maintained in a tidy and safe condition.
<b>RAD18</b>	<p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
<b>RAD19</b>	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
<b>RAD20</b>	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
<b>RAD21</b>	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
<b>RAD22</b>	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.
<b>RAD23</b>	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.
<b>RAD24</b>	<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>
<b>RAD25</b>	Disposal of materials is managed in one or more of the following ways:

	<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 - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
<b>RAD26</b>	<p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p>

### Earthworks

<b>RAD27</b>	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;"><b>Figure - Cut and Fill</b></p>  <p>Note - This is site earthworks not building work.</p>
<b>RAD28</b>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <p>a. any cut batter is no steeper than 1V in 4H;</p> <p>b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H;</p> <p>c. any compacted fill batter is no steeper than 1V in 4H.</p>
<b>RAD29</b>	<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>
<b>RAD30</b>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<b>RAD31</b>	<p>All fill and excavation is contained on-site and is free draining.</p>
<b>RAD32</b>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p>

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	<ul style="list-style-type: none"> <li>a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>b. redirect stormwater surface flow away from existing flow paths; or</li> <li>c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ul style="list-style-type: none"> <li>i. concentrates the flow; or</li> <li>ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>iii. causes actionable nuisance to any person, property or premises.</li> </ul> </li> </ul>
<b>RAD33</b>	<p>All fill placed on-site is:</p> <ul style="list-style-type: none"> <li>a. limited to that necessary for the approved use;</li> <li>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ul>
<b>RAD34</b>	<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>
<b>RAD35</b>	<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 is defined in Schedule 2 of the Act.</p>
<b>RAD36</b>	<p>Filling or excavation that would result in any of the following is not carried out on site:</p> <ul style="list-style-type: none"> <li>a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm;</li> <li>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;</li> <li>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</li> </ul> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>

### 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
- iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

<b>RAD37</b>	<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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p> <ul style="list-style-type: none"> <li>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<sup>(84)</sup> 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;</li> <li>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);</li> <li>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"> <li>i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> <li>ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>iii. - for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities; and</li> </ul> </li> <li>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.</li> </ul>
<b>RAD38</b>	<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"> <li>a. an unobstructed width of no less than 3.5m;</li> <li>b. an unobstructed height of no less than 4.8m;</li> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ul>
<b>RAD39</b>	<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>
<b>RAD40</b>	<p>For development that contains on-site fire hydrants external to buildings:</p>

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	<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"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> <li>v. external hydrants and hydrant booster points;</li> <li>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ul> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> <li>a. in a form;</li> <li>b. of a size;</li> <li>c. illuminated to a level;</li> </ul> <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>
<b>RAD41</b>	<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>
<b>Use specific requirements</b>	
<p><b>Telecommunications facility<sup>(81)</sup></b></p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities<sup>(81)</sup> 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>	
<b>RAD42</b>	<p>A minimum area of 45m<sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.</p>
<b>RAD43</b>	<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>
<b>RAD44</b>	<p>Equipment shelters and associated structures are located:</p> <ul style="list-style-type: none"> <li>a. directly beside the existing equipment shelter and associated structures;</li> <li>b. behind the main building line;</li> <li>c. further away from the frontage than the existing equipment shelter and associated structures;</li> <li>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.</li> </ul>
<b>RAD45</b>	<p>Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.</p>

<b>RAD46</b>	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
<b>RAD47</b>	<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>
<b>RAD48</b>	All equipment comprising the telecommunications facility <sup>(81)</sup> 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.

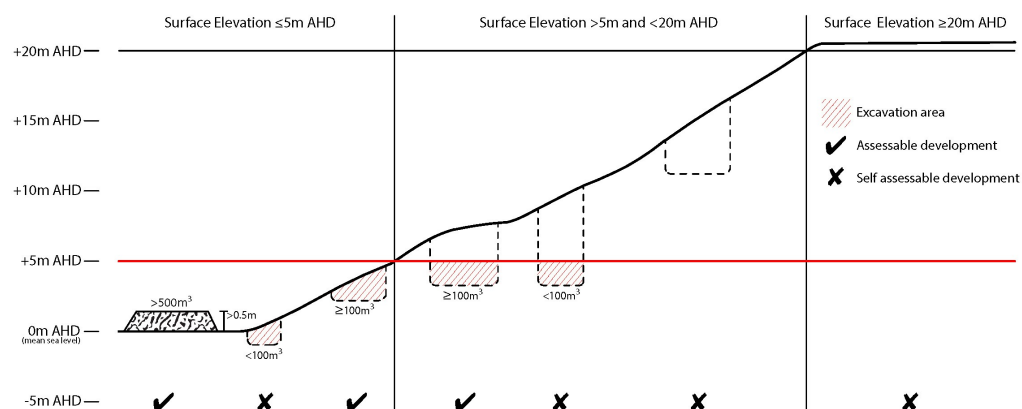
### Values and constraints requirements

Note - The relevant values and constraints requirements 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 requirements apply)

Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m<sup>3</sup> and 500m<sup>3</sup> respectively.

<b>RAD49</b>	<p>Development does not involve:</p> <ol style="list-style-type: none"> <li>excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below 5m Australian Height Datum AHD, or</li> <li>filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m AHD.</li> </ol>
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### Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements 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.

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<b>RAD50</b>	<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>
<b>RAD51</b>	<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>
<b>RAD52</b>	<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>
<b>RAD53</b>	<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"> <li>a. construction of any building;</li> <li>b. laying of overhead or underground services;</li> <li>c. any sealing, paving, soil compaction;</li> <li>d. any alteration of more than 75mm to the ground surface prior to work commencing.</li> </ul>
<b>RAD54</b>	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
<b>Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)</b>	
<b>RAD55</b>	<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>
<b>RAD56</b>	<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>
<b>RAD57</b>	<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>
<b>RAD58</b>	<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>
<b>RAD59</b>	<p>Development for a material change of use or building work for a Park<sup>(57)</sup> ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<b>Transport noise corridors (refer Overlay map - Transport noise corridors)</b>	



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

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

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part F, Table 7.2.1.3.2, as well as the purpose statement and overall outcomes.

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

**Table 7.2.1.3.2 Assessable development - Kippa-Ring station precinct**

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<b>General criteria</b>	
<b>Role of the precinct</b>	
<b>PO1</b>  Development: <ul style="list-style-type: none"> <li>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</li> <li>b. supports the use of the station plaza as a place for the community and commuters to gather.</li> </ul>	No example provided.
<b>Setbacks</b>	
<b>PO2</b>  Front building setbacks ensure buildings address and actively interface with streets and public spaces.	No example provided.
<b>PO3</b>  Side and rear setbacks are of a dimension to: <ul style="list-style-type: none"> <li>a. ensure impacts from the use are buffered and ameliorated;</li> <li>b. compatible with established setbacks;</li> <li>c. is sufficient to minimise overlooking and maintain privacy of adjoining properties;</li> <li>d. is sufficient to ensure development is not visually dominant or overbearing on adjoining properties.</li> </ul>	<b>E3</b>  Minimum setback of all buildings and structures, unless otherwise indicated in a precinct, is: <ul style="list-style-type: none"> <li>a. Side boundary - 3m;</li> <li>b. Rear boundary - 3m.</li> </ul>
<b>Site area</b>	
<b>PO4</b>	No example provided.

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<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>	
<b>Building height</b>	
<p><b>PO5</b></p> <p>Buildings and structures are of a height, scale and bulk which:</p> <ul style="list-style-type: none"> <li>a. respect existing amenity and character;</li> <li>b. minimise the visual impact of large-scale built form;</li> <li>c. do not result in a significant loss of amenity;</li> <li>d. allows for distinctive and innovative design outcomes on prominent sites.</li> </ul>	<p><b>E5</b></p> <p>Building height does not exceed the maximum height identified on Overlay map – Building heights.</p>
<b>Built form</b>	
<p><b>PO6</b></p> <p>Buildings and structures are designed and constructed to:</p> <ul style="list-style-type: none"> <li>a. incorporate a mix of colours and high quality materials to add diversification to treatments and finishes;</li> <li>b. avoid blank walls through façade articulation to create visual interest and deter graffiti and vandalism;</li> <li>c. activate and address the street, public areas and public open space;</li> <li>d. reduce cluttering of plant and equipment on building roofs.</li> </ul>	<p>No example provided.</p>
<b>Personal and property safety</b>	
<p><b>PO7</b></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> <ul style="list-style-type: none"> <li>a. casual surveillance opportunities and sight lines;</li> <li>b. way-finding cues and signage;</li> <li>c. defined different uses and private and public ownership through adequate fencing and signage;</li> </ul>	<p>No example provided.</p>

<p>d. light illuminates pathways and potential entrapment areas as well as maximising opportunities for penetration of natural light into spaces;</p> <p>e. minimise predictable routes and entrapment locations.</p>	
<b>Amenity</b>	
<p><b>PO8</b></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>	No example provided.
<b>Accessibility and permeability</b>	
<p><b>PO9</b></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>	No example provided.
<b>Car parking</b>	
<p><b>PO10</b></p> <p>On-site car parking associated with an activity:</p> <ol style="list-style-type: none"> <li>provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand;</li> <li>does not result adverse impacts on the efficient and safe functioning of the road network;</li> <li>does not compromise the ongoing operation of existing or planned infrastructure and utilities.</li> </ol> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p><b>E10</b></p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p>
<p><b>PO11</b></p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> <li>does not impact on the safety of the external road network;</li> <li>ensures the safety of pedestrians at all times;</li> <li>ensures the safe movement of vehicles within the site.</li> </ol>	<p><b>E11</b></p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 Parking facilities Part 1: Off-street car parking.</p>
<b>Loading and servicing</b>	

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<p><b>PO12</b></p> <p>Loading and servicing areas:</p> <ul style="list-style-type: none"> <li>a. are not visible from the street frontage;</li> <li>b. are integrated into the design of the building;</li> <li>c. include screening and buffers to reduce negative;</li> <li>d. impacts on adjoining sensitive land uses are consolidated and shared with adjoining sites, where possible.</li> </ul> <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 example provided.</p>
<p><b>Waste</b></p>	
<p><b>PO13</b></p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p><b>E13</b></p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
<p><b>Landscaping</b></p>	
<p><b>PO14</b></p> <p>Landscaping and screening is provided in a manner that:</p> <ul style="list-style-type: none"> <li>a. achieves a high level of privacy and amenity to sensitive land use on adjoining properties and when viewed from the street;</li> <li>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;</li> <li>c. creates a secure and safe environment by incorporating key elements of crime prevention through environmental design;</li> <li>d. achieves the design principles outlined in Planning scheme policy - Integrated design.</li> </ul>	<p>No example provided.</p>
<p><b>Noise</b></p>	
<p><b>PO15</b></p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p>	<p>No example provided.</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><b>PO16</b></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"> <li>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);</li> <li>b. maintaining the amenity of the streetscape.</li> </ul> <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><b>E16.1</b></p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p><b>E16.2</b></p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> <li>a. are not visible from an adjoining road or public area unless: <ul style="list-style-type: none"> <li>i. adjoining a motorway or rail line; or</li> <li>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.</li> </ul> </li> <li>b. do not remove existing or prevent future active transport routes or connections to the street network;</li> <li>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</li> </ul> <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>
<b>Lighting</b>	
<p><b>PO17</b></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>	No example provided.
<b>Clearing of habitat trees where not located within the Environmental areas overlay map</b>	
<p><b>PO18</b></p> <ul style="list-style-type: none"> <li>a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</li> </ul>	No example provided.

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<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 &gt; 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>	
<b>Works criteria</b>	

<b>Utilities</b>	
<p><b>PO19</b></p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	No example provided.

<b>Access</b>	
<p><b>PO20</b></p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> <li>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.);</li> <li>provides safety and security of people and property at all times;</li> <li>does not impede active transport options;</li> <li>does not impact on the safe and efficient movement of traffic external to the site;</li> <li>where possible vehicle access points are consolidated and shared with adjoining sites.</li> </ol> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	No example provided.
<p><b>PO21</b></p>	No example provided.

<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><b>PO22</b></p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> <li>the development of the road network in the area;</li> <li>the function or safety of the road network;</li> <li>the capacity of the road network.</li> </ol> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<p><b>E22.1</b></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><b>E22.2</b></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><b>E22.3</b></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><b>E22.4</b></p> <p>The development layout allows forward vehicular access to and from the site.</p>
<p><b>PO23</b></p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p><b>E23.1</b></p> <p>Site access and driveways are designed, located and constructed in accordance with:</p> <ol style="list-style-type: none"> <li>where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> <li>Planning scheme policy - Integrated design;</li> </ol> </li> <li>where for a Council-controlled road and not associated with a Dwelling house: <ol style="list-style-type: none"> <li>AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> </ol> </li> </ol>

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	<p>iii. Planning scheme policy - Integrated design;</p> <p>iv. Schedule 8 - Service vehicle requirements;</p> <p>c. 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><b>E23.2</b></p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <p>a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking;</p> <p>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities;</p> <p>c. Planning scheme policy - Integrated design; and</p> <p>d. Schedule 8 - Service vehicle requirements.</p> <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p> <p><b>E23.3</b></p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and 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><b>E23.4</b></p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO24</b></p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p><b>E24</b></p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>



<p><b>PO25</b></p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p><b>E25.1</b></p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p><b>E25.2</b></p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>

Street design and layout	
<p><b>PO26</b></p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ul style="list-style-type: none"> <li>a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</li> <li>b. safe and convenient pedestrian and cycle movement;</li> <li>c. adequate on street parking;</li> <li>d. stormwater drainage paths and treatment facilities;</li> <li>e. efficient public transport routes;</li> <li>f. utility services location;</li> <li>g. emergency access and waste collection;</li> <li>h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences;</li> <li>i. expected traffic speeds and volumes; and</li> <li>j. wildlife movement (where relevant).</li> </ul> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p>	<p>No example provided.</p>

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<p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p><b>PO27</b></p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs:</p> <ul style="list-style-type: none"> <li>• Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic;</li> <li>• Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion;</li> <li>• Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;</li> <li>• Residential development greater than 50 lots or dwellings;</li> <li>• Offices greater than 4,000m<sup>2</sup> Gross Floor Area (GFA);</li> <li>• Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m<sup>2</sup> GFA;</li> <li>• Warehouses and Industry greater than 6,000m<sup>2</sup> GFA;</li> <li>• On-site carpark greater than 100 spaces;</li> <li>• Development has a trip generation rate of 100 vehicles or more within the peak hour;</li> <li>• Development which dissects or significantly impacts on an environmental area or an environmental corridor.</li> </ul> <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</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><b>E27.1</b></p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p><b>E27.2</b></p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p><b>E27.3</b></p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO28</b></p>	<p><b>E28</b></p>

All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.

Note - Frontage roads include streets where no direct lot access is provided.

Note - The road network is mapped on Overlay map - Road hierarchy.

Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.

Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:

Situation	Minimum construction
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.
OR	
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	
OR	
Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	The minimum total travel lane width is: <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>

Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.

Note - Construction includes all associated works (services, street lighting and linemarking).

Note - Alignment within road reserves is to be agreed with Council.

Note - \*Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

### Stormwater

PO29

E29.1

The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.

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<p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p><b>E29.2</b></p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>
	<p><b>E29.3</b></p> <p>Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p><b>PO30</b></p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p><b>E30.1</b></p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>
	<p><b>E30.2</b></p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p><b>E30.3</b></p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
	<p><b>E30.4</b></p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p><b>PO31</b></p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p><b>E31</b></p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO32</b></p>	<p>No example provided.</p>

<p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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><b>PO33</b></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 example provided.
<p><b>PO34</b></p> <p>Where development:</p> <ul style="list-style-type: none"> <li>a. is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>b. will result in: <ul style="list-style-type: none"> <li>i. 6 or more dwellings; or</li> <li>ii. an impervious area greater than 25% of the net developable area,</li> </ul> </li> </ul> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</p>	No example provided.

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<p><b>PO35</b></p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p><b>E35</b></p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 448 1468 974"> <thead> <tr> <th>Pipe Diameter</th><th>Minimum easement width (excluding access requirements)</th></tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Pipe Diameter	Minimum easement width (excluding access requirements)								
Stormwater pipe up to 825mm diameter	3.0m								
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p><b>PO36</b></p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								

Site works and construction management	
<p><b>PO37</b></p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p><b>PO38</b></p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> <li>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;</li> <li>minimise as far as possible, impacts on the natural environment;</li> </ol>	<p><b>E38.1</b></p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, 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 actionable nuisance 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 or erosion of any kind;</p> <p>c. stormwater discharge rates do not exceed pre-existing conditions;</p> <p>d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>e. ponding or concentration of stormwater does not occur on adjoining properties.</p> <p><b>E38.2</b></p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) 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><b>E38.3</b></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><b>E38.4</b></p> <p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p><b>PO39</b></p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p><b>E39</b></p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p><b>PO40</b></p>	<p><b>E40.1</b></p>

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<p>All development works including 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 - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> <li>the aggregate volume of imported or exported material is greater than 1000m<sup>3</sup>; or</li> <li>the aggregate volume of imported or exported material is greater than 200m<sup>3</sup> per day; or</li> <li>the proposed haulage route involves a vulnerable land use or shopping centre.</li> </ol> <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</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><b>E40.2</b></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><b>E40.3</b></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><b>E40.4</b></p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p><b>E40.5</b></p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p><b>E40.6</b></p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p><b>PO41</b></p>	<p><b>E41</b></p>

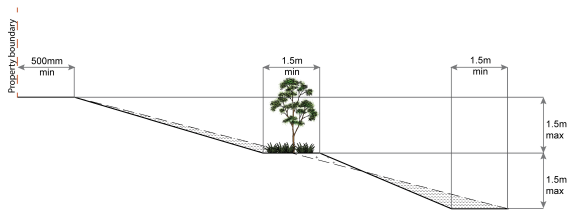


<p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> <li>topsoiled with a minimum compacted thickness of fifty (50) millimetres;</li> <li>stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.</li> </ol> <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage.</p>
<p><b>PO42</b></p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p><b>E42</b></p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p><b>PO43</b></p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> <li>is limited to the area of infrastructure works, building areas and other necessary areas for the works; and</li> <li>includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;</li> <li>is disposed of in a manner which minimises nuisance and annoyance to existing premises.</li> </ol> <p>Note - No burning of cleared vegetation is permitted.</p>	<p><b>E43.1</b></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><b>E43.2</b></p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> <li>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</li> <li>all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ol> <p>Note - The chipped vegetation must be stored in an approved location.</p>
<p><b>PO44</b></p>	<p><b>E44</b></p> <p>All development works are carried out within the following times:</p>

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<p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p><b>PO45</b></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 example provided.</p>

Earthworks	
<p><b>PO46</b></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 slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p>	<p><b>E46.1</b></p> <p>All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.</p>
	<p><b>E46.2</b></p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p>
	<p><b>E46.3</b></p> <p>Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.</p>
	<p><b>E46.4</b></p> <p>All filling or excavation is contained on-site and is free draining.</p>
	<p><b>E46.5</b></p> <p>All fill placed on-site is:</p>

	<p>a. limited to that area necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</p> <p><b>E46.6</b></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><b>PO47</b></p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p><b>E47</b></p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p><b>Figure - Embankment</b></p> 
<p><b>PO48</b></p> <p>Filling or excavation is undertaken in a manner that:</p> <p>a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</p> <p>b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>	<p><b>E48.1</b></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 is defined in Schedule 2 of the Act.</p> <p><b>E48.2</b></p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;</p> <p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p>

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	<p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>
<p><b>PO49</b></p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep 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 example provided.</p>
<p><b>PO50</b></p> <p>Filling or excavation does not result in:</p> <ol style="list-style-type: none"> <li>adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;</li> <li>increased flood inundation outside the site;</li> <li>any reduction in the flood storage capacity in the floodway;</li> <li>any clearing of native vegetation.</li> </ol> <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 example provided.</p>
<p><b>PO51</b></p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p><b>E51</b></p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>redirect stormwater surface flow away from existing flow paths; or</li> <li>divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> <li>concentrates the flow; or</li> <li>increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>causes actionable nuisance to any person, property or premises.</li> </ol> </li> </ol>

## PO52

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

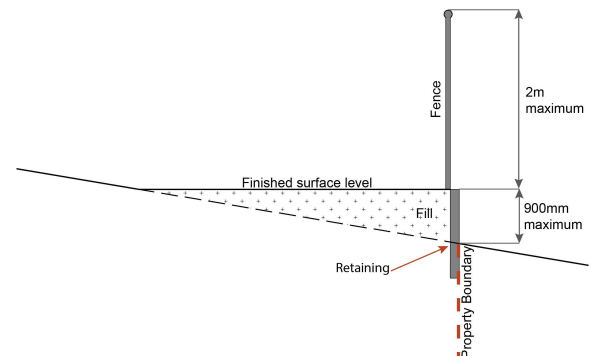
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

## E52

Earth retaining structures:

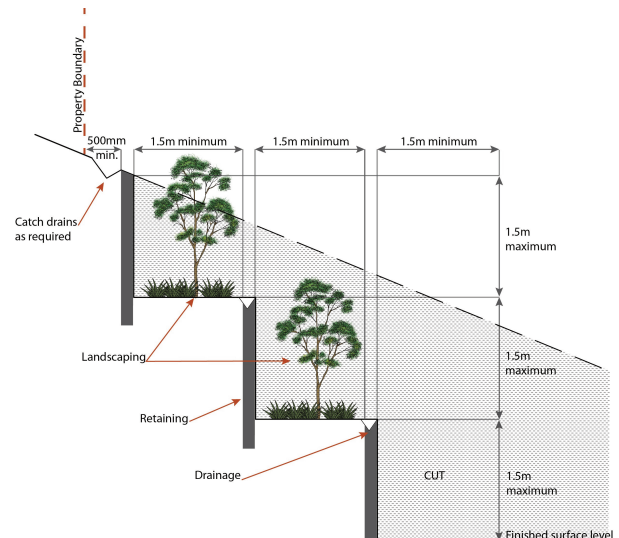
- are not constructed of boulder rocks or timber;
- where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

**Figure - Retaining on boundary**



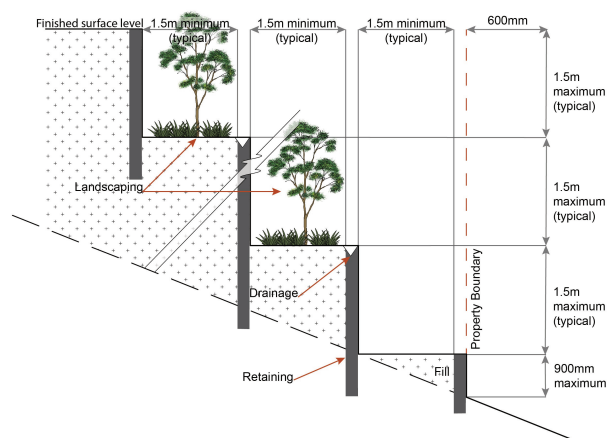
- where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as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

**Figure - Cut**



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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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, outdoor processing or outdoor storage where involving combustible materials.

AND

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

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

### PO53

Development incorporates a fire fighting system that:

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

### E53.1

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 requirement for accepted development, 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<sup>(84)</sup> 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"> <li>i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> <li>ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>iii. for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities;</li> </ul> <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p> <p><b>E53.2</b></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"> <li>a. an unobstructed width of no less than 3.5m;</li> <li>b. an unobstructed height of no less than 4.8m;</li> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ul> <p><b>E53.3</b></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><b>PO54</b></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><b>E54</b></p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> </ul> </li> </ul>

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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>
<p><b>PO55</b></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><b>E55</b></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>
<b>Use specific criteria</b>	
<b>Redcliffe Activity Centre Strategy</b>	
<p><b>PO56</b></p> <p>Development does not compromise opportunities that may be identified in the Redcliffe activity centre strategy.</p>	No example provided.
<b>Major electricity infrastructure<sup>(43)</sup>, substation<sup>(80)</sup> and utility installation<sup>(86)</sup></b>	
<p><b>PO57</b></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><b>E57.1</b></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>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><b>E57.2</b></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><b>PO58</b></p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p><b>E58</b></p> <p>Access control arrangements:</p> <ol style="list-style-type: none"> <li>do not create dead-ends or dark alleyways adjacent to the infrastructure;</li> <li>minimise the number and width of crossovers and entry points;</li> <li>provide safe vehicular access to the site;</li> <li>do not utilise barbed wire or razor wire.</li> </ol>
<p><b>PO59</b></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"> <li>generates no audible sound at the site boundaries where in a residential setting; or</li> <li>meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</li> </ol>	<p><b>E59</b></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><b>Telecommunications facility<sup>(81)</sup></b></p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities<sup>(81)</sup> 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><b>PO60</b></p> <p>Telecommunications facilities<sup>(81)</sup> are co-located with existing telecommunications facilities<sup>(81)</sup>, Utility installation<sup>(86)</sup>, Major electricity infrastructure<sup>(43)</sup> or Substation<sup>(80)</sup> if there is already a facility in the same coverage area.</p>	<p><b>E60.1</b></p> <p>New telecommunication facilities<sup>(81)</sup> are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p>
	<p><b>E60.2</b></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><b>PO61</b></p> <p>A new Telecommunications facility<sup>(81)</sup> 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><b>E61</b></p> <p>A minimum area of 45m<sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.</p>
<p><b>PO62</b></p>	<p><b>E62</b></p>

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<p>Telecommunications facilities<sup>(81)</sup> 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><b>PO63</b></p> <p>The Telecommunications facility<sup>(81)</sup> does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> <li>a. high quality design and construction;</li> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> <li>d. located behind the main building line;</li> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul>	<p><b>E63.1</b></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><b>E63.2</b></p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p><b>E63.3</b></p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> <li>a. reduce recognition in the landscape;</li> <li>b. reduce glare and reflectivity.</li> </ul>
	<p><b>E63.4</b></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><b>E63.5</b></p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p><b>E63.6</b></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><b>PO64</b></p>	<p><b>E64</b></p>

Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
<b>PO65</b>  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.	<b>E65</b>  All equipment comprising the Telecommunications facility <sup>(81)</sup> 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.
<b>Values and constraints criteria</b>  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.	
<b>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)</b>  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.	
<b>PO66</b>  Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: <ol style="list-style-type: none"> <li>is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>protects the environmental and ecological values and health of receiving waters;</li> <li>protects buildings and infrastructure from the effects of acid sulfate soils.</li> </ol>	<b>E66</b>  Development does not involve: <ol style="list-style-type: none"> <li>excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below than 5m Australian Height datum AHD; or</li> <li>filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.</li> </ol>
<b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)</b>  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.	
<b>PO67</b>	<b>E67</b>

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<p>Development will:</p> <ol style="list-style-type: none"> <li>not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building;</li> <li>protect the fabric and setting of the heritage site, object or building;</li> <li>be consistent with the form, scale and style of the heritage site, object or building;</li> <li>utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;</li> <li>incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</li> <li>retain public access where this is currently provided.</li> </ol>	<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><b>PO68</b></p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> <li>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</li> <li>demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or</li> <li>limited demolition is performed in the course of repairs, maintenance or restoration; or</li> <li>demolition is performed following a catastrophic event which substantially destroys the building or object.</li> </ol>	<p>No example provided.</p>
<p><b>PO69</b></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 example provided.</p>
<p><b>PO70</b></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><b>E70</b></p> <p>Development does:</p> <ol style="list-style-type: none"> <li>not result in the removal of a significant tree;</li> <li>not occur within 20m of a protected tree;</li> <li>involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</li> </ol>

**Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)**

Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.

<p><b>P071</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. minimises the risk to persons from overland flow;</li> <li>b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.</li> </ul>	<p>No example provided.</p>
<p><b>P072</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</li> </ul> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	<p>No example provided.</p>
<p><b>P073</b></p> <p>Development does not:</p> <ul style="list-style-type: none"> <li>a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</li> <li>b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</li> </ul> <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 example provided.</p>
<p><b>P074</b></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><b>E74</b></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</p>

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	Act 1975 for requirements related to the manufacture and storage of hazardous substances.
<b>P075</b>  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.	<b>E75</b>  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.
<b>P076</b>  Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.  Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.  Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	<b>E76.1</b>  Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: <ul style="list-style-type: none"> <li>a. Urban area – Level III;</li> <li>b. Rural area – N/A;</li> <li>c. Industrial area – Level V;</li> <li>d. Commercial area – Level V.</li> </ul>
	<b>E76.2</b>  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.
<b>P077</b>  Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: <ul style="list-style-type: none"> <li>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</li> <li>b. an overland flow path where it crosses more than one premises;</li> <li>c. inter-allotment drainage infrastructure.</li> </ul> Note - Refer to Planning scheme policy - Integrated design for details and examples.  Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
<b>Additional criteria for development for a Park<sup>(57)</sup></b>	
<b>P078</b>  Development for a Park <sup>(57)</sup> ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:	<b>E78</b>  Development for a Park <sup>(57)</sup> ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.

<ul style="list-style-type: none"><li>a. public benefit and enjoyment is maximised;</li><li>b. impacts on the asset life and integrity of park structures is minimised;</li><li>c. maintenance and replacement costs are minimised.</li></ul>	
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### 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<sup>(53)</sup> 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.



- 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:

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- 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"> <li>Caretakers' accommodation<sup>(10)</sup></li> <li>Car wash<sup>(11)</sup></li> <li>Food and drink outlet<sup>(28)</sup></li> <li>Garden centre<sup>(31)</sup></li> <li>Home based business<sup>(35)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Indoor sport and recreation<sup>(38)</sup></li> <li>Outdoor sales<sup>(54)</sup></li> <li>Service industry<sup>(73)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Sales office<sup>(72)</sup></li> <li>Shop<sup>(75)</sup> - If GFA is 100m<sup>2</sup> or less</li> <li>Veterinary services<sup>(87)</sup></li> </ul>
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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"> <li>Agricultural supplies store<sup>(2)</sup></li> <li>Air services<sup>(3)</sup></li> <li>Animal husbandry<sup>(4)</sup></li> <li>Animal keeping<sup>(5)</sup></li> <li>Aquaculture<sup>(6)</sup></li> <li>Bar<sup>(7)</sup></li> <li>Brothel<sup>(8)</sup></li> <li>Bulk landscape supplies<sup>(9)</sup></li> <li>Cemetery<sup>(12)</sup></li> <li>Crematorium<sup>(18)</sup></li> <li>Community residence<sup>(16)</sup></li> <li>Cropping<sup>(19)</sup></li> <li>Dual occupancy<sup>(21)</sup></li> <li>Detention facility<sup>(20)</sup></li> <li>Dwelling house<sup>(22)</sup></li> <li>Environment facility<sup>(26)</sup></li> <li>Extractive industry<sup>(27)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Intensive animal industry<sup>(39)</sup></li> <li>Intensive horticulture<sup>(40)</sup></li> <li>Landing<sup>(41)</sup></li> <li>Low impact industry<sup>(42)</sup> - If GFA is more than 500m<sup>2</sup></li> <li>Major sport, recreation and entertainment facility<sup>(44)</sup></li> <li>Marine industry<sup>(45)</sup></li> <li>Medium impact industry<sup>(47)</sup></li> <li>Motor sport facility<sup>(48)</sup></li> <li>Multiple dwelling<sup>(49)</sup></li> <li>Nature-based tourism<sup>(50)</sup></li> <li>Nightclub entertainment facility<sup>(51)</sup></li> <li>Non-resident workforce accommodation<sup>(52)</sup></li> <li>Permanent plantation<sup>(59)</sup></li> <li>Relocatable home park<sup>(62)</sup></li> <li>Residential care facility<sup>(65)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Roadside stall<sup>(68)</sup></li> <li>Rooming accommodation<sup>(69)</sup></li> <li>Rural industry<sup>(70)</sup></li> <li>Rural workers' accommodation<sup>(71)</sup></li> <li>Showroom<sup>(78)</sup> - If GFA is more than 500m<sup>2</sup></li> <li>Shop<sup>(75)</sup> - If for a supermarket, department or discount department store or having a GFA more than 500m<sup>2</sup></li> <li>Shopping centre<sup>(76)</sup> - If for a supermarket, department or discount department store or having a GFA more than 500m<sup>2</sup></li> <li>Special industry<sup>(79)</sup></li> <li>Theatre<sup>(82)</sup></li> <li>Tourist attraction<sup>(83)</sup></li> <li>Tourist park<sup>(84)</sup></li> </ul>
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<ul style="list-style-type: none"> <li>Function facility<sup>(29)</sup></li> <li>Garden Centre<sup>(31)</sup></li> <li>Hardware and trade supplies<sup>(32)</sup> - If GFA is more than 500m<sup>2</sup></li> <li>High impact industry<sup>(34)</sup></li> <li>Health care services<sup>(33)</sup></li> <li>High impact industry<sup>(34)</sup></li> <li>Hospital<sup>(36)</sup></li> <li>Hotel<sup>(37)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Resort complex<sup>(66)</sup></li> <li>Roadside stall<sup>(68)</sup></li> <li>Renewable energy facility<sup>(63)</sup></li> <li>Research and technology industry<sup>(64)</sup></li> <li>Residential care facility<sup>(65)</sup></li> <li>Retirement facility<sup>(67)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Transport depot<sup>(85)</sup></li> <li>Warehouse<sup>(88)</sup> - If GFA is more than 500m<sup>2</sup></li> <li>Wholesale nursery<sup>(89)</sup></li> <li>Winery<sup>(90)</sup></li> </ul>
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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 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part G, Table 7.2.1.4.1. Where the development does not meet a requirement for accepted development (RAD) within Part G Table 7.2.1.4.1, it becomes assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcome (PO)
RAD1	PO2
RAD2	PO6
RAD3	PO11
RAD4	PO11-PO13
RAD5	PO18
RAD6	PO19
RAD7	PO24
RAD8	PO32
RAD9	PO33
RAD10	PO34
RAD11	PO44
RAD12	PO38
RAD13	PO38

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RAD14	PO38
RAD15	PO48
RAD16	PO50
RAD17	PO47
RAD18	PO47
RAD19	PO51
RAD20	PO54
RAD21	PO55
RAD22	PO56
RAD23	PO55
RAD24	PO62
RAD25	PO57
RAD26	PO57
RAD27	PO60
RAD28	PO60
RAD29	PO61
RAD30	PO63-PO67, PO69
RAD31	PO66
RAD32	PO63
RAD33	PO63
RAD34	PO63
RAD35	PO68
RAD36	PO63
RAD37	PO63
RAD38	PO65
RAD39	PO65
RAD40	PO70
RAD41	PO70
RAD42	PO70
RAD43	PO71
RAD44	PO72
RAD45	PO28-PO31
RAD46	PO28-PO31
RAD47	PO75
RAD48	PO75
RAD49	PO74

RAD50	PO75
RAD51	PO76
RAD52	PO76
RAD53	PO82
RAD54	PO83
RAD55	PO84
RAD56	PO84
RAD57	PO84
RAD58	PO84
RAD59	PO86
RAD60	PO87
RAD61	PO88-PO99
RAD62	PO88-PO99
RAD63	PO100
RAD64	PO100
RAD65	PO103
RAD66	PO103
RAD67	PO103
RAD68	PO104, PO105
RAD69	PO107-PO109, PO111-PO113
RAD70	PO107-PO109, PO111-PO113
RAD71	PO107-PO109
RAD72	PO110
RAD73	PO114
RAD74	PO115

### Part G —Requirements for accepted development - Local services precinct

**Table 7.2.1.4.1 Requirements for accepted development - Local services precinct**

Requirements for accepted development	
General requirements	
Active frontage	
<b>RAD1</b>	<p>Where involving an extension (building work) in front of the main building line fronting Anzac Avenue:</p> <ol style="list-style-type: none"> <li>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;</li> <li>the minimum area of window or glazing is to remain uncovered and free of signage.</li> </ol>

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**Figure - Glazing**



### Building height

**RAD2** Building height does not exceed the maximum height identified on Overlay map – Building heights.

### Car parking

**RAD3** 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.

**RAD4** Where additional car parking spaces are provided they are not located between the frontage and the main building line.

### Waste

**RAD5** Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.

### Landscaping

**RAD6** Development does not result in a reduction in the area (m<sup>2</sup>) or standard of established landscaping on-site.

### Lighting

**RAD7** 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

**RAD8** Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:

- a. Clearing of a habitat tree located within an approved development footprint;
- b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
- c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;

	<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 accepted development under Part 1, 1.7.7 Accepted 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>
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### Works requirements

#### Utilities

<b>RAD9</b>	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
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#### Access

<b>RAD10</b>	Development does not result in additional vehicular access to, or car parking fronting Anzac Avenue.
<b>RAD11</b>	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
<b>RAD12</b>	<p>Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <p>i. Planning scheme policy - Integrated design;</p> <p>b. where for a Council-controlled road and not associated with a Dwelling house:</p> <p>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</p> <p>ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</p>

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	<ul style="list-style-type: none"> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> <p>c. 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>
<b>RAD13</b>	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
<b>RAD14</b>	Access driveways, manoeuvring areas and loading facilities are sealed and 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.

### Stormwater

<b>RAD15</b>	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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>
<b>RAD16</b>	<p>Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development:</p> <ul style="list-style-type: none"> <li>a. is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>b. will result in: <ul style="list-style-type: none"> <li>i. 6 or more dwellings; or</li> <li>ii. an impervious area greater than 25% of the net developable area.</li> </ul> </li> </ul> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>
<b>RAD17</b>	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>
<b>RAD18</b>	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.



	Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.								
<b>RAD19</b>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1"> <thead> <tr> <th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter</td><td>4.0m</td></tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td></tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
Pipe Diameter	Minimum Easement Width (excluding access requirements)								
Stormwater Pipe up to 825mm diameter	3.0m								
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

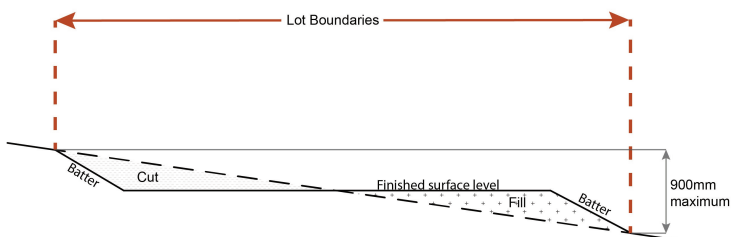
#### Site works and construction management

<b>RAD20</b>	The site and any existing structures are to be maintained in a tidy and safe condition.
<b>RAD21</b>	<p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
<b>RAD22</b>	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
<b>RAD23</b>	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
<b>RAD24</b>	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
<b>RAD25</b>	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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<b>RAD26</b>	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.
<b>RAD27</b>	<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>
<b>RAD28</b>	<p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> <li>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</li> <li>all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ol> <p>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
<b>RAD29</b>	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> <li>Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</li> <li>no work is to be carried out on Sundays or public holidays.</li> </ol>

### Earthworks

<b>RAD30</b>	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;"><b>Figure - Cut and Fill</b></p>  <p>Note - This is site earthworks not building work.</p>
<b>RAD31</b>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> <li>any cut batter is no steeper than 1V in 4H;</li> <li>any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H;</li> <li>any compacted fill batter is no steeper than 1V in 4H.</li> </ol>
<b>RAD32</b>	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.

<b>RAD33</b>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<b>RAD34</b>	<p>All fill and excavation is contained on-site and is free draining.</p>
<b>RAD35</b>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>redirect stormwater surface flow away from existing flow paths; or</li> <li>divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> <li>concentrates the flow; or</li> <li>increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>causes actionable nuisance to any person, property or premises.</li> </ol> </li> </ol>
<b>RAD36</b>	<p>All fill placed on-site is:</p> <ol style="list-style-type: none"> <li>limited to that necessary for the approved use;</li> <li>clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ol>
<b>RAD37</b>	<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>
<b>RAD38</b>	<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 is defined in Schedule 2 of the Act.</p>
<b>RAD39</b>	<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"> <li>a reduction in cover over any Council or public sector entity infrastructure to less than 600mm;</li> <li>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;</li> <li>prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</li> </ol> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>

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Note - All building work covered by QDC MP1.4 is excluded from this provision.

### 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

### RAD40

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 requirement for accepted development, 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<sup>(84)</sup> 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<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, 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.

### RAD41

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;

	<ul style="list-style-type: none"> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ul>
<b>RAD42</b>	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> .
<b>RAD43</b>	<p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> <li>v. external hydrants and hydrant booster points;</li> <li>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ul> </li> </ul> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> <li>a. in a form;</li> <li>b. of a size;</li> <li>c. illuminated to a level;</li> </ul> <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>
<b>RAD44</b>	<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>
<b>Hazardous Chemicals</b>	
<b>RAD45</b>	All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.1 Quantity thresholds for hazardous chemicals stored as accepted development subject to requirements complies with Table 9.0.3 Hazardous chemicals
<b>RAD46</b>	Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.2 Hazardous chemicals assessable thresholds.
<b>Use specific requirements</b>	
<b>Residential uses (Caretakers' accommodation<sup>(10)</sup>)</b>	
<b>RAD47</b>	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
<b>RAD48</b>	Dwellings are located behind or above the non-residential use on-site.

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<b>RAD49</b>	<p>Dwellings are provided with a private open space area that:</p> <ul style="list-style-type: none"> <li>a. is directly accessible from a living area within the dwelling;</li> <li>b. is screened for privacy;</li> <li>c. ground floor dwellings include a minimum private open spaces area of 16m<sup>2</sup> with a minimum dimension of 4m that is not located in front of the main building line; or</li> <li>d. above ground floor dwellings include a minimum private open space area of 8m<sup>2</sup> with a minimum dimension of 2.5m.</li> </ul>
<b>RAD50</b>	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 <sup>(25)</sup> .
<b>Home based business<sup>(35)</sup></b>	
<b>RAD51</b>	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.
<b>RAD52</b>	The home based business <sup>(35)</sup> occupies an area of the existing dwelling or on-site structure not greater than 40m <sup>2</sup> gross floor area.
<b>Telecommunications facility<sup>(81)</sup></b>  <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities<sup>(81)</sup> 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>	
<b>RAD53</b>	A minimum area of 45m <sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
<b>RAD54</b>	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.
<b>RAD55</b>	<p>Equipment shelters and associated structures are located:</p> <ul style="list-style-type: none"> <li>a. directly beside the existing equipment shelter and associated structures;</li> <li>b. behind the main building line;</li> <li>c. further away from the frontage than the existing equipment shelter and associated structures;</li> <li>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.</li> </ul>
<b>RAD56</b>	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
<b>RAD57</b>	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
<b>RAD58</b>	<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>

<b>RAD59</b>	All equipment comprising the telecommunications facility <sup>(81)</sup> 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.
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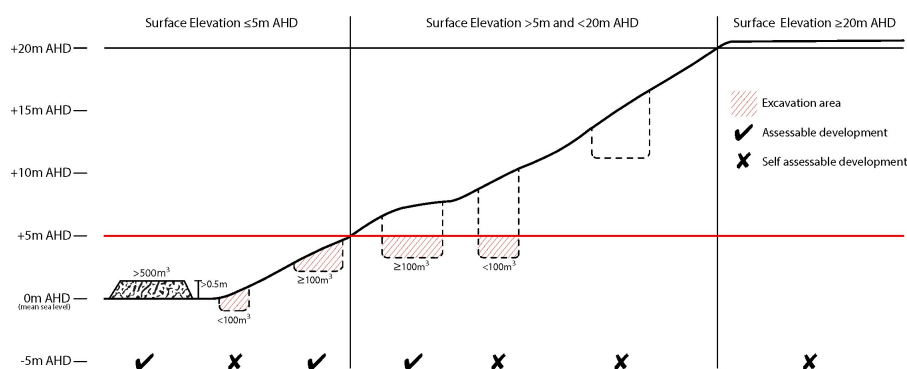
### Values and constraints requirements

Note - The relevant values and constraints requirements 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 requirements apply)

Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m<sup>3</sup> and 500m<sup>3</sup> respectively.

<b>RAD60</b>	<p>Development does not involve:</p> <ol style="list-style-type: none"> <li>excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below 5m Australian Height Datum AHD, or</li> <li>filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m AHD.</li> </ol>
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### Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

Note - The following are excluded 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;

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- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted 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><b>RAD61</b></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<sup>(22)</sup> or extension to an existing dwelling house<sup>(22)</sup> only on lots less than 750m<sup>2</sup>.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, 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"> <li>i. co-locating all associated activities, infrastructure and access strips;</li> <li>ii. be the least valued area of koala habitat on the site;</li> <li>iii. minimise the footprint of the development envelope area;</li> <li>iv. minimise edge effects to areas external to the development envelope;</li> <li>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;</li> <li>vi. sufficient area between the development and koala habitat trees to achieve their long-term viability.</li> </ul> <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, 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><b>RAD62</b></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"> <li>a. Clearing of native vegetation located within an approved development footprint;</li> <li>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;</li> <li>c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> </ul>



	<ul style="list-style-type: none"> <li>f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</li> <li>g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</li> <li>h. Grazing of native pasture by stock;</li> <li>i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</li> </ul>
<b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)</b> <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>	
<b>RAD63</b>	<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>
<b>RAD64</b>	<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>
<b>RAD65</b>	<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>
<b>RAD66</b>	<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"> <li>a. construction of any building;</li> <li>b. laying of overhead or underground services;</li> <li>c. any sealing, paving, soil compaction;</li> <li>d. any alteration of more than 75mm to the ground surface prior to work commencing.</li> </ul>
<b>RAD67</b>	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
<b>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)</b>	
<b>RAD68</b>	<p>All habitable rooms located within an Electricity supply substation buffer are:</p> <ul style="list-style-type: none"> <li>a. located a minimum of 10m from an electricity supply substation<sup>(80)</sup> ; and</li> <li>b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.</li> </ul>
<b>Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)</b>	

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<b>RAD69</b>	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.
<b>RAD70</b>	<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>
<b>RAD71</b>	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
<b>RAD72</b>	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.
<b>RAD73</b>	Development for a material change of use or building work for a Park <sup>(57)</sup> ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
<p><b>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)</b></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>	
<b>RAD74</b>	<p>No development is to occur within:</p> <ul style="list-style-type: none"> <li>a. 50m from top of bank for W1 waterway and drainage line</li> <li>b. 30m from top of bank for W2 waterway and drainage line</li> <li>c. 20m from top of bank for W3 waterway and drainage line</li> <li>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</li> </ul> <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><b>Transport noise corridors (refer Overlay map - Transport noise corridors)</b></p> <p>This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

### Part H—Criteria for assessable development - Local services precinct


Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part H, Table 7.2.1.4.2, as well as the purpose statement and overall outcomes.

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

**Table 7.2.1.4.2 Assessable development - Local services precinct**

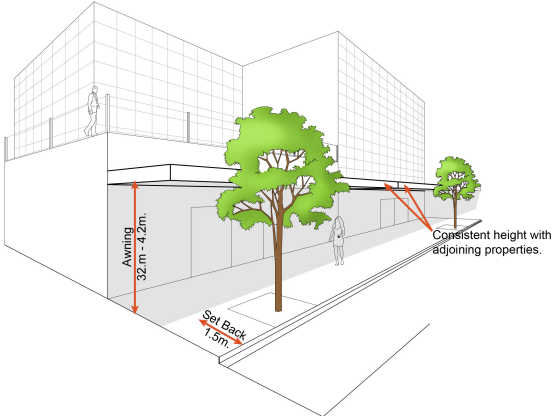
Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<b>General criteria</b>	
<b>Centre network and function</b>	
<b>PO1</b>  Development: <ul style="list-style-type: none"> <li>a. is consistent with the intended role of the precinct to have a strong focus on the provision of service industries<sup>(73)</sup> and ancillary workshops, office<sup>(53)</sup> or retail uses that serve the immediate needs of the community, such as bicycle repairs and sales or printery and shop front;</li> <li>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;</li> <li>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.</li> </ul>	No example provided.
<b>Active frontage</b>	
<b>PO2</b>  Development addresses and activates streets and public spaces by: <ul style="list-style-type: none"> <li>a. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement;</li> <li>b. locating car parking areas behind or under buildings to not dominate Anzac Avenue;</li> <li>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);</li> </ul>	<b>E2.1</b>  Development address the street frontage.  <b>E2.2</b>  At-grade car parking: <ul style="list-style-type: none"> <li>a. does not adjoin Anzac Avenue or Oxley Avenue;</li> <li>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.</li> </ul> Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.

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<p>d. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections);</p> <p>e. establishing or maintaining human scale.</p>	<p><b>E2.3</b></p> <p>Development on corner lots:</p> <ol style="list-style-type: none"> <li>addresses both street frontages;</li> <li>expresses strong visual elements, including feature building entries.</li> </ol> <p><b>E2.4</b></p> <p>Where fronting Anzac Avenue, the front facade of the building:</p> <ol style="list-style-type: none"> <li>is made up of a minimum of 50% windows or glazing between a height of 1m and 2m;</li> <li>the minimum area of window or glazing is to remain uncovered and free of signage.</li> </ol> <p style="text-align: center;"><b>Glazing</b></p>  <p><b>E2.5</b></p> <p>Where fronting Anzac Avenue, individual tenancies do not exceed a frontage length of 20m.</p>
<p><b>Setbacks</b></p>	
<p><b>PO3</b></p> <p>Front building setbacks ensure buildings address and actively interface with streets and public spaces.</p>	<p><b>E3</b></p> <p>Buildings maintain a maximum setback of 3m to the street frontage.</p>
<p><b>PO4</b></p> <p>Side and rear setbacks are of a dimension to:</p> <ol style="list-style-type: none"> <li>cater for required openings, the location of loading docks and landscaped buffers etc.;</li> <li>protect the amenity of adjoining sensitive land uses.</li> </ol>	<p><b>E4</b></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	
<b>PO5</b>  The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.	No example provided.
Building height	
<b>PO6</b>  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.	<b>E6</b>  Building height does not exceed the maximum height identified on Overlay map – Building heights.
Built form	
<b>PO7</b>  All buildings exhibit a high standard of design and construction, which: <ul style="list-style-type: none"> <li>a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning);</li> <li>b. enables differentiation between buildings;</li> <li>c. contributes to a safe environment;</li> <li>d. incorporates architectural features within the building facade at the street level to create human scale;</li> <li>e. treat or break up blank walls that are visible from public areas;</li> <li>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;</li> <li>g. facilitate casual surveillance of all public spaces.</li> </ul>	No example provided.
<b>PO8</b>  Awnings are provided at the ground floor fronting pedestrian footpaths. Awnings: <ul style="list-style-type: none"> <li>a. provide adequate protection for pedestrians from solar exposure and inclement weather;</li> <li>b. are integrated with the design of the building and the form and function of the street;</li> </ul>	<b>E8</b>  Buildings incorporate an cantilevered awning that: <ul style="list-style-type: none"> <li>a. is cantilevered</li> <li>b. extends from the face of the building;</li> <li>c. has a minimum height of 3.2m and a maximum height of 4.2m above pavement level;</li> </ul>

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<ul style="list-style-type: none"> <li>c. do not compromise the provision of street trees and signage;</li> <li>d. ensure the safety of pedestrians and vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage;</li> <li>e. aligns with adjoining buildings to provide continuous shelter where possible.</li> </ul> <p style="text-align: center;"><b>Awning requirements</b></p> 
<p><b>PO9</b></p> <p>Building entrances:</p> <ul style="list-style-type: none"> <li>a. are readily identifiable from the road frontage;</li> <li>b. are designed to limit opportunities for concealment;</li> <li>c. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites;</li> <li>d. include footpaths that connect with adjoining site;</li> <li>e. are adequately lit to ensure public safety and security;</li> <li>f. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance.</li> </ul> <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>	<p>No example provided.</p>
<p><b>Accessibility and permeability</b></p>	
<p><b>PO10</b></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 example provided.</p>
<p><b>Car parking</b></p>	

<p><b>PO11</b></p> <p>The number of car parking spaces is managed to:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. not include an oversupply of car parking spaces.</li> </ul> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p><b>E11</b></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><b>PO12</b></p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	<p>No example provided.</p>
<p><b>PO13</b></p> <p>The design of car parking areas:</p> <ul style="list-style-type: none"> <li>a. does not impact on the safety of the external road network;</li> <li>b. ensures the safe movement of vehicles within the site;</li> <li>c. interconnects with car parking areas on adjoining sites wherever possible.</li> </ul>	<p><b>E13</b></p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 Parking facilities Part 1: Off-street car parking.</p>
<p><b>PO14</b></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> <ul style="list-style-type: none"> <li>a. located along the most direct routes between building entrances, car parks and adjoining uses;</li> <li>b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc);</li> <li>c. are of a width to allow safe and efficient access for prams and wheelchairs.</li> </ul>	<p>No example provided.</p>
<p><b>Bicycle parking and end of trip facilities</b></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><b>PO15</b></p>	<p><b>E15.1</b></p>

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<p>a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:</p> <ul style="list-style-type: none"> <li>i. adequate bicycle parking and storage facilities; and</li> <li>ii. adequate provision for securing belongings; and</li> <li>iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.</li> </ul> <p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <ul style="list-style-type: none"> <li>i. the projected population growth and forward planning for road upgrading and development of cycle paths; or</li> <li>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</li> <li>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</li> </ul> <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="810 324 1468 638"> <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 200m<sup>2</sup> of GFA</td></tr> </tbody> </table> <p>Editor's note - The examples 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 example 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><b>E15.2</b></p> <p>Bicycle parking is:</p> <ul style="list-style-type: none"> <li>a. provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>;</li> <li>b. protected from the weather by its location or a dedicated roof structure;</li> <li>c. located within the building or in a dedicated, secure structure for residents and staff;</li> <li>d. adjacent to building entrances or in public areas for customers and visitors.</li> </ul> <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 examples 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 example 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><b>E15.3</b></p> <p>For non-residential uses, storage lockers:</p>	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m <sup>2</sup> 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 <sup>2</sup> of GFA								



- 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 examples 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 example 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.

## E15.4

For non-residential uses, changing rooms:

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

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

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

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

- d. are provided with:

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	<ul style="list-style-type: none"> <li>i. a mirror located above each wash basin;</li> <li>ii. a hook and bench seating within each shower compartment;</li> <li>iii. a socket-outlet located adjacent to each wash basin.</li> </ul> <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 examples 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 example 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>
<b>Loading and servicing</b>	
<b>PO16</b>  Loading and servicing areas: <ul style="list-style-type: none"> <li>a. are not visible from the street frontage;</li> <li>b. are integrated into the design of the building;</li> <li>c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses;</li> <li>d. are consolidated and shared with adjoining sites, where possible.</li> </ul> <p>Note - Refer to planning scheme policy - centre and neighbourhood hub design.</p>	No example provided.
<b>PO17</b>  Drive through serving and circulation areas are not visible from Anzac Avenue.	No example provided.
<b>Waste</b>	
<b>PO18</b>  Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.	<b>E18</b>  Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.
<b>Landscaping and fencing</b>	
<b>PO19</b>	<b>E19.1</b>

<p>On-site landscaping:</p> <ul style="list-style-type: none"> <li>a. is incorporated into the design of the development;</li> <li>b. reduces the dominance of car parking and servicing areas from the street frontage;</li> <li>c. incorporates shade trees in car parking areas;</li> <li>d. retains mature trees wherever possible;</li> <li>e. contributes to quality public spaces and the microclimate by providing shelter and shade;</li> <li>f. maintains the achievement of active frontages and sightlines for casual surveillance.</li> </ul> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</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> <hr/> <p><b>E19.2</b></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> <hr/> <p><b>E19.3</b></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><b>PO20</b></p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>No example provided.</p>
<p><b>Environmentally sensitive design</b></p>	
<p><b>PO21</b></p> <p>Development incorporates energy efficient design principles, including:</p> <ul style="list-style-type: none"> <li>a. maximising internal cross-ventilation and prevailing breezes;</li> <li>b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun;</li> <li>c. reducing demand on non-renewable energy sources for cooling and heating;</li> <li>d. maximising the use of daylight for lighting;</li> <li>e. retaining existing established trees on-site where possible.</li> </ul>	<p>No example provided.</p>
<p><b>PO22</b></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 example provided.</p>

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Crime prevention through environmental design	
<p><b>PO23</b></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"> <li>a. orienting buildings towards the street and public spaces and providing clear sightlines to public spaces to allow opportunities for casual surveillance;</li> <li>b. ensuring the site layout, building design and landscaping does not result in potential concealment or entrapment areas;</li> <li>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.</li> </ul> <p>Note - Further information is available in <i>Crime Prevention through Environmental Design: Guidelines for Queensland, State of Queensland, 2007</i>.</p>	No example provided.
Lighting	
<p><b>PO24</b></p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	No example provided.
Amenity	
<p><b>PO25</b></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>	No example provided.
Noise	
<p><b>PO26</b></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>	No example provided.

<p><b>PO27</b></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"> <li>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);</li> <li>maintaining the amenity of the streetscape.</li> </ol> <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><b>E27.1</b></p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p><b>E27.2</b></p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> <li>are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> <li>adjoining a motorway or rail line; or</li> <li>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.</li> </ol> </li> <li>do not remove existing or prevent future active transport routes or connections to the street network;</li> <li>are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</li> </ol> <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><b>Hazardous Chemicals</b></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><b>PO28</b></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><b>E28.1</b></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"> <li>For any hazard scenario involving the release of gases or vapours:</li> </ol>

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	<div data-bbox="810 197 1471 537"> <ul style="list-style-type: none"> <li>i. AEGL2 (60minutes) or if not available ERPG2;</li> <li>ii. An oxygen content in air &lt;19.5% or &gt;23.5% at normal atmospheric pressure.</li> </ul> <p>b. For any hazard scenario involving fire or explosion:</p> <ul style="list-style-type: none"> <li>i. 7kPa overpressure;</li> <li>ii. 4.7kW/m<sup>2</sup> heat radiation.</li> </ul> </div> <div data-bbox="810 611 1471 712"> <p>If criteria E28.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of <math>0.5 \times 10^{-6}</math>/year.</p> </div> <div data-bbox="810 763 1471 1675"> <p><b>E28.2</b></p> <p>Off-site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below:</p> <p>Dangerous Dose</p> <ul style="list-style-type: none"> <li>a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> <li>i. AEGL2 (60minutes) or if not available ERPG2;</li> <li>ii. An oxygen content in air &lt;19.5% or &gt;23.5% at normal atmospheric pressure.</li> </ul> </li> <li>b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> <li>i. 7kPa overpressure;</li> <li>ii. 4.7kW/m<sup>2</sup> heat radiation.</li> </ul> </li> </ul> <p>If criteria E28.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of <math>5 \times 10^{-6}</math>/year.</p> </div> <div data-bbox="810 1682 1471 2049"> <p><b>E28.3</b></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"> <li>a. For any hazard scenario involving the release of gases or vapours:</li> </ul> </div>
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	<ul style="list-style-type: none"> <li>i. AEGL2 (60minutes) or if not available ERPG2;</li> <li>ii. An oxygen content in air &lt;19.5% or &gt;23.5% at normal atmospheric pressure.</li> </ul> <p>b. For any hazard scenario involving fire or explosion:</p> <ul style="list-style-type: none"> <li>i. 14kPa overpressure;</li> <li>ii. 12.6kW/m<sup>2</sup> heat radiation.</li> </ul> <p>If criteria E28.3 (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<sup>-6</sup>/year.</p>
<b>PO29</b>  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.	<b>E29</b>  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.
<b>PO30</b>  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.	<b>E30</b>  Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.
<b>PO31</b>  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.	<b>E31.1</b>  The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: <ul style="list-style-type: none"> <li>a. Bulk tanks are anchored so they cannot float if submerged or inundated by water; and</li> <li>b. Tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.</li> </ul>
	<b>E31.2</b>  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.
<b>Clearing of habitat trees where not located within the Environmental areas overlay map</b>	
<b>PO32</b>	No example provided.

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<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 &gt; 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>	
<b>Works criteria</b>	

<b>Utilities</b>	
<p><b>PO33</b></p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	No example provided.

<b>Access</b>	
<p><b>PO34</b></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><b>E34</b></p> <p>No additional access points are located on Anzac Avenue.</p>
<p><b>PO35</b></p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <p>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.);</p> <p>b. provides safety and security of people and property at all times;</p> <p>c. does not impede active transport options;</p>	No example provided.



<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><b>PO36</b></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 example provided.</p>
<p><b>PO37</b></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><b>E37.1</b></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><b>E37.2</b></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><b>E37.3</b></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><b>E37.4</b></p> <p>The development layout allows forward vehicular access to and from the site.</p>
<p><b>PO38</b></p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p><b>E38.1</b></p> <p>Site access and driveways are designed, located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <p>i. Planning scheme policy - Integrated design;</p>

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	<p>b. where for a Council-controlled road and not associated with a Dwelling house:</p> <ul style="list-style-type: none"> <li>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> <p>c. 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><b>E38.2</b></p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ul style="list-style-type: none"> <li>a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking;</li> <li>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities;</li> <li>c. Planning scheme policy - Integrated design; and</li> <li>d. Schedule 8 - Service vehicle requirements.</li> </ul> <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p><b>E38.3</b></p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and 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><b>E38.4</b></p> <p>Access driveways, manoeuvring areas and loading facilities are constructed with reinforced concrete road pavements. Concrete is to be designed in accordance with rigid road pavement design principles.</p> <p>Note - Pavements are to be designed by an RPEQ.</p>

	<b>E38.5</b>  Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.
<b>PO39</b>  Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.  Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	<b>E39</b>  Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.  Note - The road network is mapped on Overlay map - Road hierarchy.
<b>PO40</b>  Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.	<b>E40.1</b>  Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.  Note - The road network is mapped on Overlay map - Road hierarchy.  Note - Refer to QUDM for requirements regarding trafficability.
	<b>E40.2</b>  Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.

### Street design and layout

<b>PO41</b>  Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions: <ul style="list-style-type: none"> <li>a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</li> <li>b. safe and convenient pedestrian and cycle movement;</li> <li>c. adequate on street parking;</li> <li>d. stormwater drainage paths and treatment facilities;</li> <li>e. efficient public transport routes;</li> </ul>	No example provided.
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<p>f. utility services location;</p> <p>g. emergency access and waste collection;</p> <p>h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences;</p> <p>i. expected traffic speeds and volumes; and</p> <p>j. wildlife movement (where relevant).</p> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p><b>PO42</b></p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs:</p> <ul style="list-style-type: none"> <li>• Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic;</li> <li>• Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion;</li> <li>• Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;</li> <li>• Residential development greater than 50 lots or dwellings;</li> <li>• Offices greater than 4,000m<sup>2</sup> Gross Floor Area (GFA);</li> <li>• Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m<sup>2</sup> GFA;</li> <li>• Warehouses and Industry greater than 6,000m<sup>2</sup> GFA;</li> <li>• On-site carpark greater than 100 spaces;</li> <li>• Development has a trip generation rate of 100 vehicles or more within the peak hour;</li> <li>• Development which dissects or significantly impacts on an environmental area or an environmental corridor.</li> </ul>	<p><b>E42.1</b></p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p><b>E42.2</b></p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p><b>E42.3</b></p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>

<p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</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><b>PO43</b></p> <p>New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p> <p>Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>	<p><b>E43</b></p> <p>New intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> <li>a. where the through road provides an access function; <ol style="list-style-type: none"> <li>i. intersecting road located on the same side = 60 metres;</li> <li>ii. intersecting road located on opposite side (Left Right Stagger) = 60 metres;</li> <li>iii. intersecting road located on opposite side (Right Left Stagger) = 40 metres.</li> </ol> </li> <li>b. Where the through road provides a collector or sub-arterial function: <ol style="list-style-type: none"> <li>i. intersecting road located on the same side = 100 metres;</li> <li>ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres;</li> <li>iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres.</li> </ol> </li> <li>c. Where the through road provides an arterial function: <ol style="list-style-type: none"> <li>i. intersecting road located on the same side = 300 metres;</li> <li>ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres;</li> <li>iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres;</li> </ol> </li> <li>d. Walkable block perimeter does not exceed 1000 metres.</li> </ol>

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	<p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>												
<p><b>PO44</b></p> <p>All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</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 - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p><b>E44</b></p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1"> <thead> <tr> <th>Situation</th><th>Minimum construction</th></tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td><td>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</td></tr> <tr> <td>OR</td><td></td></tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td><td></td></tr> <tr> <td>OR</td><td></td></tr> <tr> <td>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td><td>The minimum total travel lane width is: <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul> </td></tr> </tbody> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR		Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;		OR		Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	The minimum total travel lane width is: <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>
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	<p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
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Stormwater	
<p><b>PO45</b></p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p><b>E45.1</b></p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p>
	<p><b>E45.2</b></p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>
	<p><b>E45.3</b></p> <p>Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p><b>PO46</b></p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p><b>E46.1</b></p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>
	<p><b>E46.2</b></p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p><b>E46.3</b></p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
	<p><b>E46.4</b></p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p>

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	Note - Refer to QUDM for recommended average flow velocities.
<p><b>PO47</b></p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p><b>E47</b></p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO48</b></p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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>	No example provided.
<p><b>PO49</b></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 example provided.
<p><b>PO50</b></p> <p>Where development:</p> <ol style="list-style-type: none"> <li>is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>will result in:</li> </ol>	No example provided.



<p>i. 6 or more dwellings; or</p> <p>ii. an impervious area greater than 25% of the net developable area,</p> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</p>									
<p><b>PO51</b></p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p><b>E51</b></p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1077 1468 1606"> <thead> <tr> <th>Pipe Diameter</th><th>Minimum easement width (excluding access requirements)</th></tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p><b>PO52</b></p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								

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<p><b>PO53</b></p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p><b>E53</b></p> <p>“As Built” drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ul style="list-style-type: none"> <li>a. photographic evidence and inspection date of the installation of approved underdrainage;</li> <li>b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan;</li> <li>c. date of the final inspection.</li> </ul>
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Site works and construction management	
<p><b>PO54</b></p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p><b>PO55</b></p> <p>All works on-site are managed to:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. minimise as far as possible, impacts on the natural environment;</li> <li>c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises;</li> <li>d. avoid adverse impacts on street trees and their critical root zone.</li> </ul>	<p><b>E55.1</b></p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</li> <li>b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind;</li> <li>c. stormwater discharge rates do not exceed pre-existing conditions;</li> <li>d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</li> <li>e. ponding or concentration of stormwater does not occur on adjoining properties.</li> </ul>
	<p><b>E55.2</b></p>

	<p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) 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><b>E55.3</b></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><b>E55.4</b></p> <p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p><b>PO56</b></p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p><b>E56</b></p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p><b>PO57</b></p> <p>All development works including 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 - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> <li>the aggregate volume of imported or exported material is greater than 1000m<sup>3</sup>; or</li> <li>the aggregate volume of imported or exported material is greater than 200m<sup>3</sup> per day; or</li> <li>the proposed haulage route involves a vulnerable land use or shopping centre.</li> </ol>	<p><b>E57.1</b></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><b>E57.2</b></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><b>E57.3</b></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>

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<p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p><b>E57.4</b></p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p><b>E57.5</b></p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p><b>E57.6</b></p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p><b>PO58</b></p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p><b>E58</b></p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> <li>topsoiled with a minimum compacted thickness of fifty (50) millimetres;</li> <li>stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.</li> </ol> <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage.</p>
<p><b>PO59</b></p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p>	<p><b>E59</b></p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>

<p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	
<p><b>PO60</b></p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> <li>is limited to the area of infrastructure works, building areas and other necessary areas for the works; and</li> <li>includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;</li> <li>is disposed of in a manner which minimises nuisance and annoyance to existing premises.</li> </ol> <p>Note - No burning of cleared vegetation is permitted.</p>	<p><b>E60.1</b></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><b>E60.2</b></p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> <li>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</li> <li>all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ol> <p>Note - The chipped vegetation must be stored in an approved location.</p>
<p><b>PO61</b></p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p><b>E61</b></p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> <li>Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</li> <li>no work is to be carried out on Sundays or public holidays.</li> </ol> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p><b>PO62</b></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,</p>	<p>No example provided.</p>

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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.	
<b>Earthworks</b>	
<p><b>PO63</b></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"> <li>a. the natural topographical features of the site;</li> <li>b. short and long-term slope stability;</li> <li>c. soft or compressible foundation soils;</li> <li>d. reactive soils;</li> <li>e. low density or potentially collapsing soils;</li> <li>f. existing fill and soil contamination that may exist on-site;</li> <li>g. the stability and maintenance of steep slopes and batters;</li> <li>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</li> </ul>	<p><b>E63.1</b></p> <p>All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.</p> <p><b>E63.2</b></p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p><b>E63.3</b></p> <p>Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p><b>E63.4</b></p> <p>All filling or excavation is contained on-site and is free draining.</p> <p><b>E63.5</b></p> <p>All fill placed on-site is:</p> <ul style="list-style-type: none"> <li>a. limited to that area necessary for the approved use;</li> <li>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ul> <p><b>E63.6</b></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><b>PO64</b></p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p><b>E64</b></p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p>

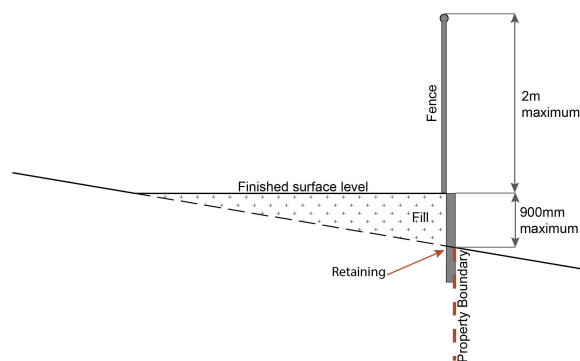
	<p><b>Figure - Embankment</b></p>
<p><b>PO65</b></p> <p>Filling or excavation is undertaken in a manner that:</p> <ol style="list-style-type: none"> <li>does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</li> <li>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.</li> </ol> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>	<p><b>E65.1</b></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 is defined in Schedule 2 of the Act.</p> <p><b>E65.2</b></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"> <li>a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;</li> <li>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;</li> <li>prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</li> </ol> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>
<p><b>PO66</b></p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep 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 example provided.</p>
<p><b>PO67</b></p> <p>Filling or excavation does not result in:</p>	<p>No example provided.</p>

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<ul style="list-style-type: none"> <li>a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;</li> <li>b. increased flood inundation outside the site;</li> <li>c. any reduction in the flood storage capacity in the floodway;</li> <li>d. any clearing of native vegetation.</li> </ul> <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><b>PO68</b></p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p><b>E68</b></p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ul style="list-style-type: none"> <li>a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>b. redirect stormwater surface flow away from existing flow paths; or</li> <li>c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:             <ul style="list-style-type: none"> <li>i. concentrates the flow; or</li> <li>ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>iii. causes actionable nuisance to any person, property or premises.</li> </ul> </li> </ul>
<p><b>PO69</b></p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p><b>E69</b></p> <p>Earth retaining structures:</p> <ul style="list-style-type: none"> <li>a. are not constructed of boulder rocks or timber;</li> <li>b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;</li> </ul>

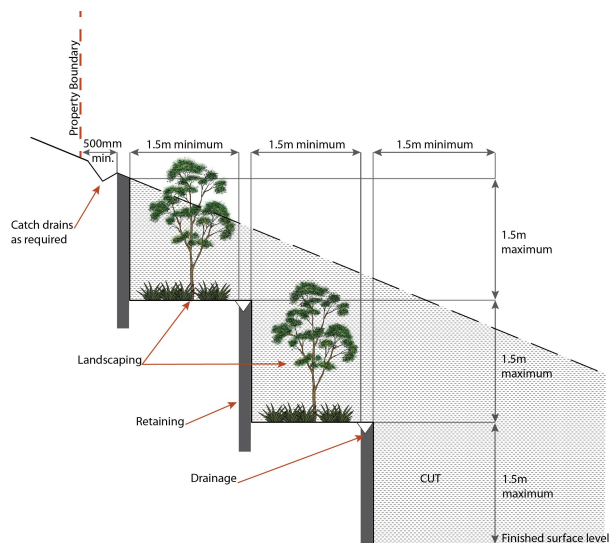


**Figure - Retaining on boundary**



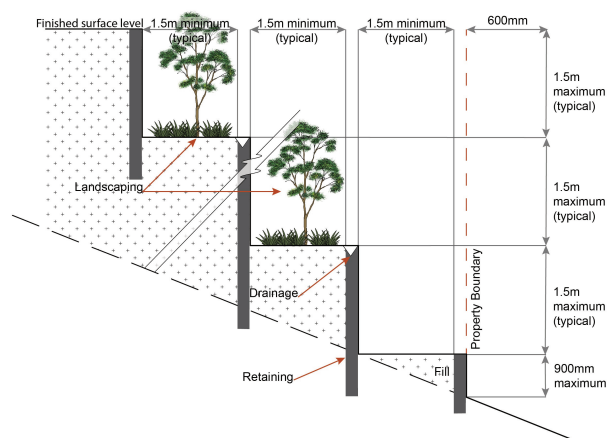
- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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;

### E70.1

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 requirement for accepted development, 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<sup>(84)</sup> 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"> <li>i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> <li>ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>iii. for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities;</li> </ul> <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p> <p><b>E70.2</b></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"> <li>a. an unobstructed width of no less than 3.5m;</li> <li>b. an unobstructed height of no less than 4.8m;</li> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ul> <p><b>E70.3</b></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><b>P071</b></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><b>E71</b></p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> </ul> </li> </ul>

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	<div>v. external hydrants and hydrant booster points;</div> <div>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</div> <div>Note - The sign prescribed above, and the graphics used are to be:</div> <div>a. in a form;</div> <div>b. of a size;</div> <div>c. illuminated to a level;</div> <div>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.</div>									
<div>P072</div> <div>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.</div>	<div>E72</div> <div>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.</div> <div>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</div>									
Use specific criteria										
Redcliffe activity centre strategy										
<div>P073</div> <div>Development does not compromise opportunities that may be identified in the Redcliffe Activity Centre Strategy.</div>	No example provided.									
Residential uses - Caretakers' accommodation <sup>(10)</sup>										
<div>P074</div> <div>Caretakers' accommodation<sup>(10)</sup> are provided with adequate functional and attractive private open space that is:</div> <div>a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity;</div> <div>b. designed and constructed to achieve adequate privacy for occupants from other dwelling units<sup>(23)</sup> and centre uses;</div>	<div>E74</div> <div>A dwelling has a clearly defined, private outdoor living space that is:</div> <div>a. as per table-</div> <table><tr><th>Use</th><th>Minimum Area</th><th>Minimum Dimension in all directions</th></tr><tr><td colspan="3">Ground floor dwellings</td></tr><tr><td>All dwelling types</td><td>16m<sup>2</sup></td><td>4m</td></tr></table>	Use	Minimum Area	Minimum Dimension in all directions	Ground floor dwellings			All dwelling types	16m <sup>2</sup>	4m
Use	Minimum Area	Minimum Dimension in all directions								
Ground floor dwellings										
All dwelling types	16m <sup>2</sup>	4m								

<p>c. accessible and readily identifiable for residents, visitors and emergency services<sup>(25)</sup>;</p> <p>d. located to not compromise active frontages.</p>	<table><tr><th colspan="3">Above ground floor dwellings</th></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></table> <p>b. accessed from a living area;</p> <p>c. sufficiently screened or elevated for privacy;</p> <p>d. ground floor 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>	Above ground floor dwellings			1 bedroom or studio	8m²	2.5m	2 or more bedrooms	12m²	3.0m
Above ground floor dwellings										
1 bedroom or studio	8m²	2.5m								
2 or more bedrooms	12m²	3.0m								
<p><b>PO75</b></p> <p>Caretaker's accommodation<sup>(10)</sup> and Dwelling units<sup>(23)</sup> 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><b>E75</b></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>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><b>Home based business<sup>(35)</sup></b></p>										
<p><b>PO76</b></p> <p>The scale and intensity of the Home based business<sup>(35)</sup>:</p> <p>a. is compatible with the physical characteristics of the site and the character of the local area;</p>	<p><b>E76.1</b></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>									

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<ul style="list-style-type: none"> <li>b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety;</li> <li>c. does not adversely impact on the amenity of the adjoining and nearby premises;</li> <li>d. remains ancillary to the residential use of the dwelling house<sup>(22)</sup>;</li> <li>e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;</li> <li>f. ensure employees and visitors to the site do not negatively impact the expected amenity of adjoining properties.</li> </ul>	<p><b>E76.2</b></p> <p>The home based business<sup>(35)</sup> occupies an area of the existing dwelling or on-site structure not greater than 40m<sup>2</sup> gross floor area.</p>
<p><b>Office<sup>(53)</sup> and Administration</b></p>	
<p><b>PO77</b></p> <p>Ancillary office<sup>(53)</sup> and administration functions are subordinate to the primary use of the site.</p>	<p><b>E77</b></p> <p>The combined area for ancillary office<sup>(53)</sup> and administration functions does not exceed 10% of the GFA or 200m<sup>2</sup> whichever is the lesser.</p>
<p><b>Major electricity infrastructure<sup>(43)</sup>, Substation<sup>(80)</sup> and Utility installation<sup>(86)</sup></b></p>	
<p><b>PO78</b></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"> <li>a. high quality design and construction;</li> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> <li>d. located behind the main building line;</li> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul>	<p><b>E78.1</b></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"> <li>a. are enclosed within buildings or structures;</li> <li>b. are located behind the main building line;</li> <li>c. have a similar height, bulk and scale to the surrounding fabric;</li> <li>d. have horizontal and vertical articulation applied to all exterior walls.</li> </ul> <p><b>E78.2</b></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><b>PO79</b></p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p><b>E79</b></p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> <li>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</li> <li>b. minimise the number and width of crossovers and entry points;</li> <li>c. provide safe vehicular access to the site;</li> <li>d. do not utilise barbed wire or razor wire.</li> </ul>

<p><b>PO80</b></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"> <li>generates no audible sound at the site boundaries where in a residential setting; or</li> <li>meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</li> </ol>	<p><b>E80</b></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><b>Telecommunications facility<sup>(81)</sup></b></p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities <sup>(81)</sup> 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><b>PO81</b></p> <p>Telecommunications facilities<sup>(81)</sup> are co-located with existing telecommunications facilities<sup>(81)</sup>, Utility installation<sup>(86)</sup>, Major electricity infrastructure<sup>(43)</sup> or Substation<sup>(80)</sup> if there is already a facility in the same coverage area.</p>	<p><b>E81.1</b></p> <p>New telecommunication facilities<sup>(81)</sup> are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p>
	<p><b>E81.2</b></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><b>PO82</b></p> <p>A new Telecommunications facility<sup>(81)</sup> 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><b>E82</b></p> <p>A minimum area of 45m<sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.</p>
<p><b>PO83</b></p> <p>Telecommunications facilities<sup>(81)</sup> do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p><b>E83</b></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><b>PO84</b></p> <p>The Telecommunications facility<sup>(81)</sup> does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> <li>high quality design and construction;</li> <li>visually integrated with the surrounding area;</li> <li>not visually dominant or intrusive;</li> <li>located behind the main building line;</li> </ol>	<p><b>E84.1</b></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><b>E84.2</b></p>

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<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>In all other areas towers do not exceed 35m in height.</p> <p><b>E84.3</b></p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <p>a. reduce recognition in the landscape;</p> <p>b. reduce glare and reflectivity.</p> <p><b>E84.4</b></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><b>E84.5</b></p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p><b>E84.6</b></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><b>PO85</b></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><b>E85</b></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><b>PO86</b></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><b>E86</b></p> <p>All equipment comprising the Telecommunications facility<sup>(81)</sup> 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><b>Values and constraints criteria</b></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.

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

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

**PO87**

Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:

- a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;
- b. protects the environmental and ecological values and health of receiving waters;
- c. protects buildings and infrastructure from the effects of acid sulfate soils.

**E87**

Development does not involve:

- a. excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below than 5m Australian Height datum AHD; or
- b. filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

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

Note – The following are excluded from the native vegetation 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 accepted development under Part 1, 1.7.7 Accepted 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.

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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

#### PO88

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

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

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

No example provided.

#### PO89

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;
- c. provide replacement and rehabilitation planting to improve connectivity;
- d. avoiding the creation of fragmented and isolated patches of habitat;
- e. providing wildlife movement infrastructure.

Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.

No example provided.

<b>Vegetation clearing and habitat protection</b>	
<b>PO90</b>  Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
<b>PO91</b>  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: <ul style="list-style-type: none"> <li>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</li> <li>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</li> <li>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</li> </ul>	No example provided.
<b>PO92</b>  Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: <ul style="list-style-type: none"> <li>a. providing contiguous patches of habitat;</li> <li>b. avoiding the creation of fragmented and isolated patches of habitat;</li> <li>c. providing wildlife movement infrastructure;</li> <li>d. providing replacement and rehabilitation planting to improve connectivity.</li> </ul>	No example provided.
<b>Vegetation clearing and soil resource stability</b>	
<b>PO93</b>  Development does not: <ul style="list-style-type: none"> <li>a. result in soil erosion or land degradation;</li> <li>b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</li> </ul>	No example provided.
<b>Vegetation clearing and water quality</b>	
<b>PO94</b>  Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: <ul style="list-style-type: none"> <li>a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads;</li> </ul>	No example provided.

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<ul style="list-style-type: none"> <li>b. avoiding or minimising changes to landforms to maintain hydrological water flows;</li> <li>c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry<sup>(4)</sup> and animal keeping<sup>(5)</sup> activities.</li> </ul>	
<p><b>PO95</b></p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> <li>a. minimising flow velocity to reduce erosion;</li> <li>b. minimising hard surface areas;</li> <li>c. maximising the use of permeable surfaces;</li> <li>d. incorporating sediment retention devices;</li> <li>e. minimising channelled flow.</li> </ul>	No example provided.
<b>Vegetation clearing and access, edge effects and urban heat island effects</b>	
<p><b>PO96</b></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 example provided.
<p><b>PO97</b></p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> <li>a. providing dense planting buffers of native vegetation between a development and environmental areas;</li> <li>b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ;</li> <li>c. restoring, rehabilitating and increasing the size of existing patches of native vegetation;</li> <li>d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors;</li> <li>e. landscaping with native plants of local origin.</li> </ul> <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 example provided.
<p><b>PO98</b></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"> <li>a. pervious surfaces;</li> </ul>	No example provided.

<ul style="list-style-type: none"> <li>b. providing deeply planted vegetation buffers and green linkage opportunities;</li> <li>c. landscaping with local native plant species to achieve well-shaded urban places;</li> <li>d. increasing the service extent of the urban forest canopy.</li> </ul>	
<b>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</b>	
<p><b>PO99</b></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, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	No example provided.
<p><b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</b></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><b>PO100</b></p> <p>Development will:</p> <ul style="list-style-type: none"> <li>a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building;</li> <li>b. protect the fabric and setting of the heritage site, object or building;</li> <li>c. be consistent with the form, scale and style of the heritage site, object or building;</li> <li>d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;</li> <li>e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</li> <li>f. retain public access where this is currently provided.</li> </ul>	<p><b>E100</b></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><b>PO101</b></p> <p>Demolition and removal is only considered where:</p>	No example provided.

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<ul style="list-style-type: none"> <li>a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or</li> <li>b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or</li> <li>c. limited demolition is performed in the course of repairs, maintenance or restoration; or</li> <li>d. demolition is performed following a catastrophic event which substantially destroys the building or object.</li> </ul>	
<p><b>PO102</b></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 example provided.</p>
<p><b>PO103</b></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><b>E103</b></p> <p>Development does:</p> <ul style="list-style-type: none"> <li>a. not result in the removal of a significant tree;</li> <li>b. not occur within 20m of a protected tree;</li> <li>c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</li> </ul>
<p><b>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</b></p>	
<p><b>PO104</b></p> <p>Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations<sup>(80)</sup> 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><b>E104</b></p> <p>Habitable rooms:</p> <ul style="list-style-type: none"> <li>a. are not located within an Electricity supply substation buffer; and</li> <li>b. proposed on a site subject to an Electricity supply substation<sup>(80)</sup> are acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.</li> </ul> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p><b>PO105</b></p>	<p>No example provided.</p>

<p>Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation<sup>(80)</sup> 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><b>PO106</b></p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> <li>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;</li> <li>ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.</li> </ol>	<p><b>E106</b></p> <p>Development does not involve the construction of any buildings or structures within a Pumping station buffer.</p>
<p><b>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</b></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><b>PO107</b></p> <p>Development:</p> <ol style="list-style-type: none"> <li>minimises the risk to persons from overland flow;</li> <li>does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.</li> </ol>	<p>No example provided.</p>
<p><b>PO108</b></p> <p>Development:</p> <ol style="list-style-type: none"> <li>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;</li> <li>does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</li> </ol>	<p>No example provided.</p>



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<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><b>PO109</b></p> <p>Development does not:</p> <ol style="list-style-type: none"> <li>directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</li> <li>increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</li> </ol> <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 example provided.</p>
<p><b>PO110</b></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><b>E110</b></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><b>PO111</b></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><b>E111</b></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><b>PO112</b></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><b>E112.1</b></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"> <li>Urban area – Level III;</li> <li>Rural area – N/A;</li> <li>Industrial area – Level V;</li> <li>Commercial area – Level V.</li> </ol>
	<p><b>E112.2</b></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><b>PO113</b></p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ul style="list-style-type: none"> <li>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</li> <li>b. an overland flow path where it crosses more than one premises;</li> <li>c. inter-allotment drainage infrastructure.</li> </ul> <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 example provided.
<b>Additional criteria for development for a Park<sup>(57)</sup></b>	
<p><b>PO114</b></p> <p>Development for a Park<sup>(57)</sup> 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"> <li>a. public benefit and enjoyment is maximised;</li> <li>b. impacts on the asset life and integrity of park structures is minimised;</li> <li>c. maintenance and replacement costs are minimised.</li> </ul>	<p><b>E114</b></p> <p>Development for a Park<sup>(57)</sup> ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<b>Riparian and wetland setbacks</b>	
<p><b>PO115</b></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"> <li>a. impact on fauna habitats;</li> <li>b. impact on wildlife corridors and connectivity;</li> </ul>	<p><b>E115</b></p> <p>Development does not occur within:</p> <ul style="list-style-type: none"> <li>a. 50m from top of bank for W1 waterway and drainage line</li> <li>b. 30m from top of bank for W2 waterway and drainage line</li> </ul>

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<ul style="list-style-type: none"><li>c. impact on stream integrity;</li><li>d. impact of opportunities for revegetation and rehabilitation planting;</li><li>e. edge effects.</li></ul>	<ul style="list-style-type: none"><li>c. 20m from top of bank for W3 waterway and drainage line</li><li>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</li></ul> <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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### 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<sup>(17)</sup> 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"> <li>• Caretaker's accommodation<sup>(10)</sup></li> <li>• Child care centre<sup>(13)</sup></li> <li>• Community care centre<sup>(15)</sup></li> <li>• Community use<sup>(17)</sup></li> <li>• Dual occupancy - if in a mixed use building<sup>(21)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Home based business<sup>(35)</sup></li> <li>• Hospital<sup>(36)</sup></li> <li>• Indoor sport and recreation<sup>(38)</sup> - where a gymnasium</li> <li>• Market<sup>(46)</sup></li> <li>• Multiple dwelling<sup>(49)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Residential Care Facility<sup>(65)</sup></li> <li>• Retirement Facility<sup>(67)</sup></li> <li>• Rooming accommodation<sup>(69)</sup></li> <li>• Service industry<sup>(73)</sup> - if health or medical related</li> <li>• Sales office<sup>(72)</sup></li> </ul>
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<ul style="list-style-type: none"> <li>Dwelling unit<sup>(23)</sup></li> <li>Educational establishment<sup>(24)</sup> - if health or medical related</li> <li>Food and drink outlet<sup>(28)</sup></li> <li>Health care services<sup>(33)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Office<sup>(53)</sup> - if health or medical related</li> <li>Parking Station<sup>(58)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Shop<sup>(75)</sup> - if health or medical related</li> <li>Short-term accommodation<sup>(77)</sup></li> <li>Veterinary services<sup>(87)</sup></li> </ul>
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x. Development in the Health precinct does not include any of the following uses:

<ul style="list-style-type: none"> <li>Air services<sup>(3)</sup></li> <li>Animal husbandry<sup>(4)</sup></li> <li>Animal keeping<sup>(5)</sup></li> <li>Aquaculture<sup>(6)</sup></li> <li>Bar<sup>(7)</sup></li> <li>Brothel<sup>(8)</sup></li> <li>Bulk landscape supplies<sup>(9)</sup></li> <li>Cemetery<sup>(12)</sup></li> <li>Crematorium<sup>(18)</sup></li> <li>Cropping<sup>(19)</sup></li> <li>Detention facility<sup>(20)</sup></li> <li>Extractive industry<sup>(27)</sup></li> <li>Function facility<sup>(29)</sup></li> <li>High impact industry<sup>(34)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Hotel<sup>(37)</sup></li> <li>Intensive animal industry<sup>(39)</sup></li> <li>Intensive horticulture<sup>(40)</sup></li> <li>Marine industry<sup>(45)</sup></li> <li>Medium impact industry<sup>(47)</sup></li> <li>Motor sport facility<sup>(48)</sup></li> <li>Nature-based tourism<sup>(50)</sup></li> <li>Nightclub entertainment facility<sup>(51)</sup></li> <li>Non-resident workforce accommodation<sup>(52)</sup></li> <li>Permanent plantation<sup>(59)</sup></li> <li>Relocatable home park<sup>(62)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Resort complex<sup>(66)</sup></li> <li>Roadside stall<sup>(68)</sup></li> <li>Rural industry<sup>(70)</sup></li> <li>Rural workers' accommodation<sup>(71)</sup></li> <li>Special industry<sup>(79)</sup></li> <li>Theatre<sup>(82)</sup></li> <li>Tourist attraction<sup>(83)</sup></li> <li>Tourist park<sup>(84)</sup></li> <li>Transport depot<sup>(85)</sup></li> <li>Warehouse<sup>(88)</sup></li> <li>Wholesale nursery<sup>(89)</sup></li> <li>Winery<sup>(90)</sup></li> </ul>
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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<sup>(31)</sup>, market<sup>(46)</sup>).

### 7.2.1.5.2 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part I, Table 7.2.1.5.1. Where the development does not meet a requirement for accepted development (RAD) within Part I Table 7.2.1.5.1, it becomes assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO)

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

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO2
RAD2	PO7
RAD3	PO3, PO4
RAD4	PO18
RAD5	PO18-PO21
RAD6	PO26
RAD7	PO27
RAD8	PO32
RAD9	PO36
RAD10	PO37
RAD11	PO38
RAD12	PO48
RAD13	PO41
RAD14	PO42
RAD15	PO42
RAD16	PO42
RAD17	PO52
RAD18	PO54
RAD19	PO51
RAD20	PO51
RAD21	PO55
RAD22	PO58
RAD23	PO59
RAD24	PO60
RAD25	PO59
RAD26	PO66
RAD27	PO61
RAD28	PO61
RAD29	PO64
RAD30	PO64
RAD31	PO65
RAD32	PO67-PO71, PO73

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RAD33	PO70
RAD34	PO67
RAD35	PO67
RAD36	PO67
RAD37	PO72
RAD38	PO67
RAD39	PO67
RAD40	PO69
RAD41	PO69
RAD42	PO74
RAD43	PO74
RAD44	PO74
RAD45	PO75
RAD46	PO76
RAD47	PO80
RAD48	PO79
RAD49	PO79
RAD50	PO80
RAD51	PO81
RAD52	PO81
RAD53	PO86
RAD54	PO87
RAD55	PO88
RAD56	PO88
RAD57	PO88
RAD58	PO88
RAD59	PO90
RAD60	PO91
RAD61	PO92
RAD62	PO92
RAD63	PO95
RAD64	PO95
RAD65	PO95
RAD66	PO96-PO98, PO100-PO102
RAD67	PO96-PO98, PO100-PO102
RAD68	PO96-PO98



RAD69	PO99
RAD70	PO103

### Part I—Requirements for accepted development - Health precinct

**Table 7.2.1.5.1 Requirements for accepted development - Health precinct**

Requirements for accepted development	
General requirements	
Active frontage (Non-residential uses)	
<b>RAD1</b>	<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"> <li>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.</li> <li>the minimum area of window or glazing is to remain uncovered and free of signage.</li> </ol> <p style="text-align: center;"><b>Figure - Glazing</b></p> 
Building height	
<b>RAD2</b>	Building height does not exceed the maximum height identified on Overlay map – Building heights.
Setbacks	
<b>RAD3</b>	Setbacks comply with Table 7.2.1.5.3 - Setbacks (maximum and minimum)
Car parking	
<b>RAD4</b>	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.
<b>RAD5</b>	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
Waste	
<b>RAD6</b>	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.

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Landscaping	
<b>RAD7</b>	Development does not result in a reduction in the area (m <sup>2</sup> ) or standard of established landscaping on-site.
Lighting	
<b>RAD8</b>	<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	
<b>RAD9</b>	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ul style="list-style-type: none"> <li>a. Clearing of a habitat tree located within an approved development footprint;</li> <li>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;</li> <li>c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</li> </ul> <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 requirements	
Utilities	
<b>RAD10</b>	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
Access	

<b>RAD11</b>	Development does not result in additional vehicular access to, or car parking fronting Anzac Avenue.
<b>RAD12</b>	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
<b>RAD13</b>	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
<b>RAD14</b>	<p>Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>a. where for a Council-controlled road and associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. Planning scheme policy - Integrated design;</li> </ul> </li> <li>b. where for a Council-controlled road and not associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> </li> <li>c. 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.</li> </ul>
<b>RAD15</b>	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
<b>RAD16</b>	Access driveways, manoeuvring areas and loading facilities are sealed and 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.

#### Stormwater

<b>RAD17</b>	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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>
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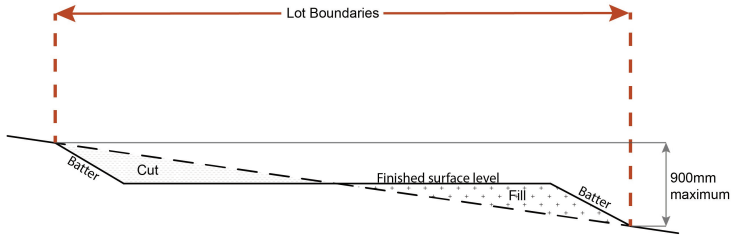
<b>RAD18</b>	<p>Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development:</p> <ul style="list-style-type: none"> <li>a. is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>b. will result in: <ul style="list-style-type: none"> <li>i. 6 or more dwellings; or</li> <li>ii. an impervious area greater than 25% of the net developable area.</li> </ul> </li> </ul> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>								
<b>RAD19</b>	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
<b>RAD20</b>	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
<b>RAD21</b>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1"> <thead> <tr> <th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter</td><td>4.0m</td></tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td></tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
Pipe Diameter	Minimum Easement Width (excluding access requirements)								
Stormwater Pipe up to 825mm diameter	3.0m								
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

### Site works and construction management

<b>RAD22</b>	The site and any existing structures are to be maintained in a tidy and safe condition.
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<b>RAD23</b>	<p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
<b>RAD24</b>	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
<b>RAD25</b>	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
<b>RAD26</b>	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
<b>RAD27</b>	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.
<b>RAD28</b>	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.
<b>RAD29</b>	<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>
<b>RAD30</b>	<p>Disposal of materials is managed in one or more of the following ways:</p> <ul style="list-style-type: none"> <li>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</li> <li>b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ul> <p>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
<b>RAD31</b>	<p>All development works are carried out within the following times:</p> <ul style="list-style-type: none"> <li>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</li> <li>b. no work is to be carried out on Sundays or public holidays.</li> </ul>
<b>Earthworks</b>	
<b>RAD32</b>	The total of all cut and fill on-site does not exceed 900mm in height.

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	<p style="text-align: center;"><b>Figure - Cut and Fill</b></p>  <p>Note - This is site earthworks not building work.</p>
<b>RAD33</b>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> <li>any cut batter is no steeper than 1V in 4H;</li> <li>any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H;</li> <li>any compacted fill batter is no steeper than 1V in 4H.</li> </ol>
<b>RAD34</b>	<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>
<b>RAD35</b>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<b>RAD36</b>	<p>All fill and excavation is contained on-site and is free draining.</p>
<b>RAD37</b>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>redirect stormwater surface flow away from existing flow paths; or</li> <li>divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> <li>concentrates the flow; or</li> <li>increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>causes actionable nuisance to any person, property or premises.</li> </ol> </li> </ol>
<b>RAD38</b>	<p>All fill placed on-site is:</p> <ol style="list-style-type: none"> <li>limited to that necessary for the approved use;</li> <li>clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ol>

<b>RAD39</b>	<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>
<b>RAD40</b>	<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 is defined in Schedule 2 of the Act.</p>
<b>RAD41</b>	<p>Filling or excavation that would result in any of the following is not carried out on site:</p> <ul style="list-style-type: none"> <li>a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm;</li> <li>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;</li> <li>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</li> </ul> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>

### 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

<b>RAD42</b>	<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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p>
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	<ul style="list-style-type: none"> <li>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<sup>(84)</sup> 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;</li> <li>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);</li> <li>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"> <li>i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> <li>ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>iii. - for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities; and</li> </ul> </li> <li>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.</li> </ul>
<b>RAD43</b>	<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"> <li>a. an unobstructed width of no less than 3.5m;</li> <li>b. an unobstructed height of no less than 4.8m;</li> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ul>
<b>RAD44</b>	<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>
<b>RAD45</b>	<p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> <li>v. external hydrants and hydrant booster points;</li> <li>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ul> </li> </ul> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> <li>a. in a form;</li> <li>b. of a size;</li> <li>c. illuminated to a level;</li> </ul> <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>



<b>RAD46</b>	For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.  Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
<b>Use specific requirements</b>	
<b>Residential uses (dwelling units<sup>(23)</sup> and caretaker's accommodation<sup>(10)</sup>)</b>	
<b>RAD47</b>	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
<b>RAD48</b>	Dwellings are located behind or above the non-residential use on-site.
<b>RAD49</b>	Dwellings are provided with a private open space area that: <ul style="list-style-type: none"> <li>a. is directly accessible from a living area within the dwelling;</li> <li>b. is screened for privacy;</li> <li>c. ground floor dwellings include a minimum private open spaces area of 16m<sup>2</sup> with a minimum dimension of 4m that is not located in front of the main building line; or</li> <li>d. above ground floor dwellings include a minimum private open space area of 8m<sup>2</sup> with a minimum dimension of 2.5m.</li> </ul>
<b>RAD50</b>	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 <sup>(25)</sup> .
<b>Home based business<sup>(35)</sup></b>	
<b>RAD51</b>	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.
<b>RAD52</b>	The home based business <sup>(35)</sup> occupies an area of the existing dwelling or on-site structure not greater than 40m <sup>2</sup> gross floor area.
<b>Telecommunications facility<sup>(81)</sup></b>  Editor's note - In accordance with the Federal legislation Telecommunications facilities <sup>(81)</sup> 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.	
<b>RAD53</b>	A minimum area of 45m <sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
<b>RAD54</b>	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.
<b>RAD55</b>	Equipment shelters and associated structures are located: <ul style="list-style-type: none"> <li>a. directly beside the existing equipment shelter and associated structures;</li> <li>b. behind the main building line;</li> </ul>

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	<p>c. further away from the frontage than the existing equipment shelter and associated structures;</p> <p>d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.</p>
<b>RAD56</b>	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
<b>RAD57</b>	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
<b>RAD58</b>	<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>
<b>RAD59</b>	All equipment comprising the telecommunications facility <sup>(81)</sup> 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.

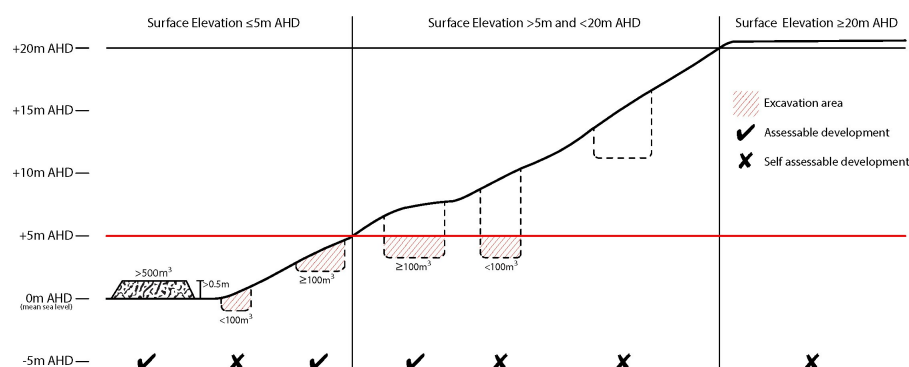
### Values and constraints requirements

Note - The relevant values and constraints requirements 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 requirements apply)

Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m<sup>3</sup> and 500m<sup>3</sup> respectively.

- RAD60** Development does not involve:
- excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below 5m Australian Height Datum AHD, or
  - filling of land of more than 500m<sup>3</sup> 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 requirements apply)

<p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
<b>RAD61</b>	<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>
<b>RAD62</b>	<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>
<b>RAD63</b>	<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>
<b>RAD64</b>	<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"> <li>construction of any building;</li> <li>laying of overhead or underground services;</li> <li>any sealing, paving, soil compaction;</li> <li>any alteration of more than 75mm to the ground surface prior to work commencing.</li> </ol>
<b>RAD65</b>	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
<p><b>Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)</b></p>	
<b>RAD66</b>	<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>
<b>RAD67</b>	<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>
<b>RAD68</b>	<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>
<b>RAD69</b>	<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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<b>RAD70</b>	Development for a material change of use or building work for a Park <sup>(57)</sup> ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
<b>Transport noise corridors (refer Overlay map - Transport noise corridors)</b>  This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code	

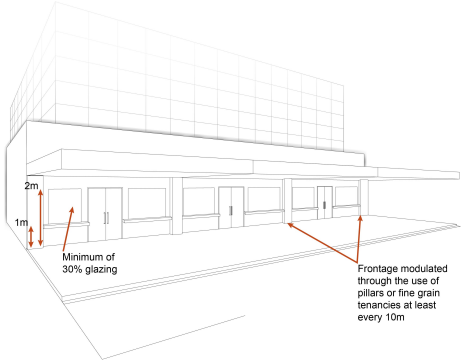
### Part J—Criteria for assessable development - Health precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part J, Table 7.2.1.5.2, as well as the purpose statement and overall outcomes.

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

**Table 7.2.1.5.2 Assessable development - Health precinct**

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<b>General criteria</b>	
<b>Centre network and function</b>	
<b>PO1</b>  Development:  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;  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.	No example provided.
<b>Active frontage</b>	
<b>PO2</b>  Development addresses and activates streets and public spaces by:  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;	<b>E2.1</b>  Development address the street frontage.
	<b>E2.2</b>  New buildings and extensions are built to the street alignment.
	<b>E2.3</b>

<p>c. locating car parking areas behind or under buildings to not dominate the street environment;</p> <p>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);</p> <p>e. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections);</p> <p>f. establishing or maintaining human scale.</p>	<p>At-grade car parking:</p> <ol style="list-style-type: none"> <li>does not adjoin Anzac Avenue;</li> <li>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.</li> </ol> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p> <p><b>E2.4</b></p> <p>Development on corner lots:</p> <ol style="list-style-type: none"> <li>addresses both street frontages;</li> <li>expresses strong visual elements, including feature building entries.</li> </ol> <p><b>E2.5</b></p> <p>The front facade of the building:</p> <ol style="list-style-type: none"> <li>is made up of a minimum of 50% windows or glazing between a height of 1m and 2m;</li> <li>the minimum area of window or glazing is to remain uncovered and free of signage.</li> </ol> <p>Note - This does not apply to Adult stores<sup>(1)</sup></p> <p><b>Figure - Glazing</b></p>  <p><b>E2.6</b></p> <p>Where fronting Anzac Avenue, individual tenancies do not exceed a frontage length of 20m.</p>
<p><b>Setbacks</b></p>	

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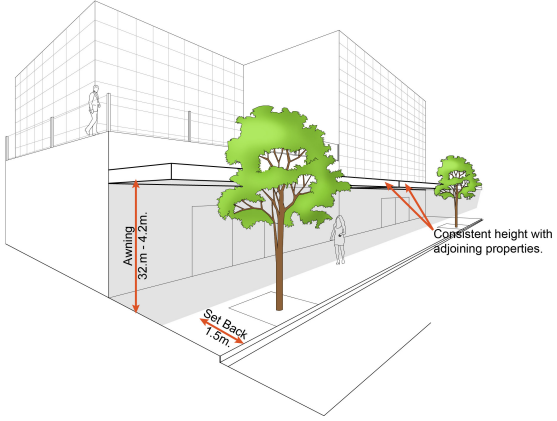
<p><b>PO3</b></p> <p>Front building setbacks ensure buildings address and actively interface with streets and public spaces to enhance the pedestrian experience. Taller buildings incorporate a podium which provides a human-scaled, strong and continuous frontage to the street and respects the established built form and adjoining public spaces.</p>	<p><b>E3</b></p> <p>Setbacks comply with Table 7.2.1.5.3 - Setbacks (maximum and minimum).</p>
<p><b>PO4</b></p> <p>Buildings and structures are setback to:</p> <ol style="list-style-type: none"> <li>contribute to the streetscape and Redcliffe Seaside Village precinct character;</li> <li>provide amenity and privacy for users of the premises as well adjoining sensitive land uses;</li> <li>maintain private open space areas that are of a size and dimension to be usable and functional;</li> <li>cater for required openings, the location of loading docks and landscaped buffers;</li> <li>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;</li> <li>provide adequate separation to particular infrastructure and water bodies to minimise adverse impacts on people, property, water quality and infrastructure;</li> <li>allow separation between buildings to enable access to breeze, sunlight and views;</li> <li>mitigate micro climate impacts as a result of wind tunnel or over shadowing effects on public and private open spaces.</li> </ol>	<p><b>E4</b></p> <p>Setbacks comply with Table 7.2.1.5.3 - Setbacks (maximum and minimum).</p>
<b>Site area</b>	
<p><b>PO5</b></p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, maneuvering and parking and landscaping.</p>	<p>No example provided.</p>
<b>Site cover (residential uses)</b>	
<p><b>PO6</b></p> <p>Residential buildings and structures will ensure that site cover:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> <li>a. does not result in a site density that is inconsistent with the character of the area;</li> <li>b. does not result in an over development of the site;</li> <li>c. does not result in other elements of the site being compromised (e.g. setbacks, open space etc);</li> <li>d. ensure that buildings and structures reflect the precinct character.</li> </ul>	
<b>Building height</b>	
<p><b>P07</b></p> <p>Buildings and structures have a height that:</p> <ul style="list-style-type: none"> <li>a. is consistent with the low to medium rise character of the precinct;</li> <li>b. responds to the topographic features of the site, including slope and orientation;</li> <li>c. is not visually dominant or overbearing with respect to the streetscape;</li> <li>d. responds to the height of development on adjoining land where contained within another precinct or zone;</li> <li>e. ensures an even distribution of development across the precinct and avoids over-concentration of activities in one location.</li> </ul>	<p><b>E7</b></p> <p>Building height is within the minimum and maximum height identified on Overlay map – Building heights.</p>
<b>Public realm</b>	
<p><b>P08</b></p> <p>Developments with a gross leasable area greater than 3,000m<sup>2</sup> include a public plaza on-site, that:</p> <ul style="list-style-type: none"> <li>a. is open to the public;</li> <li>b. is integrated with adjacent development, in relation to built form, streetscape, landscaping and the street and pedestrian network;</li> <li>c. is directly accessible from adjacent development or tenancies and is easily and conveniently accessible to the public;</li> <li>d. is of a sufficient size and dimensions to cater for passive recreation activities (e.g. alfresco dining and temporary activities etc);</li> <li>e. includes greening (e.g. landscaping, planter boxes, street trees etc), that contributes to the identity of the centre;</li> </ul>	<p>No example provided.</p>

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<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><b>PO9</b></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"> <li>a. Design measures that enhance public spaces where located on Boardman Road and Anzac Avenue;</li> <li>b. Development design and location does not compromise the future provision of civic space.</li> </ul>	<p>No example provided.</p>
<p><b>Streetscape</b></p>	
<p><b>PO10</b></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>	<p>No example provided.</p>
<p><b>Built form</b></p>	
<p><b>PO11</b></p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> <li>a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning);</li> <li>b. enables differentiation between buildings;</li> <li>c. contributes to a safe environment;</li> <li>d. incorporates architectural features within the building facade at the street level to create human scale;</li> </ul>	<p>No example provided.</p>



<ul style="list-style-type: none"> <li>e. treat or break up blank walls that are visible from public areas;</li> <li>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;</li> <li>g. facilitate casual surveillance of all public spaces.</li> </ul>	
<p><b>PO12</b></p> <p>Awnings are provided at the ground floor fronting pedestrian footpaths. Awnings:</p> <ul style="list-style-type: none"> <li>a. provide adequate protection for pedestrians from solar exposure and inclement weather;</li> <li>b. are integrated with the design of the building and the form and function of the street;</li> <li>c. do not compromise the provision of street trees and signage;</li> <li>d. ensure the safety of pedestrians and vehicles (e.g. No support poles).</li> </ul>	<p><b>E12</b></p> <p>Buildings incorporate an awning that:</p> <ul style="list-style-type: none"> <li>a. is cantilevered;</li> <li>b. extends from the face of the building;</li> <li>c. has a minimum height of 3.2m and a maximum height of 4.2m above pavement level;</li> <li>d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage;</li> <li>e. aligns with adjoining buildings to provide continuous shelter where possible.</li> </ul> <p><b>Awning requirements</b></p> 
<p><b>PO13</b></p> <p>Building entrances:</p> <ul style="list-style-type: none"> <li>a. are readily identifiable from the road frontage;</li> <li>b. are designed to limit opportunities for concealment;</li> <li>c. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites;</li> <li>d. Include footpaths that connect with adjoining sites;</li> </ul>	<p>No example provided.</p>

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<p>e. Provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance;</p> <p>f. are adequately lit to ensure public safety and security.</p> <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><b>PO14</b></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> <ul style="list-style-type: none"> <li>a. increasing the height of the building on the corner;</li> <li>b. stepping back the building on the corner to create and additional face;</li> <li>c. including prominent building entrances and windows on the corners;</li> <li>d. the use of a focal point, such as a tower, visual display or artwork on the corner.</li> </ul>	<p>No example provided.</p>
<p><b>PO15</b></p> <p>Ground floor spaces are designed to enable the flexible re-use of floor area for commercial and retail activities.</p>	<p><b>E15</b></p> <p>The ground floor has a minimum ceiling height of 4.2m.</p>
<p><b>Integrated health precinct - Redcliffe Hospital</b></p>	
<p><b>PO16</b></p> <p>Re-development of the Redcliffe Hospital is designed to incorporate:</p> <ul style="list-style-type: none"> <li>a. active frontages, civic space, and high quality buildings integrated with Anzac Avenue and surrounding facilities;</li> <li>b. incorporate greater land use efficiency through a more intense built form;</li> <li>c. locate and consolidate vehicle access, parking and loading areas away from street frontages;</li> </ul>	<p>No example provided.</p>

<div>d. improves circulation through the provision of street and pedestrian connections through the site to increase permeability to surrounding areas;</div> <div>e. incorporate any requirements for a transit interchange or public civic space into the overall design of the centre.</div>													
Accessibility and permeability													
<div>PO17</div> <div>Development contributes to greater permeability within the precinct by facilitating a network of convenient and safe pedestrian walkways, cycle ways and mid block connections.</div>	No example provided.												
Car parking													
<div>PO18</div> <div>The number of car parking spaces is managed to:</div> <div>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;</div> <div>b. not include an oversupply of car parking spaces.</div> <div>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</div>	<div>E18</div> <div>Car parking is provided at the following rates:</div> <table><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><tr><td>Non-residential</td><td>1 per 30m<sup>2</sup> of GFA</td><td>1 per 50m<sup>2</sup> 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></table> <div>Note - Car parking rates are to be rounded up to the nearest whole number.</div> <div>Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.</div> <div>Note - Residential - Permanent/long term includes: Multiple dwelling<sup>(49)</sup>, Relocatable home park<sup>(62)</sup>, Residential care facility<sup>(65)</sup>, Retirement facility<sup>(67)</sup>.</div> <div>Note - Residential - Services/short term includes: Rooming accommodation<sup>(69)</sup> or Short-term accommodation<sup>(77)</sup>.</div> <div>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.</div>	Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided	Non-residential	1 per 30m <sup>2</sup> of GFA	1 per 50m <sup>2</sup> 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
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Residential - Serviced/short term	3 per 4 dwellings + Staff spaces	1 per 5 dwellings + staff spaces											
<div>PO19</div> <div>Car parking is designed to avoid the visual impact of larges area of surface car parking on the streetscape.</div>	No example provided.												
<div>PO20</div>	No example provided.												

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<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><b>PO21</b></p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> <li>does not impact on the safety of the external road network;</li> <li>ensures the safe movement of vehicles within the site;</li> <li>interconnects with car parking areas on adjoining sites wherever possible.</li> </ol>	<p><b>E21</b></p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 Parking facilities Part 1: Off-street car parking.</p>				
<p><b>PO22</b></p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ol style="list-style-type: none"> <li>located along the most direct pedestrian routes between building entrances, car parks and adjoining uses;</li> <li>protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc);</li> <li>are of a width to allow safe and efficient access for prams and wheelchairs.</li> </ol>	<p>No example provided.</p>				
<p><b>Bicycle parking and end of trip facilities</b></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><b>PO23</b></p> <ol style="list-style-type: none"> <li>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"> <li>adequate bicycle parking and storage facilities; and</li> </ol> </li> </ol>	<p><b>E23.1</b></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="804 1771 1468 1904"> <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> </tbody> </table>	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling
Use	Minimum Bicycle Parking				
Residential uses comprised of dwellings	Minimum 1 space per dwelling				

<p>ii. adequate provision for securing belongings; and</p> <p>iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.</p> <p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <p>i. the projected population growth and forward planning for road upgrading and development of cycle paths; or</p> <p>ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or</p> <p>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</p> <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<table border="1"> <tr> <td data-bbox="805 203 1114 309">All other residential uses</td><td data-bbox="1114 203 1473 309">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td></tr> <tr> <td data-bbox="805 309 1114 387">Non-residential uses</td><td data-bbox="1114 309 1473 387">Minimum 1 space per 200m<sup>2</sup> of GFA</td></tr> </table> <p>Editor's note - The examples 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 example 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><b>E23.2</b></p> <p>Bicycle parking is:</p> <p>a. provided in accordance with <i>Austroads (2008), Guide to Traffic Management - Part 11: Parking</i>;</p> <p>b. protected from the weather by its location or a dedicated roof structure;</p> <p>c. located within the building or in a dedicated, secure structure for residents and staff;</p> <p>d. adjacent to building entrances or in public areas for customers and visitors.</p> <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The examples 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 example 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><b>E23.3</b></p> <p>For non-residential uses, storage lockers:</p> <p>a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);</p> <p>b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).</p> <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>	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 <sup>2</sup> of GFA
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 <sup>2</sup> of GFA				

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Editor's note - The examples 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 example 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.

### E23.4

For non-residential uses, changing rooms:

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

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

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

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

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

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

	Editor's note - The examples 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 example 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.
<b>Loading and servicing</b>	
<p><b>PO24</b></p> <p>Loading and servicing areas:</p> <ul style="list-style-type: none"> <li>a. are not visible from the street frontage;</li> <li>b. are integrated into the design of the building;</li> <li>c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses;</li> <li>d. are consolidated and shared with adjoining sites, where possible.</li> </ul> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	No example provided.
<p><b>PO25</b></p> <p>Drive through serving and circulation areas are not visible from Anzac Avenue.</p>	No example provided.
<b>Waste</b>	
<p><b>PO26</b></p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p><b>E26</b></p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
<b>Landscaping and fencing</b>	
<p><b>PO27</b></p> <p>On-site landscaping:</p> <ul style="list-style-type: none"> <li>a. is incorporated into the design of the development;</li> <li>b. reduces the dominance of car parking and servicing areas from the street frontage;</li> <li>c. incorporates shade trees in car parking areas;</li> <li>d. retains mature trees wherever possible;</li> </ul>	No example provided.

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<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><b>PO28</b></p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>No example provided.</p>
<p><b>Environmentally sensitive design</b></p>	
<p><b>PO29</b></p> <p>Development incorporates energy efficient design principles, including:</p> <p>a. maximising internal cross-ventilation and prevailing breezes;</p> <p>b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun;</p> <p>c. reducing demand on non-renewable energy sources for cooling and heating;</p> <p>d. maximising the use of daylight for lighting;</p> <p>e. retaining existing established trees on-site where possible.</p>	<p>No example provided.</p>
<p><b>PO30</b></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 example provided.</p>
<p><b>Crime prevention through environmental design</b></p>	
<p><b>PO31</b></p> <p>Development contributes to a safe public realm by incorporating crime prevention through environmental design principles including:</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>No example provided.</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, arcades, walkways and concealed car parking areas have adequate surveillance to reduce risk or able to be secured outside of business hours.</p> <p>Note - Further information is available in <i>Crime Prevention through Environmental Design: Guidelines for Queensland</i>, State of Queensland, 2007.</p>	
<b>Lighting</b>	
<p><b>PO32</b></p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	No example provided.
<b>Amenity</b>	
<p><b>PO33</b></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>	No example provided.
<b>Noise</b>	
<p><b>PO34</b></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>	No example provided.
<p><b>PO35</b></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</p>	<p><b>E35.1</b></p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p>
	<p><b>E35.2</b></p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p>

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<p>purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintaining the amenity of the streetscape.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>a. are not visible from an adjoining road or public area unless:</p> <ul style="list-style-type: none"> <li>i. adjoining a motorway or rail line; or</li> <li>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.</li> </ul> <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>
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### Clearing of habitat trees where not located within the Environmental areas overlay map

<p><b>PO36</b></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 &gt; 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 example provided.</p>
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### Works criteria

#### Utilities

<p><b>PO37</b></p>	<p>No example provided.</p>
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All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).	
<b>Access</b>	
<b>PO38</b>  Vehicle access points do not inhibit the provision of active frontages and improve the function, amenity and safety of Anzac Avenue.	<b>E38</b>  No additional access points are located on Anzac Avenue.
<b>PO39</b>  Development provides functional and integrated car parking and vehicle access, that: <ol style="list-style-type: none"> <li>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.);</li> <li>provides safety and security of people and property at all times;</li> <li>does not impede active transport options;</li> <li>does not impact on the safe and efficient movement of traffic external to the site;</li> <li>where possible vehicle access points are consolidated and shared with adjoining sites.</li> </ol> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	No example provided.
<b>PO40</b>  Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.
<b>PO41</b>  The layout of the development does not compromise: <ol style="list-style-type: none"> <li>the development of the road network in the area;</li> <li>the function or safety of the road network;</li> <li>the capacity of the road network.</li> </ol> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<b>E41.1</b>  Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. <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>
	<b>E41.2</b>

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	The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	<b>E41.3</b> The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	<b>E41.4</b> The development layout allows forward vehicular access to and from the site.
<b>PO42</b> Safe access is provided for all vehicles required to access the site.	<b>E42.1</b> Site access and driveways are designed, located and constructed in accordance with: <ul style="list-style-type: none"> <li>a. where for a Council-controlled road and associated with a Dwelling house:               <ul style="list-style-type: none"> <li>i. Planning scheme policy - Integrated design;</li> </ul> </li> <li>b. where for a Council-controlled road and not associated with a Dwelling house:               <ul style="list-style-type: none"> <li>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> </li> <li>c. 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.</li> </ul>
	<b>E42.2</b> Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with: <ul style="list-style-type: none"> <li>a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking;</li> <li>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities;</li> </ul>

	<p>c. Planning scheme policy - Integrated design; and</p> <p>d. Schedule 8 - Service vehicle requirements.</p> <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p> <p><b>E42.3</b></p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and 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><b>E42.4</b></p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO43</b></p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p><b>E43</b></p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>
<p><b>PO44</b></p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p><b>E44.1</b></p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p> <p><b>E44.2</b></p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
<b>Street design and layout</b>	
<p><b>PO45</b></p>	<p>No example provided.</p>

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<p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> <li>access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</li> <li>safe and convenient pedestrian and cycle movement;</li> <li>adequate on street parking;</li> <li>stormwater drainage paths and treatment facilities;</li> <li>efficient public transport routes;</li> <li>utility services location;</li> <li>emergency access and waste collection;</li> <li>setting and approach (streetscape, landscaping and street furniture) for adjoining residences;</li> <li>expected traffic speeds and volumes; and</li> <li>wildlife movement (where relevant).</li> </ol> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p><b>PO46</b></p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs:</p> <ul style="list-style-type: none"> <li>Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic;</li> <li>Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion;</li> </ul>	<p><b>E46.1</b></p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p><b>E46.2</b></p>

<ul style="list-style-type: none"> <li>• Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;</li> <li>• Residential development greater than 50 lots or dwellings;</li> <li>• Offices greater than 4,000m<sup>2</sup> Gross Floor Area (GFA);</li> <li>• Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m<sup>2</sup> GFA;</li> <li>• Warehouses and Industry greater than 6,000m<sup>2</sup> GFA;</li> <li>• On-site carpark greater than 100 spaces;</li> <li>• Development has a trip generation rate of 100 vehicles or more within the peak hour;</li> <li>• Development which dissects or significantly impacts on an environmental area or an environmental corridor.</li> </ul> <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</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>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p><b>E46.3</b></p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO47</b></p> <p>New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p> <p>Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>	<p><b>E47</b></p> <p>New intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> <li>a. where the through road provides an access function; <ol style="list-style-type: none"> <li>i. intersecting road located on the same side = 60 metres;</li> <li>ii. intersecting road located on opposite side (Left Right Stagger) = 60 metres;</li> <li>iii. intersecting road located on opposite side (Right Left Stagger) = 40 metres.</li> </ol> </li> <li>b. Where the through road provides a collector or sub-arterial function: <ol style="list-style-type: none"> <li>i. intersecting road located on the same side = 100 metres;</li> </ol> </li> </ol>

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	<ul style="list-style-type: none"> <li>ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres;</li> <li>iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres.</li> </ul> <p>c. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> <li>i. intersecting road located on the same side = 300 metres;</li> <li>ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres;</li> <li>iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres;</li> </ul> <p>d. Walkable block perimeter does not exceed 1000 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>							
<p><b>PO48</b></p> <p>All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</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><b>E48</b></p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1666 1466 2101"> <thead> <tr> <th>Situation</th><th>Minimum construction</th></tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td><td rowspan="2">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)</td></tr> <tr> <td>OR</td></tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td><td></td></tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)	OR	Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	
Situation	Minimum construction							
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)							
OR								
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;								



<p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1"> <tr> <td data-bbox="807 203 1137 591"> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td><td data-bbox="1139 203 1474 591"> <p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul> </td></tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>
<p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>		

Stormwater	
<p><b>PO49</b></p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p><b>E49.1</b></p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p><b>E49.2</b></p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p><b>E49.3</b></p> <p>Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p><b>PO50</b></p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p><b>E50.1</b></p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>

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	<p><b>E50.2</b></p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p><b>E50.3</b></p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
	<p><b>E50.4</b></p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p><b>PO51</b></p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p><b>E51</b></p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO52</b></p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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 example provided.</p>
<p><b>PO53</b></p>	<p>No example 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><b>PO54</b></p> <p>Where development:</p> <ol style="list-style-type: none"> <li>is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>will result in: <ol style="list-style-type: none"> <li>6 or more dwellings; or</li> <li>an impervious area greater than 25% of the net developable area,</li> </ol> </li> </ol> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10</p> <p>- Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</p>	<p>No example provided.</p>						
<p><b>PO55</b></p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p><b>E55</b></p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="807 1626 1471 1995"> <thead> <tr> <th>Pipe Diameter</th><th>Minimum easement width (excluding access requirements)</th></tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr> </tbody> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Pipe Diameter	Minimum easement width (excluding access requirements)						
Stormwater pipe up to 825mm diameter	3.0m						
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m						

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	<table border="1"> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).		
<b>PO56</b>  Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.		
<b>PO57</b>  Council is provided with accurate representations of the completed stormwater management works within residential developments.	<b>E57</b>  “As Built” drawings and specifications of the stormwater management devices certified by an RPEQ is provided. <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> <li>photographic evidence and inspection date of the installation of approved underdrainage;</li> <li>copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan;</li> <li>date of the final inspection.</li> </ol>		

Site works and construction management	
<b>PO58</b>  The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
<b>PO59</b>  All works on-site are managed to: <ol style="list-style-type: none"> <li>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;</li> <li>minimise as far as possible, impacts on the natural environment;</li> <li>ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises;</li> </ol>	<b>E59.1</b>  Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: <ol style="list-style-type: none"> <li>stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</li> </ol>

<p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind;</p> <p>c. stormwater discharge rates do not exceed pre-existing conditions;</p> <p>d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>e. ponding or concentration of stormwater does not occur on adjoining properties.</p> <p><b>E59.2</b></p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) 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><b>E59.3</b></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><b>E59.4</b></p> <p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p><b>PO60</b></p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p><b>E60</b></p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p><b>PO61</b></p>	<p><b>E61.1</b></p>

## 7 Local plans

<p>All development works including 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 - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> <li>the aggregate volume of imported or exported material is greater than 1000m<sup>3</sup>; or</li> <li>the aggregate volume of imported or exported material is greater than 200m<sup>3</sup> per day; or</li> <li>the proposed haulage route involves a vulnerable land use or shopping centre.</li> </ol> <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</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><b>E61.2</b></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><b>E61.3</b></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><b>E61.4</b></p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p><b>E61.5</b></p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p><b>E61.6</b></p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<b>PO62</b>	<b>E62</b>

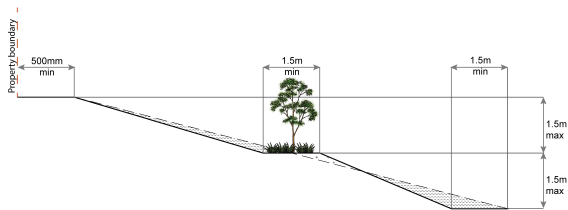
<p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> <li>topsoiled with a minimum compacted thickness of fifty (50) millimetres;</li> <li>stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.</li> </ol> <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage.</p>
<p><b>PO63</b></p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p><b>E63</b></p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p><b>PO64</b></p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> <li>is limited to the area of infrastructure works, building areas and other necessary areas for the works; and</li> <li>includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;</li> <li>is disposed of in a manner which minimises nuisance and annoyance to existing premises.</li> </ol> <p>Note - No burning of cleared vegetation is permitted.</p>	<p><b>E64.1</b></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><b>E64.2</b></p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> <li>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</li> <li>all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ol> <p>Note - The chipped vegetation must be stored in an approved location.</p>
<p><b>PO65</b></p>	<p><b>E65</b></p> <p>All development works are carried out within the following times:</p>

## 7 Local plans

<p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p><b>PO66</b></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 example provided.</p>

Earthworks	
<p><b>PO67</b></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 slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p>	<p><b>E67.1</b></p> <p>All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.</p>
	<p><b>E67.2</b></p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p>
	<p><b>E67.3</b></p> <p>Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.</p>
	<p><b>E67.4</b></p> <p>All filling or excavation is contained on-site and is free draining.</p>
	<p><b>E67.5</b></p> <p>All fill placed on-site is:</p>



	<p>a. limited to that area necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</p> <p><b>E67.6</b></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><b>PO68</b></p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p><b>E68</b></p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p><b>Figure - Embankment</b></p> 
<p><b>PO69</b></p> <p>Filling or excavation is undertaken in a manner that:</p> <p>a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</p> <p>b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>	<p><b>E69.1</b></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 is defined in Schedule 2 of the Act.</p> <p><b>E69.2</b></p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;</p> <p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p>

## 7 Local plans

	<p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>
<p><b>PO70</b></p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep 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 example provided.</p>
<p><b>PO71</b></p> <p>Filling or excavation does not result in:</p> <ol style="list-style-type: none"> <li>adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;</li> <li>increased flood inundation outside the site;</li> <li>any reduction in the flood storage capacity in the floodway;</li> <li>any clearing of native vegetation.</li> </ol> <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 example provided.</p>
<p><b>PO72</b></p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p><b>E72</b></p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>redirect stormwater surface flow away from existing flow paths; or</li> <li>divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> <li>concentrates the flow; or</li> <li>increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>causes actionable nuisance to any person, property or premises.</li> </ol> </li> </ol>

## PO73

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

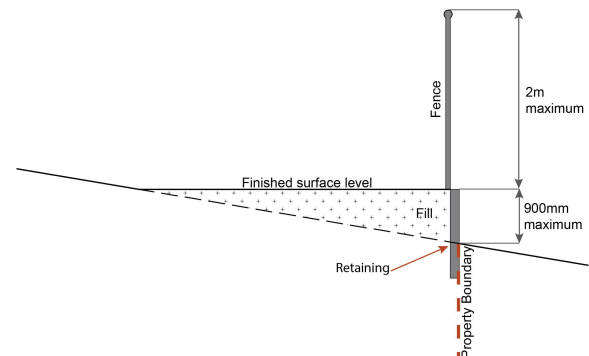
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

## E73

Earth retaining structures:

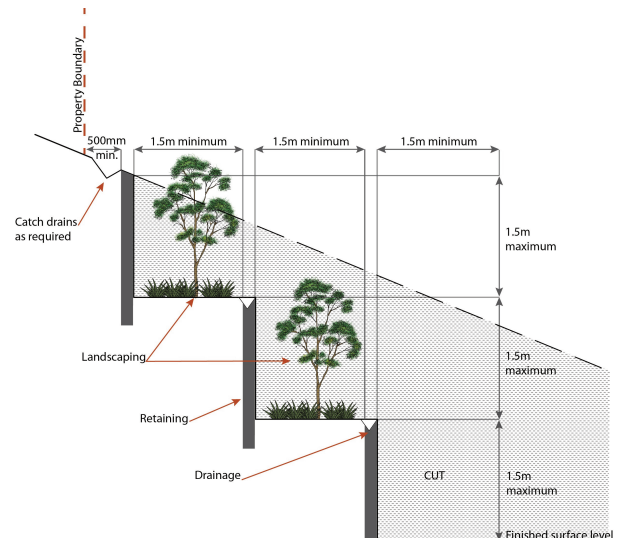
- are not constructed of boulder rocks or timber;
- where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

**Figure - Retaining on boundary**



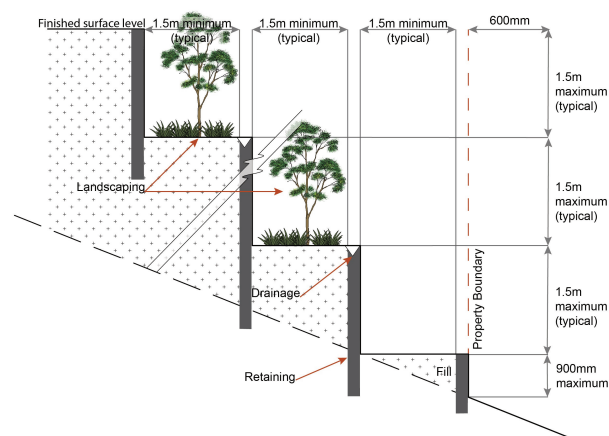
- where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as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

**Figure - Cut**



## 7 Local plans

**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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

### PO74

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;

### E74.1

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 requirement for accepted development, 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<sup>(84)</sup> 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"> <li>i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> <li>ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>iii. for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities;</li> </ul> <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p> <p><b>E74.2</b></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"> <li>a. an unobstructed width of no less than 3.5m;</li> <li>b. an unobstructed height of no less than 4.8m;</li> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ul> <p><b>E74.3</b></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><b>PO75</b></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><b>E75</b></p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> </ul> </li> </ul>

## 7 Local plans

	<p>v. external hydrants and hydrant booster points;</p> <p>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</p> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <p>a. in a form;</p> <p>b. of a size;</p> <p>c. illuminated to a level;</p> <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
<p><b>P076</b></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><b>E76</b></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>
<b>Use specific criteria</b>	
<b>Redcliffe activity centre strategy</b>	
<p><b>P077</b></p> <p>Development does not compromise opportunities that may be identified in the Redcliffe Activity Centre Strategy.</p>	No example provided.
<b>Residential uses</b>	
<p><b>P078</b></p> <p>Development contributes to medium density housing, greater housing choice and affordability by:</p> <p>a. contributing to the range of dwelling types and sizes in the area;</p> <p>b. providing greater housing density within walking distance of the Health precinct.</p>	No example provided.

**PO79**

Caretaker's accommodation<sup>(10)</sup> and Dwelling units<sup>(23)</sup> are provided with adequate functional and attractive private open space that is:

- 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<sup>(23)</sup> and centre uses;
- accessible and readily identifiable for residents, visitors and emergency services<sup>(25)</sup>;
- located to not compromise active frontages.

**E79**

A dwelling has a clearly defined, private outdoor living space that is:

- as per table-

Use	Minimum Area	Minimum Dimension in all directions
Ground floor dwellings		
All dwelling types	16m <sup>2</sup>	4m
Above ground floor dwellings		
1 bedroom or studio	8m <sup>2</sup>	2.5m
2 or more bedrooms	12m <sup>2</sup>	3.0m

- accessed from a living area;
- sufficiently screened or elevated for privacy;
- ground floor 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).

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).

**PO80**

Caretaker's accommodation<sup>(10)</sup> and Dwelling units<sup>(23)</sup> 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.

Note - Refer to Planning scheme policy - Residential design for details and examples.

**E80**

The dwelling:

- 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.

## 7 Local plans

	Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.
<b>Home based business<sup>(35)</sup></b>	
<b>PO81</b> <p>The scale and intensity of the Home based business<sup>(35)</sup>:</p> <ol style="list-style-type: none"> <li>is compatible with the physical characteristics of the site and the character of the local area;</li> <li>is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety;</li> <li>does not adversely impact on the amenity of the adjoining and nearby premises;</li> <li>remains ancillary to the residential use of the dwelling house<sup>(22)</sup>;</li> <li>does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;</li> <li>ensure employees and visitors to the site do not negatively impact the expected amenity of adjoining properties.</li> </ol>	<b>E81.1</b> <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>
	<b>E81.2</b> <p>The home based business<sup>(35)</sup> occupies an area of the existing dwelling or on-site structure not greater than 40m<sup>2</sup> gross floor area.</p>
<b>Major electricity infrastructure<sup>(43)</sup>, Substation<sup>(80)</sup> and Utility installation<sup>(86)</sup></b>	
<b>PO82</b> <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"> <li>high quality design and construction;</li> <li>visually integrated with the surrounding area;</li> <li>not visually dominant or intrusive;</li> <li>located behind the main building line;</li> <li>below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>camouflaged through the use of colours and materials which blend into the landscape;</li> <li>treated to eliminate glare and reflectivity;</li> <li>landscaped;</li> <li>otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ol>	<b>E82.1</b> <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"> <li>are enclosed within buildings or structures;</li> <li>are located behind the main building line;</li> <li>have a similar height, bulk and scale to the surrounding fabric;</li> <li>have horizontal and vertical articulation applied to all exterior walls.</li> </ol>
	<b>E82.2</b> <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>
<b>PO83</b> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<b>E83</b> <p>Access control arrangements:</p> <ol style="list-style-type: none"> <li>do not create dead-ends or dark alleyways adjacent to the infrastructure;</li> </ol>



	<ul style="list-style-type: none"> <li>b. minimise the number and width of crossovers and entry points;</li> <li>c. provide safe vehicular access to the site;</li> <li>d. do not utilise barbed wire or razor wire.</li> </ul>
<b>PO84</b>  All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: <ul style="list-style-type: none"> <li>a. generates no audible sound at the site boundaries where in a residential setting; or</li> <li>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</li> </ul>	<b>E84</b>  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.
<b>Telecommunications facility<sup>(81)</sup></b>  Editor's note - In accordance with the Federal legislation Telecommunications facilities <sup>(81)</sup> 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.	
<b>PO85</b>  Telecommunications facilities <sup>(81)</sup> are co-located with existing telecommunications facilities <sup>(81)</sup> , Utility installation <sup>(86)</sup> , Major electricity infrastructure <sup>(43)</sup> or Substation <sup>(80)</sup> if there is already a facility in the same coverage area.	<b>E85.1</b>  New telecommunication facilities <sup>(81)</sup> are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	<b>E85.2</b>  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.
<b>PO86</b>  A new Telecommunications facility <sup>(81)</sup> 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.	<b>E86</b>  A minimum area of 45m <sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
<b>PO87</b>  Telecommunications facilities <sup>(81)</sup> do not conflict with lawful existing land uses both on and adjoining the site.	<b>E87</b>  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.
<b>PO88</b>  The Telecommunications facility <sup>(81)</sup> does not have an adverse impact on the visual amenity of a locality and is:	<b>E88.1</b>  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.

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<ul style="list-style-type: none"> <li>a. high quality design and construction;</li> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> <li>d. located behind the main building line;</li> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul>	<p><b>E88.2</b></p> <p>In all other areas towers do not exceed 35m in height.</p> <p><b>E88.3</b></p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> <li>a. reduce recognition in the landscape;</li> <li>b. reduce glare and reflectivity.</li> </ul> <p><b>E88.4</b></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><b>E88.5</b></p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p><b>E88.6</b></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><b>PO89</b></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><b>E89</b></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><b>PO90</b></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><b>E90</b></p> <p>All equipment comprising the Telecommunications facility<sup>(81)</sup> 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><b>Values and constraints criteria</b></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.

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

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

**PO91**

Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:

- 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.

**E91**

Development does not involve:

- excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below than 5m Australian Height datum AHD; or
- filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

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

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

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

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

**PO92**

Development will:

- 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;

**E92**

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

Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.

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<ul style="list-style-type: none"> <li>e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</li> <li>f. retain public access where this is currently provided.</li> </ul>	
<p><b>PO93</b></p> <p>Demolition and removal is only considered where:</p> <ul style="list-style-type: none"> <li>a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or</li> <li>b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or</li> <li>c. limited demolition is performed in the course of repairs, maintenance or restoration; or</li> <li>d. demolition is performed following a catastrophic event which substantially destroys the building or object.</li> </ul>	<p>No example provided.</p>
<p><b>PO94</b></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 example provided.</p>
<p><b>PO95</b></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><b>E95</b></p> <p>Development does:</p> <ul style="list-style-type: none"> <li>a. not result in the removal of a significant tree;</li> <li>b. not occur within 20m of a protected tree;</li> <li>c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</li> </ul>
<p><b>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</b></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><b>PO96</b></p> <p>Development:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> <li>a. minimises the risk to persons from overland flow;</li> <li>b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.</li> </ul>	
<p><b>PO97</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</li> </ul> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	<p>No example provided.</p>
<p><b>PO98</b></p> <p>Development does not:</p> <ul style="list-style-type: none"> <li>a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</li> <li>b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</li> </ul> <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 example provided.</p>
<p><b>PO99</b></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><b>E99</b></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><b>PO100</b></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><b>E100</b></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>

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<p><b>PO101</b></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><b>E101.1</b></p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ul style="list-style-type: none"> <li>a. Urban area – Level III;</li> <li>b. Rural area – N/A;</li> <li>c. Industrial area – Level V;</li> <li>d. Commercial area – Level V.</li> </ul> <p><b>E101.2</b></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><b>PO102</b></p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ul style="list-style-type: none"> <li>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</li> <li>b. an overland flow path where it crosses more than one premises;</li> <li>c. inter-allotment drainage infrastructure.</li> </ul> <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 example provided.</p>
<p><b>Additional criteria for development for a Park<sup>(57)</sup></b></p>	
<p><b>PO103</b></p> <p>Development for a Park<sup>(57)</sup> 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"> <li>a. public benefit and enjoyment is maximised;</li> <li>b. impacts on the asset life and integrity of park structures is minimised;</li> <li>c. maintenance and replacement costs are minimised.</li> </ul>	<p><b>E103</b></p> <p>Development for a Park<sup>(57)</sup> 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)
		<i>OMP - outer most projection</i>
		<i>Min - Minimum</i>
		<i>Max - Maximum</i>
<b>Frontage (primary)</b>	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
<b>Frontage (secondary)</b>	12m or less	Max 0m to wall where fronting Anzac Avenue;  OR  Max 3m to wall
	Greater than 12m	Min 4.5m to OMP
<b>Side</b>	12m or less	0m to OMP and wall 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 3m to OMP and wall 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 to 21m	Min 4.5m to OMP
	Greater than 21m	Min 6m to OMP
<b>Rear</b>	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

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### 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<sup>(22)</sup>, community residence<sup>(16)</sup> or small scale home based businesses<sup>(35)</sup>.
  - 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<sup>(22)</sup> 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;



- 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<sup>(57)</sup> and other identified infrastructure.
- m. Home based business can only be established where the scale and intensity of the activity does not detrimentally impact upon the character and amenity associated with the surrounding area. Specifically, Home based business does not include the sale or restoration of more than 4 vehicles in any calendar year or, undertake a mechanical repairs or panel beating activity associated with a business at the subject premises.
- n. Non-residential uses do not result in adverse or nuisance impacts on adjoining properties or the wider environment.
- o. 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.
- p. Any adverse or nuisance impacts are contained and internalised to the site through location, design, operation and on-site management practices.
- q. 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.
- r. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- s. 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.

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- t. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- u. 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.
- v. Development in the Interim residential precinct includes one or more of the following uses:

<ul style="list-style-type: none"> <li>Animal keeping<sup>(5)</sup> - for equine stables where located on a lot identified in Figure 7.2.1.6.1 with a minimum lot size of 1200m<sup>2</sup>.</li> </ul>	<ul style="list-style-type: none"> <li>Community residence<sup>(16)</sup></li> <li>Dwelling house<sup>(22)</sup></li> <li>Home based business<sup>(35)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Where on a lot identified as a Community activity on Overlay map - Community activities and neighbourhood hubs:               <ul style="list-style-type: none"> <li>- Child care centre<sup>(13)</sup></li> <li>- Club<sup>(14)</sup></li> <li>- Community care centre<sup>(15)</sup></li> </ul> </li> </ul>
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		<ul style="list-style-type: none"> <li>- Community use<sup>(17)</sup></li> <li>- Educational establishment<sup>(24)</sup></li> <li>- Emergency services<sup>(25)</sup></li> <li>- Health care services<sup>(33)</sup></li> <li>- Place of worship<sup>(60)</sup></li> </ul>
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w. Development in the Interim residential precinct does not include any of the following uses:

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

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part K, Table 7.2.1.6.1. Where the development does not meet a requirement for accepted development (RAD) within Part K Table 7.2.1.6.1, it becomes assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcome (PO)
RAD1	PO18
RAD2	PO5
RAD3	PO6
RAD4	PO6
RAD5	PO7
RAD6	PO12
RAD7	PO15
RAD8	PO16
RAD9	PO18
RAD10	PO25
RAD11	PO18
RAD12	PO19
RAD13	PO19
RAD14	PO19
RAD15	PO29
RAD16	PO31
RAD17	PO28

RAD18	PO28
RAD19	PO32
RAD20	PO35
RAD21	PO36
RAD22	PO37
RAD23	PO36
RAD24	PO43
RAD25	PO38
RAD26	PO38
RAD27	PO41
RAD28	PO41
RAD29	PO42
RAD30	PO44-PO48, PO50
RAD31	PO47
RAD32	PO44
RAD33	PO44
RAD34	PO44
RAD35	PO49
RAD36	PO44
RAD37	PO44
RAD38	PO46
RAD39	PO46
RAD40	PO51
RAD41	PO51
RAD42	PO51
RAD43	PO52
RAD44	PO53
RAD45	PO56
RAD46	PO56
RAD47	PO56
RAD48	PO56
RAD49	PO56
RAD50	PO56
RAD51	PO56
RAD52	PO56
RAD53	PO56

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RAD54	PO56
RAD55	PO9
RAD56	PO9
RAD57	PO67
RAD58	PO68
RAD59	PO69
RAD60	PO70
RAD61	PO61
RAD62	PO62
RAD63	PO63
RAD64	PO63
RAD65	PO63
RAD66	PO63
RAD67	PO65
RAD68	PO71
RAD69	PO72-PO83
RAD70	PO72-PO83
RAD71	PO84
RAD72	PO84
RAD73	PO87
RAD74	PO87
RAD75	PO87
RAD76	PO88-PO90, PO92-PO94
RAD77	PO88-PO90, PO92-PO94
RAD78	PO88-PO90
RAD79	PO91
RAD80	PO95
RAD81	PO96

### Part K—Requirements for accepted development - Interim residential precinct

**Table 7.2.1.6.1 Requirements for accepted development - Interim residential precinct**

Requirements for accepted development	
General requirements	
Building Height	
<b>RAD1</b>	Building height does not exceed:

Requirements for accepted development	
	<ul style="list-style-type: none"> <li>a. that mapped on Overlay map – Building heights; or</li> <li>b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.</li> </ul>
Building height (Non-residential uses)	
<b>RAD2</b>	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Building setbacks	
<b>RAD3</b>	Setbacks (excluding built to boundary walls) comply with Table 7.2.1.6.3 - Setbacks.
<b>RAD4</b>	<p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ul style="list-style-type: none"> <li>a. only established on lots having a primary frontage of 18m or less and where permitted in Table 7.2.1.6.4;</li> <li>b. of a length and height not exceeding that specified stated in Table 7.2.1.6.4 - Built to boundary walls;</li> <li>c. setback from the side boundary: <ul style="list-style-type: none"> <li>i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or</li> <li>ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm;</li> </ul> </li> <li>d. on the low side of a sloping lot.</li> </ul> <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	
<b>RAD5</b>	Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).
Lighting	
<b>RAD6</b>	<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	
<b>RAD7</b>	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ul style="list-style-type: none"> <li>a. Clearing of a habitat tree located within an approved development footprint;</li> <li>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;</li> <li>c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> </ul>

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Requirements for accepted development	
	<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 accepted development under Part 1, 1.7.7 Accepted 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 requirements	
Utilities	
<b>RAD8</b>	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
Access	
<b>RAD9</b>	Development does not result in additional vehicular access to Anzac Avenue.
<b>RAD10</b>	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
<b>RAD11</b>	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
<b>RAD12</b>	<p>Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <p>i. Planning scheme policy - Integrated design;</p> <p>b. where for a Council-controlled road and not associated with a Dwelling house:</p>



	<ul style="list-style-type: none"> <li>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> <p>c. 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>
<b>RAD13</b>	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
<b>RAD14</b>	Access driveways, manoeuvring areas and loading facilities are sealed and 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.

### Stormwater

<b>RAD15</b>	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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>
<b>RAD16</b>	<p>Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development:</p> <ul style="list-style-type: none"> <li>a. is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>b. will result in: <ul style="list-style-type: none"> <li>i. 6 or more dwellings; or</li> <li>ii. an impervious area greater than 25% of the net developable area.</li> </ul> </li> </ul> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>
<b>RAD17</b>	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>

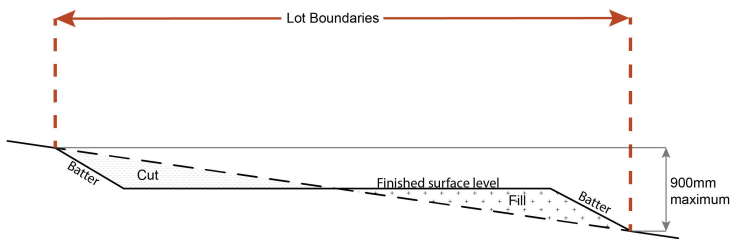
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<b>RAD18</b>	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
<b>RAD19</b>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1"> <thead> <tr> <th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter</td><td>4.0m</td></tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td></tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
Pipe Diameter	Minimum Easement Width (excluding access requirements)								
Stormwater Pipe up to 825mm diameter	3.0m								
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

Site works and construction management	
<b>RAD20</b>	The site and any existing structures are to be maintained in a tidy and safe condition.
<b>RAD21</b>	<p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
<b>RAD22</b>	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
<b>RAD23</b>	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
<b>RAD24</b>	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.

<b>RAD25</b>	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.
<b>RAD26</b>	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.
<b>RAD27</b>	<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>
<b>RAD28</b>	<p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> <li>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</li> <li>all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ol> <p>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
<b>RAD29</b>	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> <li>Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</li> <li>no work is to be carried out on Sundays or public holidays.</li> </ol>

### Earthworks

<b>RAD30</b>	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;"><b>Figure - Cut and Fill</b></p>  <p>Note - This is site earthworks not building work.</p>
<b>RAD31</b>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> <li>any cut batter is no steeper than 1V in 4H;</li> </ol>

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	<ul style="list-style-type: none"> <li>b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H;</li> <li>c. any compacted fill batter is no steeper than 1V in 4H.</li> </ul>
<b>RAD32</b>	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.
<b>RAD33</b>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<b>RAD34</b>	All fill and excavation is contained on-site and is free draining.
<b>RAD35</b>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ul style="list-style-type: none"> <li>a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>b. redirect stormwater surface flow away from existing flow paths; or</li> <li>c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ul style="list-style-type: none"> <li>i. concentrates the flow; or</li> <li>ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>iii. causes actionable nuisance to any person, property or premises.</li> </ul> </li> </ul>
<b>RAD36</b>	<p>All fill placed on-site is:</p> <ul style="list-style-type: none"> <li>a. limited to that necessary for the approved use;</li> <li>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ul>
<b>RAD37</b>	<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>
<b>RAD38</b>	<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 is defined in Schedule 2 of the Act.</p>
<b>RAD39</b>	<p>Filling or excavation that would result in any of the following is not carried out on site:</p> <ul style="list-style-type: none"> <li>a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm;</li> </ul>

	<p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>
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### 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

<b>RAD40</b>	<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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p> <ul style="list-style-type: none"> <li>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<sup>(84)</sup> 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;</li> <li>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);</li> <li>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"> <li>i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>iii. - for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities; and</li> <li>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.</li> </ul>
<b>RAD41</b>	<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"> <li>a. an unobstructed width of no less than 3.5m;</li> <li>b. an unobstructed height of no less than 4.8m;</li> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ul>
<b>RAD42</b>	<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>
<b>RAD43</b>	<p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> <li>v. external hydrants and hydrant booster points;</li> <li>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ul> </li> </ul> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> <li>a. in a form;</li> <li>b. of a size;</li> <li>c. illuminated to a level;</li> </ul> <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>
<b>RAD44</b>	<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 requirements	
Home Based Business <sup>(35)</sup>	
<b>RAD45</b>	Home based business(s) <sup>(35)</sup> are fully enclosed within the existing dwelling or on-site structure.
<b>RAD46</b>	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.
<b>RAD47</b>	Service and delivery vehicles do not exceed one Small rigid vehicle (SRV) at any one time.
<b>RAD48</b>	Vehicle parking for the Home based business <sup>(35)</sup> on-site is limited to 1 car or Small rigid vehicle (SRV).
<b>RAD49</b>	Home based business(s) <sup>(35)</sup> occupy an area of the existing dwelling or on-site structure not greater than 40m <sup>2</sup> gross floor area.
<b>RAD50</b>	Home based business(s) <sup>(35)</sup> do not involve manufacturing.  Note - Food businesses that are licensable by local government and only involve the manufacturing of non-potentially hazardous food are permitted. Definitions in the Food Act 2006 apply to this note.
<b>RAD51</b>	Activities associated with the use do not cause an environmental nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.  Note - Nuisance is defined in the Environmental Protection Act 1994.
<b>RAD52</b>	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.
<b>RAD53</b>	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 <sup>(53)</sup> 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.
<b>RAD54</b>	For a bed and breakfast, the use:  a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of 1 meal per day; d. accommodates a maximum of 6 people at any one time.  Note - For a Bed and Breakfast SO30 - SO38 above do not apply.
Community activities	
<b>RAD55</b>	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.
<b>RAD56</b>	Car parking spaces (other than existing spaces) are not located in front of the main building line.
<b>RAD57</b>	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste.

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<b>RAD58</b>	Where involving an extension (building work) it does not result in a reduction in the amount or standard of established landscaping on-site.
<b>RAD59</b>	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.
<b>RAD60</b>	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
<b>Telecommunications facility<sup>(81)</sup></b>  Editor's note - In accordance with the Federal legislation Telecommunications facilities <sup>(81)</sup> 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.	
<b>RAD61</b>	A minimum area of 45m <sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
<b>RAD62</b>	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.
<b>RAD63</b>	Equipment shelters and associated structures are located: <ol style="list-style-type: none"> <li>directly beside the existing equipment shelter and associated structures;</li> <li>behind the main building line;</li> <li>further away from the frontage than the existing equipment shelter and associated structures;</li> <li>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.</li> </ol>
<b>RAD64</b>	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
<b>RAD65</b>	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
<b>RAD66</b>	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses.  Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.  Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.
<b>RAD67</b>	All equipment comprising the telecommunications facility <sup>(81)</sup> 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.
<b>Values and constraints requirements</b>  Note - The relevant values and constraints requirements 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.	



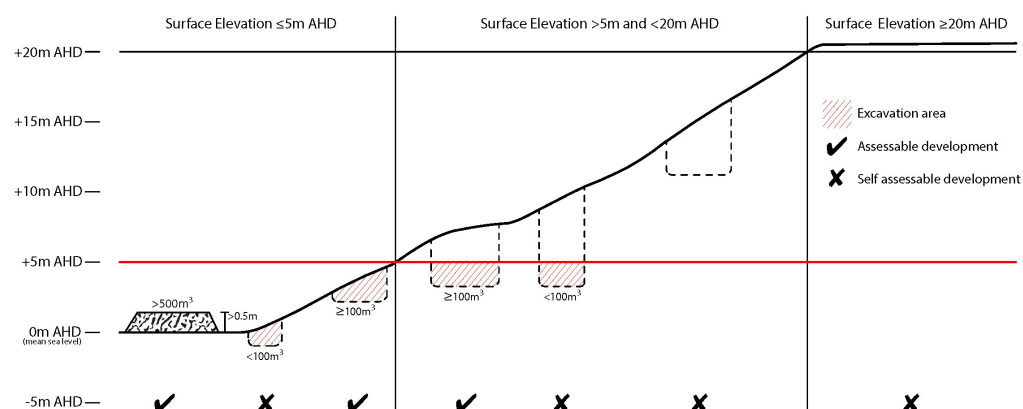
**Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)**

Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m<sup>3</sup> and 500m<sup>3</sup> respectively.

**RAD68**

Development does not involve:

- excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below 5m Australian Height Datum AHD, or
- filling of land of more than 500m<sup>3</sup> 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 requirements apply)**

Note - The following are excluded 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 accepted development under Part 1, 1.7.7 Accepted development.

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

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Note - Native vegetation subject to this requirement 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.

<b>RAD69</b>	<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<sup>(22)</sup> or extension to an existing dwelling house<sup>(22)</sup> only on lots less than 750m<sup>2</sup>.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, 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"> <li>i. co-locating all associated activities, infrastructure and access strips;</li> <li>ii. be the least valued area of koala habitat on the site;</li> <li>iii. minimise the footprint of the development envelope area;</li> <li>iv. minimise edge effects to areas external to the development envelope;</li> <li>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;</li> <li>vi. sufficient area between the development and koala habitat trees to achieve their long-term viability.</li> </ul> <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, 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>
<b>RAD70</b>	<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"> <li>a. Clearing of native vegetation located within an approved development footprint;</li> <li>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;</li> <li>c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> <li>f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</li> <li>g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</li> <li>h. Grazing of native pasture by stock;</li> <li>i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</li> </ul>

**Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements 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.

<b>RAD71</b>	<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>
<b>RAD72</b>	<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>
<b>RAD73</b>	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.
<b>RAD74</b>	<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"> <li>construction of any building;</li> <li>laying of overhead or underground services;</li> <li>any sealing, paving, soil compaction;</li> <li>any alteration of more than 75mm to the ground surface prior to work commencing.</li> </ol>
<b>RAD75</b>	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
<b>Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)</b>	
<b>RAD76</b>	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.
<b>RAD77</b>	<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>
<b>RAD78</b>	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
<b>RAD79</b>	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.

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<b>RAD80</b>	Development for a material change of use or building work for a Park <sup>(57)</sup> ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
<b>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)</b>  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.	
<b>RAD81</b>	No development is to occur within: <ol style="list-style-type: none"> <li>50m from top of bank for W1 waterway and drainage line</li> <li>30m from top of bank for W2 waterway and drainage line</li> <li>20m from top of bank for W3 waterway and drainage line</li> <li>100m from the edge of a Ramsar wetland, 50m from all other wetlands.</li> </ol> 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.
<b>Transport noise corridors (refer Overlay map - Transport noise corridors)</b>  Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code	

### Part L—Criteria for assessable development - Interim residential precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part L, Table 7.2.1.6.2, as well as the purpose statement and overall outcomes.

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

**Table 7.2.1.6.2 Assessable development - Interim residential precinct**

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<b>General criteria</b>	
<b>Transition</b>	
<b>PO1</b>  Development:	No example provided.

Performance outcomes	Examples that achieve aspects of the Performance 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<sup>(22)</sup>, community residence<sup>(16)</sup>, small scale home based businesses<sup>(35)</sup>, or where Community activities where on a lot identified as a Community activity on Overlay Map - Community activities and neighbourhood hubs.</p>	
<p><b>PO2</b></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>	No example provided.
<b>Density</b>	
<p><b>PO3</b></p> <p>Development does not result in the residential density exceeding more than one dwelling house<sup>(22)</sup> per lot.</p>	No example provided.
<b>Building height</b>	
<p><b>PO4</b></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, street conditions (e.g. street width) or adjoining properties;</p> <p>d. positively contributes to the existing built form of the surrounding area;</p>	<p><b>E4</b></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	Examples that achieve aspects of the Performance Outcomes
<p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p> <p>e. 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>	
Building height (Non-residential uses)	
<p><b>PO5</b></p> <p>The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties and positively contributes to the intended built form of the surrounding area.</p> <p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p>	<p><b>E5</b></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><b>PO6</b></p> <p>Buildings and structures are setback to:</p> <ol style="list-style-type: none"> <li>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;</li> <li>result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites;</li> <li>maintain private open space areas that are of a size and dimension to be usable and functional;</li> <li>maintain the privacy of adjoining properties;</li> <li>ensure parked vehicles do not restrict pedestrian and traffic movement and safety;</li> </ol>	<p><b>E6.1</b></p> <p>Setbacks (excluding built to boundary walls) comply with Table 7.2.1.6.3 Setbacks (Residential uses).</p> <p><b>E6.2</b></p> <p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ol style="list-style-type: none"> <li>only established on lots having a primary frontage of 18m or less and where permitted in Table 7.2.1.6.4;</li> <li>of a length and height not exceeding that specified in Table 7.2.1.6.4 Built to boundary walls (Residential uses);</li> <li>setback from the side boundary:</li> </ol>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>f. limit the length, height and opening of boundary walls to maximise privacy and amenity on adjoining properties;</p> <p>g. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure;</p> <p>h. 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> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or</p> <p>ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm;</p> <p>d. on the low side of a sloping lot.</p> <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><b>PO7</b></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. reflects the low density character of the area.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p><b>E7</b></p> <p>Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).</p>
Built form	
<p><b>PO8</b></p> <p>The development has a built form consistent with a low rise detached dwelling house<sup>(22)</sup> that addresses the street.</p>	<p>No example provided.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Car parking	
<p><b>PO9</b></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>E9.1</b></p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p>



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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<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>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><b>E9.2</b></p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 Parking facilities Part 1: Off-street car parking.</p>
<b>Water sensitive urban design</b>	
<p><b>PO10</b></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>	No example provided.
<b>Sensitive land use separation</b>	
<p><b>PO11</b></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><b>E11</b></p> <p>Development is designed and operated to ensure that:</p> <ol style="list-style-type: none"> <li>it meets the criteria outlined in the Planning Scheme Policy – Noise; and</li> <li>the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met.</li> </ol>
<b>Amenity</b>	
<p><b>PO12</b></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>	No example provided.
<b>Noise</b>	
<p><b>PO13</b></p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p>	No example provided.



Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<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><b>PO14</b></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"> <li>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);</li> <li>maintaining the amenity of the streetscape.</li> </ol> <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><b>E14.1</b></p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p><b>E14.2</b></p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> <li>are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> <li>adjoining a motorway or rail line; or</li> <li>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.</li> </ol> </li> <li>do not remove existing or prevent future active transport routes or connections to the street network;</li> <li>are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</li> </ol> <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>
<b>Clearing of habitat trees where not located within the Environmental areas overlay map</b>	
<p><b>PO15</b></p> <ol style="list-style-type: none"> <li>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</li> <li>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</li> </ol>	<p>No example provided.</p>

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>hollows have not yet formed in trees &gt; 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>	
<b>Works criteria</b>	

<b>Utilities</b>	
<p><b>PO16</b></p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	No example provided.

<b>Access</b>	
<p><b>PO17</b></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 example provided.
<p><b>PO18</b></p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> <li>the development of the road network in the area;</li> <li>the function or safety of the road network;</li> <li>the capacity of the road network.</li> </ol> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<p><b>E18.1</b></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><b>E18.2</b></p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p>

	<b>E18.3</b>  The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	<b>E18.4</b>  The development layout allows forward vehicular access to and from the site.
	<b>E18.5</b>  No additional points are located on Anzac Avenue.
<b>PO19</b>  Safe access is provided for all vehicles required to access the site.	<b>E19.1</b>  Site access and driveways are designed, located and constructed in accordance with: <ul style="list-style-type: none"> <li>a. where for a Council-controlled road and associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. Planning scheme policy - Integrated design;</li> </ul> </li> <li>b. where for a Council-controlled road and not associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> </li> <li>c. 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.</li> </ul>
	<b>E19.2</b>  Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with: <ul style="list-style-type: none"> <li>a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking;</li> <li>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities;</li> </ul>

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	<p>c. Planning scheme policy - Integrated design; and</p> <p>d. Schedule 8 - Service vehicle requirements.</p> <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p><b>E19.3</b></p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and 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><b>E19.4</b></p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO20</b></p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p><b>E20</b></p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>
<p><b>PO21</b></p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p><b>E21.1</b></p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p><b>E21.2</b></p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
<b>Street design and layout</b>	
<b>PO22</b>	No example provided.

<p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> <li>access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</li> <li>safe and convenient pedestrian and cycle movement;</li> <li>adequate on street parking;</li> <li>stormwater drainage paths and treatment facilities;</li> <li>efficient public transport routes;</li> <li>utility services location;</li> <li>emergency access and waste collection;</li> <li>setting and approach (streetscape, landscaping and street furniture) for adjoining residences;</li> <li>expected traffic speeds and volumes; and</li> <li>wildlife movement (where relevant).</li> </ol> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p><b>PO23</b></p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs:</p> <ul style="list-style-type: none"> <li>Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic;</li> <li>Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion;</li> </ul>	<p><b>E23.1</b></p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p><b>E23.2</b></p>

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<ul style="list-style-type: none"> <li>• Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;</li> <li>• Residential development greater than 50 lots or dwellings;</li> <li>• Offices greater than 4,000m<sup>2</sup> Gross Floor Area (GFA);</li> <li>• Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m<sup>2</sup> GFA;</li> <li>• Warehouses and Industry greater than 6,000m<sup>2</sup> GFA;</li> <li>• On-site carpark greater than 100 spaces;</li> <li>• Development has a trip generation rate of 100 vehicles or more within the peak hour;</li> <li>• Development which dissects or significantly impacts on an environmental area or an environmental corridor.</li> </ul> <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</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>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p><b>E23.3</b></p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO24</b></p> <p>New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p> <p>Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>	<p><b>E24</b></p> <p>New intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> <li>Where the through road provides an access or residential street function: <ol style="list-style-type: none"> <li>intersecting road located on same side = 60 metres; or</li> <li>intersecting road located on opposite side = 40 metres.</li> </ol> </li> <li>Where the through road provides a local collector or district collector function: <ol style="list-style-type: none"> <li>intersecting road located on same side = 100 metres; or</li> <li>intersecting road located on opposite side = 60 metres.</li> </ol> </li> </ol>

	<p>c. Where the through road provides a sub-arterial function:</p> <ul style="list-style-type: none"> <li>i. intersecting road located on same side = 250 metres; or</li> <li>ii. intersecting road located on opposite side = 100 metres.</li> </ul> <p>d. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> <li>i. intersecting road located on same side = 350 metres; or</li> <li>ii. intersecting road located on opposite side = 150 metres.</li> </ul> <p>e. Walkable block perimeter does not exceed 500 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this E.</p>								
<p><b>PO25</b></p> <p>All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</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 - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p><b>E25</b></p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1585 1466 2101"> <thead> <tr> <th>Situation</th><th>Minimum construction</th></tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td><td rowspan="3">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)</td></tr> <tr> <td>OR</td></tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td></tr> <tr> <td>OR</td><td></td></tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)	OR	Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR	
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OR									
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;									
OR									

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	<table border="1"> <tr> <td data-bbox="807 190 1137 589">Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td><td data-bbox="1139 190 1474 589">           gravel shoulder and table drainage to the opposite side.             The minimum total travel lane width is:           <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul> </td></tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	gravel shoulder and table drainage to the opposite side.  The minimum total travel lane width is: <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>
Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	gravel shoulder and table drainage to the opposite side.  The minimum total travel lane width is: <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>		

Stormwater	
<p><b>PO26</b></p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p><b>E26.1</b></p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p><b>E26.2</b></p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p><b>E26.3</b></p> <p>Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p> <p>Note - Development is to provide inter-allotment – QUDM level III drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. The inter-allotment drainage system (including easements) is provided in accordance with Planning scheme policy - Integrated design (Appendix C).</p>



<p><b>PO27</b></p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p><b>E27.1</b></p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p><b>E27.2</b></p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p><b>E27.3</b></p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p><b>E27.4</b></p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p><b>PO28</b></p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p><b>E28</b></p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO29</b></p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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>No example provided.</p>

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<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><b>PO30</b></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 example provided.</p>				
<p><b>PO31</b></p> <p>Where development:</p> <ol style="list-style-type: none"> <li>is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>will result in: <ol style="list-style-type: none"> <li>6 or more dwellings; or</li> <li>an impervious area greater than 25% of the net developable area,</li> </ol> </li> </ol> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</p>	<p>No example provided.</p>				
<p><b>PO32</b></p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p><b>E32</b></p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1971 1468 2094"> <tr> <th>Pipe Diameter</th><th>Minimum easement width (excluding access requirements)</th></tr> <tr> <td></td><td></td></tr> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)		
Pipe Diameter	Minimum easement width (excluding access requirements)				

	Stormwater pipe up to 825mm diameter	3.0m
	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
<p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>		
<b>PO33</b>  Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.	
<b>PO34</b>  Council is provided with accurate representations of the completed stormwater management works within residential developments.	<b>E34</b>  “As Built” drawings and specifications of the stormwater management devices certified by an RPEQ is provided.  Note - Documentation is to include: <ul style="list-style-type: none"> <li>a. photographic evidence and inspection date of the installation of approved underdrainage;</li> <li>b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan;</li> <li>c. date of the final inspection.</li> </ul>	

#### Site works and construction management

<b>PO35</b>  The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
<b>PO36</b>  All works on-site are managed to:	<b>E36.1</b>  Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater

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<ul style="list-style-type: none"> <li>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;</li> <li>b. minimise as far as possible, impacts on the natural environment;</li> <li>c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises;</li> <li>d. avoid adverse impacts on street trees and their critical root zone.</li> </ul>	<p>Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</li> <li>b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind;</li> <li>c. stormwater discharge rates do not exceed pre-existing conditions;</li> <li>d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</li> <li>e. ponding or concentration of stormwater does not occur on adjoining properties.</li> </ul> <p><b>E36.2</b></p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) 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><b>E36.3</b></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><b>E36.4</b></p> <p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p><b>PO37</b></p>	<p><b>E37</b></p>

<p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p><b>PO38</b></p> <p>All development works including 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 - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> <li>the aggregate volume of imported or exported material is greater than 1000m<sup>3</sup>; or</li> <li>the aggregate volume of imported or exported material is greater than 200m<sup>3</sup> per day; or</li> <li>the proposed haulage route involves a vulnerable land use or shopping centre.</li> </ol> <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p><b>E38.1</b></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><b>E38.2</b></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><b>E38.3</b></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><b>E38.4</b></p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
	<p><b>E38.5</b></p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>

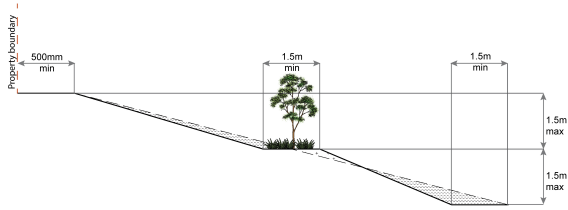
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	<p><b>E38.6</b></p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p><b>PO39</b></p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p><b>E39</b></p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> <li>topsoiled with a minimum compacted thickness of fifty (50) millimetres;</li> <li>stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.</li> </ol> <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage.</p>
<p><b>PO40</b></p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p><b>E40</b></p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p><b>PO41</b></p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> <li>is limited to the area of infrastructure works, building areas and other necessary areas for the works; and</li> <li>includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;</li> <li>is disposed of in a manner which minimises nuisance and annoyance to existing premises.</li> </ol> <p>Note - No burning of cleared vegetation is permitted.</p>	<p><b>E41.1</b></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><b>E41.2</b></p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> <li>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</li> <li>all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ol> <p>Note - The chipped vegetation must be stored in an approved location.</p>

<p><b>PO42</b></p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p><b>E42</b></p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> <li>Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</li> <li>no work is to be carried out on Sundays or public holidays.</li> </ol> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p><b>PO43</b></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 example provided.</p>

<b>Earthworks</b>	
<p><b>PO44</b></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"> <li>the natural topographical features of the site;</li> <li>short and long-term slope stability;</li> <li>soft or compressible foundation soils;</li> <li>reactive soils;</li> <li>low density or potentially collapsing soils;</li> <li>existing fill and soil contamination that may exist on-site;</li> <li>the stability and maintenance of steep slopes and batters;</li> <li>excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</li> </ol>	<p><b>E44.1</b></p> <p>All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.</p>
	<p><b>E44.2</b></p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p>
	<p><b>E44.3</b></p> <p>Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.</p>
	<p><b>E44.4</b></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><b>E44.5</b></p>

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	<p>All filling or excavation is contained on-site and is free draining.</p> <p><b>E44.6</b></p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> <li>limited to that area necessary for the approved use;</li> <li>clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ol> <p><b>E44.7</b></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><b>PO45</b></p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p><b>E45</b></p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p><b>Figure - Embankment</b></p> 
<p><b>PO46</b></p> <p>Filling or excavation is undertaken in a manner that:</p> <ol style="list-style-type: none"> <li>does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</li> <li>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.</li> </ol> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>	<p><b>E46.1</b></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 is defined in Schedule 2 of the Act.</p> <p><b>E46.2</b></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"> <li>a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;</li> </ol>



	<p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>
<p><b>PO47</b></p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep 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 example provided.</p>
<p><b>PO48</b></p> <p>Filling or excavation does not result in:</p> <ol style="list-style-type: none"> <li>adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;</li> <li>increased flood inundation outside the site;</li> <li>any reduction in the flood storage capacity in the floodway;</li> <li>any clearing of native vegetation.</li> </ol> <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 example provided.</p>
<p><b>PO49</b></p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p><b>E49</b></p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>redirect stormwater surface flow away from existing flow paths; or</li> <li>divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:</li> </ol>

## 7 Local plans

	<ul style="list-style-type: none"> <li>i. concentrates the flow; or</li> <li>ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>iii. causes actionable nuisance to any person, property or premises.</li> </ul>
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### PO50

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

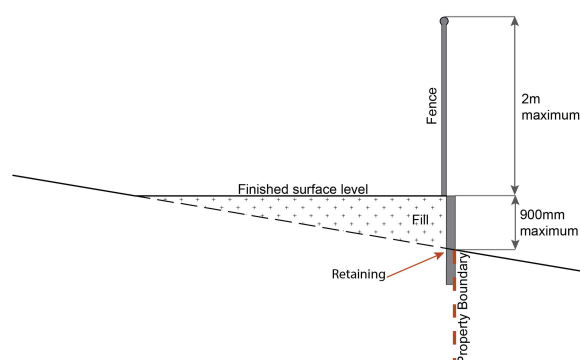
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

### E50

Earth retaining structures:

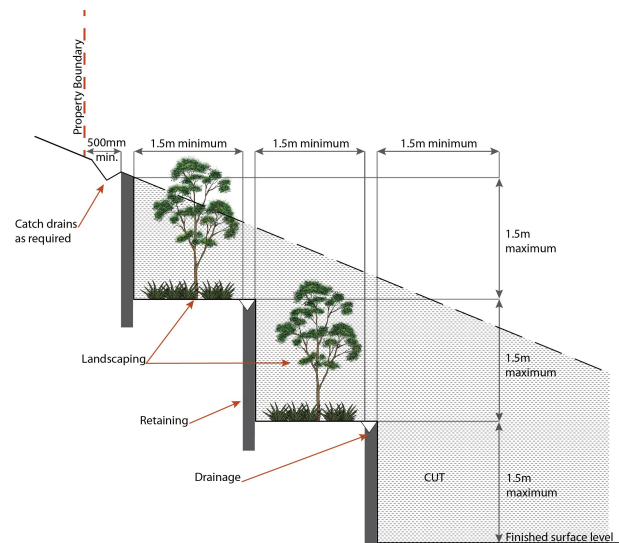
- a. are not constructed of boulder rocks or timber;
- b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on boundary;

**Figure - Retaining on boundary**

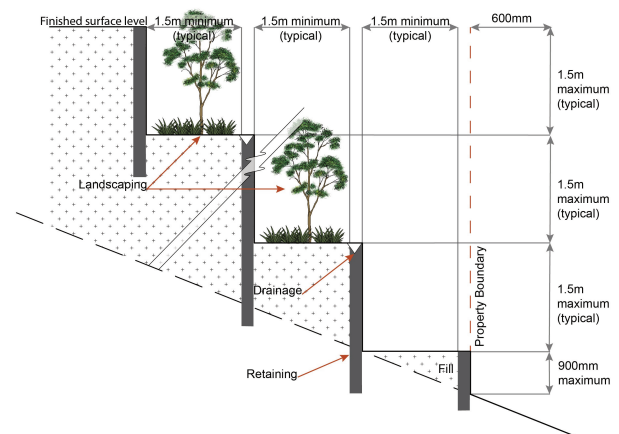


- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

### PO51

Development incorporates a fire fighting system that:

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

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

### E51.1

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 requirement for accepted development, 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<sup>(84)</sup> 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<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, 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.

### E51.2

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.

### E51.3

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

### PO52

### E52

<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"> <li>those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> <li>the overall layout of the development (to scale);</li> <li>internal road names (where used);</li> <li>all communal facilities (where provided);</li> <li>the reception area and on-site manager's office (where provided);</li> <li>external hydrants and hydrant booster points;</li> <li>physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ol> </li> </ol> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> <li>in a form;</li> <li>of a size;</li> <li>illuminated to a level;</li> </ol> <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><b>PO53</b></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><b>E53</b></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><b>PO54</b></p>	<p>No example provided.</p>

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Development does not compromise opportunities that may be identified in the Redcliffe Activity Centre Strategy.	
<b>Animal keeping<sup>(5)</sup> (equine stables only)</b>	
<b>PO55</b> Development on an allotment fronting the southern side of Knight Street, Redcliffe, as identified in Figure 7.2.1.6.1:  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;  b. minimises land use conflicts and maintains a buffer between the stables and residential uses;  c. does not compromise the long term outcomes for the area in the event the Redcliffe trotting track is redeveloped.	<b>E55.1</b>  Equine stables are located on an allotment fronting the southern side of Knight Street, Redcliffe as identified in Figure 7.2.1.6.1.
	<b>E55.2</b>  Equine stables are located on a lot with a minimum area of 1200m <sup>2</sup> .
	<b>E55.3</b>  Equine stables are a minimum of 15m from a residential building on the same site or an adjacent site.
<b>Home based business<sup>(35)</sup></b>	
<b>PO56</b>  The scale and intensity of the Home based business <sup>(35)</sup> :  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;  c. does not adversely impact on the amenity of adjoining and nearby premises;  d. remains ancillary to the residential use of the dwelling;  e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;  f. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties;  g. ensures service and delivery vehicles do not negatively impact the amenity of the area.	No example provided.
<b>Major electricity infrastructure<sup>(43)</sup>, Substation<sup>(80)</sup> and Utility installation<sup>(86)</sup></b>	
<b>PO57</b>	<b>E57.1</b>

<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"> <li>a. high quality design and construction;</li> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> <li>d. located behind the main building line;</li> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul>	<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"> <li>a. are enclosed within buildings or structures;</li> <li>b. are located behind the main building line;</li> <li>c. have a similar height, bulk and scale to the surrounding fabric;</li> <li>d. have horizontal and vertical articulation applied to all exterior walls.</li> </ul> <p><b>E57.2</b></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><b>PO58</b></p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p><b>E58</b></p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> <li>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</li> <li>b. minimise the number and width of crossovers and entry points;</li> <li>c. provide safe vehicular access to the site;</li> <li>d. do not utilise barbed wire or razor wire.</li> </ul>
<p><b>PO59</b></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"> <li>a. generates no audible sound at the site boundaries where in a residential setting; or</li> <li>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</li> </ul>	<p><b>E59</b></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><b>Telecommunications facility<sup>(81)</sup></b></p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities<sup>(81)</sup> 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><b>PO60</b></p> <p>Telecommunications facilities<sup>(81)</sup> are co-located with existing telecommunications facilities<sup>(81)</sup>, Utility installation<sup>(86)</sup>, Major electricity infrastructure<sup>(43)</sup> or Substation<sup>(80)</sup> if there is already a facility in the same coverage area.</p>	<p><b>E60.1</b></p> <p>New telecommunication facilities<sup>(81)</sup> are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p><b>E60.2</b></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.
<b>PO61</b>  A new Telecommunications facility <sup>(81)</sup> 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.	<b>E61</b>  A minimum area of 45m <sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
<b>PO62</b>  Telecommunications facilities <sup>(81)</sup> do not conflict with lawful existing land uses both on and adjoining the site.	<b>E62</b>  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.
<b>PO63</b>  The Telecommunications facility <sup>(81)</sup> does not have an adverse impact on the visual amenity of a locality and is: <ul style="list-style-type: none"> <li>a. high quality design and construction;</li> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> <li>d. located behind the main building line;</li> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul>	<b>E63.1</b>  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.
	<b>E63.2</b>  In all other areas towers do not exceed 35m in height.
	<b>E63.3</b>  Towers, equipment shelters and associated structures are of a design, colour and material to: <ul style="list-style-type: none"> <li>a. reduce recognition in the landscape;</li> <li>b. reduce glare and reflectivity.</li> </ul>
	<b>E63.4</b>  All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.  Where there is no established building line the facility is located at the rear of the site.
	<b>E63.5</b>  The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	<b>E63.6</b>



	<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><b>PO64</b></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><b>E64</b></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><b>PO65</b></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><b>E65</b></p> <p>All equipment comprising the Telecommunications facility<sup>(81)</sup> 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>
<b>Community activities</b>	
<p><b>PO66</b></p> <p>Community activities:</p> <ul style="list-style-type: none"> <li>a. are located on allotments that have appropriate area and dimensions for the siting of: <ul style="list-style-type: none"> <li>i. buildings and structures;</li> <li>ii. vehicle servicing, deliveries, parking, manoeuvring and circulation;</li> <li>iii. landscaping and open space including buffering;</li> </ul> </li> <li>b. are of a small scale, having regard to the surrounding character;</li> <li>c. are serviced by public transport;</li> <li>d. do not negatively impact adjoining residents or the streetscape;</li> <li>e. address and activate streets and public spaces;</li> <li>f. locate car parking areas behind buildings to not dominated the street environment.</li> </ul>	<p>No example provided.</p>

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<b>PO67</b>  Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.	<b>E67</b>  Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.
<b>PO68</b>  On-site landscaping is provided, that: <ul style="list-style-type: none"> <li>a. is incorporated into the design of the development;</li> <li>b. reduces the dominance of car parking and servicing areas from the street frontage;</li> <li>c. retains mature trees wherever possible;</li> <li>d. does not create safety or security issues by creating potential concealment areas or interfering with sightlines;</li> <li>e. maintains the achievement of active frontages and sight lines for casual surveillance.</li> </ul> Note - All landscaping is to accord with Planning scheme policy - Integrated design.	No example provided.
<b>PO69</b>  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.	No example provided.
<b>PO70</b>  The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.	<b>E70</b>  Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
<b>Values and constraints criteria</b>  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.	
<b>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</b>  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.	
<b>PO71</b>	<b>E71</b>

<p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <ol style="list-style-type: none"> <li>is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>protects the environmental and ecological values and health of receiving waters;</li> <li>protects buildings and infrastructure from the effects of acid sulfate soils.</li> </ol>	<p>Development does not involve:</p> <ol style="list-style-type: none"> <li>excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below than 5m Australian Height datum AHD; or</li> <li>filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.</li> </ol>
<p><b>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</b></p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> <li>Clearing of native vegetation located within an approved development footprint;</li> <li>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;</li> <li>Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> <li>Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</li> <li>Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</li> <li>Grazing of native pasture by stock;</li> <li>Native forest practice where accepted development under Part 1, 1.7.7 Accepted development</li> </ol> <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><b>Vegetation clearing, ecological value and connectivity</b></p>	
<p><b>PO72</b></p>	<p>No example provided.</p>

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<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"> <li>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;</li> <li>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*.</li> </ol> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p><b>PO73</b></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"> <li>retaining habitat trees;</li> <li>providing contiguous patches of habitat;</li> <li>provide replacement and rehabilitation planting to improve connectivity;</li> <li>avoiding the creation of fragmented and isolated patches of habitat;</li> <li>providing wildlife movement infrastructure.</li> </ol> <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 example provided.</p>
<p><b>Vegetation clearing and habitat protection</b></p>	
<p><b>PO74</b></p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p><b>PO75</b></p>	<p>No example provided.</p>

<p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ul style="list-style-type: none"> <li>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</li> <li>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</li> <li>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</li> </ul>	
<p><b>PO76</b></p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> <li>a. providing contiguous patches of habitat;</li> <li>b. avoiding the creation of fragmented and isolated patches of habitat;</li> <li>c. providing wildlife movement infrastructure;</li> <li>d. providing replacement and rehabilitation planting to improve connectivity.</li> </ul>	No example provided.
<b>Vegetation clearing and soil resource stability</b>	
<p><b>PO77</b></p> <p>Development does not:</p> <ul style="list-style-type: none"> <li>a. result in soil erosion or land degradation;</li> <li>b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</li> </ul>	No example provided.
<b>Vegetation clearing and water quality</b>	
<p><b>PO78</b></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"> <li>a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads;</li> <li>b. avoiding or minimising changes to landforms to maintain hydrological water flows;</li> <li>c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry<sup>(4)</sup> and animal keeping<sup>(5)</sup> activities.</li> </ul>	No example provided.
<p><b>PO79</b></p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p>	No example provided.

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<ul style="list-style-type: none"> <li>a. minimising flow velocity to reduce erosion;</li> <li>b. minimising hard surface areas;</li> <li>c. maximising the use of permeable surfaces;</li> <li>d. incorporating sediment retention devices;</li> <li>e. minimising channelled flow.</li> </ul>	
<b>Vegetation clearing and access, edge effects and urban heat island effects</b>	
<p><b>PO80</b></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 example provided.
<p><b>PO81</b></p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> <li>a. providing dense planting buffers of native vegetation between a development and environmental areas;</li> <li>b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ;</li> <li>c. restoring, rehabilitating and increasing the size of existing patches of native vegetation;</li> <li>d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors;</li> <li>e. landscaping with native plants of local origin.</li> </ul> <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 example provided.
<p><b>PO82</b></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"> <li>a. pervious surfaces;</li> <li>b. providing deeply planted vegetation buffers and green linkage opportunities;</li> <li>c. landscaping with local native plant species to achieve well-shaded urban places;</li> <li>d. increasing the service extent of the urban forest canopy.</li> </ul>	No example provided.
<b>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</b>	
<p><b>PO83</b></p>	No example provided.

<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, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	
<p><b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</b></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><b>PO84</b></p> <p>Development will:</p> <ol style="list-style-type: none"> <li>not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building;</li> <li>protect the fabric and setting of the heritage site, object or building;</li> <li>be consistent with the form, scale and style of the heritage site, object or building;</li> <li>utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;</li> <li>incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</li> <li>retain public access where this is currently provided.</li> </ol>	<p><b>E84</b></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><b>PO85</b></p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> <li>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</li> <li>demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or</li> </ol>	<p>No example provided.</p>

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<ul style="list-style-type: none"> <li>c. limited demolition is performed in the course of repairs, maintenance or restoration; or</li> <li>d. demolition is performed following a catastrophic event which substantially destroys the building or object.</li> </ul>	
<p><b>PO86</b></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 example provided.</p>
<p><b>PO87</b></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><b>E87</b></p> <p>Development does:</p> <ul style="list-style-type: none"> <li>a. not result in the removal of a significant tree;</li> <li>b. not occur within 20m of a protected tree;</li> <li>c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</li> </ul>
<p><b>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</b></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><b>PO88</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. minimises the risk to persons from overland flow;</li> <li>b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.</li> </ul>	<p>No example provided.</p>
<p><b>PO89</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</li> </ul>	<p>No example 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><b>PO90</b></p> <p>Development does not:</p> <ol style="list-style-type: none"> <li>directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</li> <li>increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</li> </ol> <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 example provided.</p>
<p><b>PO91</b></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><b>E91</b></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><b>PO92</b></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><b>E92</b></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><b>PO93</b></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><b>E93.1</b></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"> <li>Urban area – Level III;</li> <li>Rural area – N/A;</li> <li>Industrial area – Level V;</li> <li>Commercial area – Level V.</li> </ol>
	<p><b>E93.2</b></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><b>PO94</b></p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ul style="list-style-type: none"> <li>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</li> <li>b. an overland flow path where it crosses more than one premises;</li> <li>c. inter-allotment drainage infrastructure.</li> </ul> <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 example provided.
<b>Additional criteria for development for a Park<sup>(57)</sup></b>	
<p><b>PO95</b></p> <p>Development for a Park<sup>(57)</sup> 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"> <li>a. public benefit and enjoyment is maximised;</li> <li>b. impacts on the asset life and integrity of park structures is minimised;</li> <li>c. maintenance and replacement costs are minimised.</li> </ul>	<p><b>E95</b></p> <p>Development for a Park<sup>(57)</sup> ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<b>Riparian and wetland setbacks</b>	
<p><b>PO96</b></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"> <li>a. impact on fauna habitats;</li> <li>b. impact on wildlife corridors and connectivity;</li> </ul>	<p><b>E96</b></p> <p>Development does not occur within:</p> <ul style="list-style-type: none"> <li>a. 50m from top of bank for W1 waterway and drainage line</li> <li>b. 30m from top of bank for W2 waterway and drainage line</li> </ul>

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

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 storey) or part thereof over 8.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height (or storey) 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
Greater than 12.5m to 18m	Optional: 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	Not permitted	

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



### 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<sup>(46)</sup> 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<sup>(46)</sup> 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.

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- 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.

- 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"> <li>Animal husbandry<sup>(4)</sup></li> <li>Animal keeping<sup>(5)</sup></li> <li>Bar<sup>(7)</sup></li> <li>Caretaker's accommodation<sup>(10)</sup></li> <li>Child care centre<sup>(13)</sup></li> <li>Club<sup>(14)</sup></li> <li>Community care centre<sup>(15)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Food and drink outlet<sup>(28)</sup></li> <li>Function facility<sup>(29)</sup></li> <li>Garden centre<sup>(31)</sup></li> <li>Health care services<sup>(33)</sup></li> <li>Indoor sport and recreation<sup>(38)</sup></li> <li>Intensive horticulture<sup>(40)</sup></li> <li>Market<sup>(46)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Night club entertainment facility<sup>(51)</sup></li> <li>Outdoor sport and recreation<sup>(55)</sup></li> <li>Park<sup>(57)</sup></li> <li>Parking station<sup>(58)</sup></li> <li>Research and technology industry<sup>(64)</sup></li> <li>Service industry<sup>(73)</sup></li> </ul>
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<ul style="list-style-type: none"> <li>Community use<sup>(17)</sup></li> <li>Cropping<sup>(19)</sup></li> <li>Educational establishment<sup>(24)</sup></li> <li>Emergency services<sup>(25)</sup></li> <li>Environment facility<sup>(26)</sup></li> </ul> <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"> <li>Landing<sup>(41)</sup></li> <li>Major sport, recreation and entertainment facility<sup>(44)</sup></li> <li>Nature-based tourism<sup>(50)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Shop<sup>(75)</sup></li> <li>Telecommunications facility<sup>(81)</sup></li> <li>Tourist attraction<sup>(83)</sup></li> <li>Tourist park<sup>(84)</sup></li> <li>Wholesale nursery<sup>(89)</sup></li> </ul>
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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"> <li>Adult store<sup>(1)</sup></li> <li>Agricultural supplies store<sup>(2)</sup></li> <li>Air services<sup>(3)</sup></li> <li>Aquaculture<sup>(6)</sup></li> <li>Brothel<sup>(8)</sup></li> <li>Bulk landscape supplies<sup>(9)</sup></li> <li>Car wash<sup>(11)</sup></li> <li>Cemetery<sup>(12)</sup></li> <li>Community residence<sup>(16)</sup></li> <li>Crematorium<sup>(18)</sup></li> <li>Detention facility<sup>(20)</sup></li> <li>Dual occupancy<sup>(21)</sup></li> <li>Dwelling house<sup>(22)</sup></li> <li>Dwelling unit<sup>(23)</sup></li> <li>Extractive industry<sup>(27)</sup></li> <li>Funeral parlour<sup>(30)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Hardware and trade supplies<sup>(32)</sup></li> <li>High impact industry<sup>(34)</sup></li> <li>Home based business<sup>(35)</sup></li> <li>Hospital<sup>(36)</sup></li> <li>Hotel<sup>(37)</sup></li> <li>Intensive animal industry<sup>(39)</sup></li> <li>Low impact industry<sup>(42)</sup></li> <li>Major electricity infrastructure<sup>(43)</sup></li> <li>Marine industry<sup>(45)</sup></li> <li>Medium impact industry<sup>(47)</sup></li> <li>Multiple dwelling<sup>(49)</sup></li> <li>Non-resident workforce accommodation<sup>(52)</sup></li> <li>Office<sup>(53)</sup></li> <li>Outdoor sales<sup>(54)</sup></li> <li>Permanent plantation<sup>(59)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Residential care facility<sup>(65)</sup></li> <li>Resort complex<sup>(66)</sup></li> <li>Retirement facility<sup>(67)</sup></li> <li>Roadside stall<sup>(68)</sup></li> <li>Rooming accommodation<sup>(69)</sup></li> <li>Rural industry<sup>(70)</sup></li> <li>Rural workers' accommodation<sup>(71)</sup></li> <li>Sales office<sup>(72)</sup></li> <li>Shopping centre<sup>(76)</sup></li> <li>Short-term accommodation<sup>(77)</sup></li> <li>Showroom<sup>(78)</sup></li> <li>Special industry<sup>(79)</sup></li> <li>Theatre<sup>(82)</sup></li> <li>Transport depot<sup>(85)</sup></li> <li>Veterinary services<sup>(87)</sup></li> </ul>
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	<ul style="list-style-type: none"> <li>• Place of worship<sup>(60)</sup></li> <li>• Port services<sup>(61)</sup></li> <li>• Relocatable home park<sup>(62)</sup></li> <li>• Renewable energy facility<sup>(63)</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Warehouse<sup>(88)</sup></li> <li>• Winery<sup>(90)</sup></li> </ul>
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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 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part M, Table 7.2.1.7.1. Where the development does not meet a requirement for accepted development (RAD) within Part M Table 7.2.1.7.1, it becomes assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO1
RAD2	PO1
RAD3	PO1
RAD4	PO2
RAD5	PO3
RAD6	PO3
RAD7	PO4
RAD8	PO5
RAD9	PO8
RAD10	PO9
RAD11	PO18
RAD12	PO12
RAD13	PO12
RAD14	PO12
RAD15	PO22
RAD16	PO24
RAD17	PO21
RAD18	PO21
RAD19	PO19
RAD20	PO26

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RAD21	PO27
RAD22	PO28
RAD23	PO27
RAD24	PO34
RAD25	PO29
RAD26	PO29
RAD27	PO32
RAD28	PO32
RAD29	PO33
RAD30	PO35-PO39, PO41
RAD31	PO38
RAD32	PO35
RAD33	PO35
RAD34	PO35
RAD35	PO40
RAD36	PO35
RAD37	PO35
RAD38	PO37
RAD39	PO37
RAD40	PO42
RAD41	PO42
RAD42	PO42
RAD43	PO43
RAD44	PO44
RAD45	PO45
RAD46	PO45
RAD47	PO45
RAD48	PO48
RAD49	PO48
RAD50	PO54
RAD51	PO55
RAD52	PO56
RAD53	PO56
RAD54	PO56
RAD55	PO56
RAD56	PO58

RAD57	PO59
RAD58	PO60-PO71
RAD59	PO60-PO71
RAD60	PO72
RAD61	PO72
RAD62	PO75
RAD63	PO75
RAD64	PO75
RAD65	PO76-PO78, PO80-PO82
RAD66	PO76-PO78, PO80-PO82
RAD67	PO76-PO78
RAD68	PO79
RAD69	PO83

### Part M — Requirements for accepted development - Sport and recreation precinct

**Table 7.2.1.7.1 Requirements for accepted development - Sport and recreation precinct**

Requirements for accepted development	
General requirements	
Built form outcomes for all development	
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.	
<b>RAD1</b>	Site cover does not exceed 40%.
<b>RAD2</b>	Building and structures are set back 10m from all boundaries.
<b>RAD3</b>	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Lighting	
<b>RAD4</b>	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
Landscaping and screening	
<b>RAD5</b>	A minimum area of 20% of the site is provided for landscaping.
<b>RAD6</b>	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	

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<b>RAD7</b>	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
<b>Car parking</b>	
<b>RAD8</b>	On-site car parking is provided at a rate identified in Schedule 7 - Car parking.
<b>Clearing of habitat trees where not located in the Environmental areas overlay map</b>	
<b>RAD9</b>	<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"> <li>Clearing of a habitat tree located within an approved development footprint;</li> <li>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;</li> <li>Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> <li>Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</li> <li>Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</li> <li>Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</li> </ol> <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>
<b>Works requirements</b>	
<b>Utilities</b>	
<b>RAD10</b>	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
<b>Access</b>	
<b>RAD11</b>	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>

	Note - Frontage roads include streets where no direct lot access is provided.
<b>RAD12</b>	<p>Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>a. where for a Council-controlled road and associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. Planning scheme policy - Integrated design;</li> </ul> </li> <li>b. where for a Council-controlled road and not associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> </li> <li>c. 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.</li> </ul>
<b>RAD13</b>	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
<b>RAD14</b>	Access driveways, manoeuvring areas and loading facilities are sealed and 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.

### Stormwater

<b>RAD15</b>	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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>
<b>RAD16</b>	<p>Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development:</p> <ul style="list-style-type: none"> <li>a. is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>b. will result in: <ul style="list-style-type: none"> <li>i. 6 or more dwellings; or</li> <li>ii. an impervious area greater than 25% of the net developable area.</li> </ul> </li> </ul>

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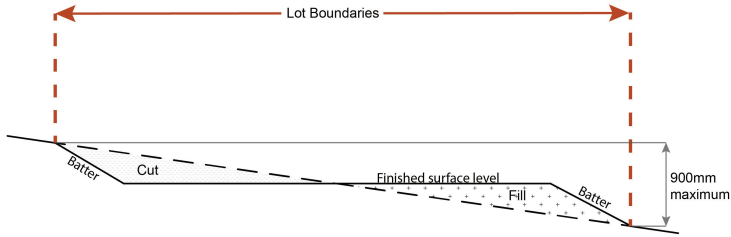
	Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.								
<b>RAD17</b>	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
<b>RAD18</b>	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
<b>RAD19</b>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1"> <thead> <tr> <th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter</td><td>4.0m</td></tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td></tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
Pipe Diameter	Minimum Easement Width (excluding access requirements)								
Stormwater Pipe up to 825mm diameter	3.0m								
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

### Site works and construction management

<b>RAD20</b>	The site and any existing structures are to be maintained in a tidy and safe condition.
<b>RAD21</b>	<p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
<b>RAD22</b>	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.

<b>RAD23</b>	Existing street trees are protected and not damaged during works.  Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.
<b>RAD24</b>	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
<b>RAD25</b>	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.
<b>RAD26</b>	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.
<b>RAD27</b>	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
<b>RAD28</b>	Disposal of materials is managed in one or more of the following ways:  a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or  b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.  Note - No burning of cleared vegetation is permitted.  Note - The chipped vegetation must be stored in an approved location.
<b>RAD29</b>	All development works are carried out within the following times:  a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;  b. no work is to be carried out on Sundays or public holidays.
<b>Earthworks</b>	
<b>RAD30</b>	The total of all cut and fill on-site does not exceed 900mm in height.

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	<p style="text-align: center;"><b>Figure - Cut and Fill</b></p>  <p>Note - This is site earthworks not building work.</p>
<b>RAD31</b>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> <li>any cut batter is no steeper than 1V in 4H;</li> <li>any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H;</li> <li>any compacted fill batter is no steeper than 1V in 4H.</li> </ol>
<b>RAD32</b>	<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>
<b>RAD33</b>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<b>RAD34</b>	<p>All fill and excavation is contained on-site and is free draining.</p>
<b>RAD35</b>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>redirect stormwater surface flow away from existing flow paths; or</li> <li>divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> <li>concentrates the flow; or</li> <li>increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>causes actionable nuisance to any person, property or premises.</li> </ol> </li> </ol>
<b>RAD36</b>	<p>All fill placed on-site is:</p> <ol style="list-style-type: none"> <li>limited to that necessary for the approved use;</li> <li>clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ol>



<b>RAD37</b>	<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>
<b>RAD38</b>	<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 is defined in Schedule 2 of the Act.</p>
<b>RAD39</b>	<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"> <li>a reduction in cover over any Council or public sector entity infrastructure to less than 600mm;</li> <li>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;</li> <li>prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</li> </ol> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>

### Fire services

Note - The provisions under this heading only apply if:

- 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - material change of use for outdoor sales<sup>(54)</sup>, outdoor processing or outdoor storage where involving combustible materials.

AND

- none of the following exceptions apply:
  - 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.

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.

<b>RAD40</b>	<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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p>
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	<ul style="list-style-type: none"> <li>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<sup>(84)</sup> 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;</li> <li>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);</li> <li>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"> <li>i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> <li>ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>iii. - for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities; and</li> </ul> </li> <li>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.</li> </ul>
<b>RAD41</b>	<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"> <li>a. an unobstructed width of no less than 3.5m;</li> <li>b. an unobstructed height of no less than 4.8m;</li> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ul>
<b>RAD42</b>	<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>
<b>RAD43</b>	<p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> <li>v. external hydrants and hydrant booster points;</li> <li>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ul> </li> </ul> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> <li>a. in a form;</li> <li>b. of a size;</li> <li>c. illuminated to a level;</li> </ul> <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>

<b>RAD44</b>	<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>
<b>Use specific requirements</b>	
<b>Caretaker's accommodation<sup>(10)</sup></b>	
<b>RAD45</b>	A caretaker's accommodation <sup>(10)</sup> has a maximum GFA of 80m <sup>2</sup> .
<b>RAD46</b>	No more than 1 caretaker's accommodation <sup>(10)</sup> is established per site.
<b>RAD47</b>	Does not gain access from a separate driveway from a road frontage.
<b>Market<sup>(46)</sup></b>	
<b>RAD48</b>	The market <sup>(46)</sup> does not impact on the ability to undertake activities associated with the primary recreation and open space purpose of the site.
<b>RAD49</b>	<p>Operates as follows:</p> <ol style="list-style-type: none"> <li>No more than 2 days in any week;</li> <li>No more than 50 individual stalls;</li> <li>All activities, including set-up and pack-up, occur within the hours of 7.00am and 3.00pm;</li> <li>No use of amplified music, public address systems and noise generating plant and equipment; and</li> <li>Waste containers are provided at a rate of 1 per food stall and 1 per 4 non-food stalls.</li> </ol>
<b>Telecommunications facility<sup>(81)</sup></b>	
<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities<sup>(81)</sup> 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>	
<b>RAD50</b>	A minimum area of 45m <sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
<b>RAD51</b>	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.
<b>RAD52</b>	<p>Equipment shelters and associated structures are located:</p> <ol style="list-style-type: none"> <li>directly beside the existing equipment shelter and associated structures;</li> <li>behind the main building line;</li> <li>further away from the frontage than the existing equipment shelter and associated structures;</li> <li>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.</li> </ol>

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<b>RAD53</b>	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
<b>RAD54</b>	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
<b>RAD55</b>	<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>
<b>RAD56</b>	All equipment comprising the telecommunications facility <sup>(81)</sup> 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 requirements

Note - The relevant values and constraints requirements 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.

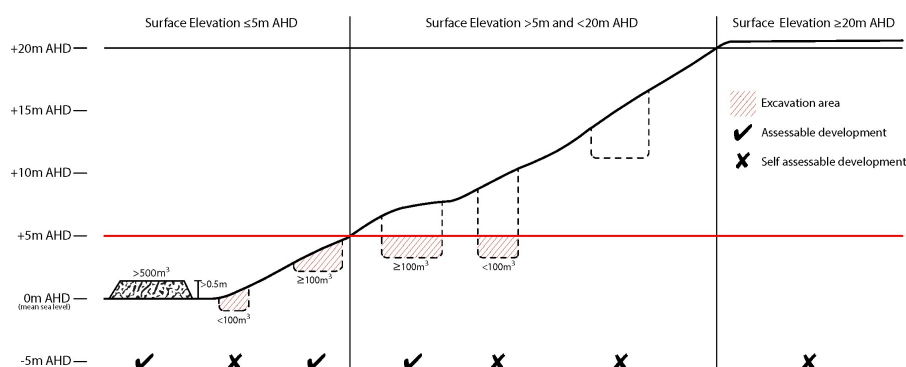
### Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)

Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m<sup>3</sup> and 500m<sup>3</sup> respectively.

#### RAD57

Development does not involve:

- excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below 5m Australian Height Datum AHD, or
- filling of land of more than 500m<sup>3</sup> 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 requirements apply)

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

- 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 accepted development under Part 1, 1.7.7 Accepted development.

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

Note - Native vegetation subject to this requirements 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.

### RAD58

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<sup>(22)</sup> or extension to an existing dwelling house<sup>(22)</sup> only on lots less than 750m<sup>2</sup>.

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

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

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

Editor's note - Where vegetation clearing is accepted development subject to requirements, 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.

### RAD59

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

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	<p>This does not apply to the following:</p> <ol style="list-style-type: none"> <li>Clearing of native vegetation located within an approved development footprint;</li> <li>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;</li> <li>Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> <li>Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</li> <li>Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</li> <li>Grazing of native pasture by stock;</li> <li>Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</li> </ol>
<p><b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)</b></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>	
<b>RAD60</b>	<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>
<b>RAD61</b>	<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>
<b>RAD62</b>	<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>
<b>RAD63</b>	<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"> <li>construction of any building;</li> <li>laying of overhead or underground services;</li> <li>any sealing, paving, soil compaction;</li> <li>any alteration of more than 75mm to the ground surface prior to work commencing.</li> </ol>

<b>RAD64</b>	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
<b>Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)</b>	
<b>RAD65</b>	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.
<b>RAD66</b>	<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>
<b>RAD67</b>	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
<b>RAD68</b>	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.
<b>RAD69</b>	Development for a material change of use or building work for a Park <sup>(57)</sup> ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
<b>Transport noise corridors (refer Overlay map - Transport noise corridors)</b> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

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

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part N, Table 7.2.1.7.2, as well as the purpose statement and overall outcomes.

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

**Table 7.2.1.7.2 Assessable development - Sport and recreation precinct**

Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
<b>General criteria</b>	
<b>Built form outcomes for all development</b>	
<b>PO1</b> Development will: <ul style="list-style-type: none"> <li>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;</li> </ul>	<b>E1.1</b> Site cover does not exceed 40%.
	<b>E1.2</b>



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<ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>d. incorporate appropriate design response, relative to size and function of buildings, that acknowledge and reflect the region's sub-tropical climate;</li> <li>e. reduce the visual appearance of building bulk through: <ul style="list-style-type: none"> <li>i. design measures such as the provision of meaningful recesses and projections through the horizontal and vertical plane;</li> <li>ii. use of a variety of building materials and colours;</li> <li>iii. use of landscaping and screening.</li> </ul> </li> <li>f. achieves the design principles outlined in Planning scheme policy - Integrated design.</li> </ul>	<p>Building and structures are set back 10m from all boundaries.</p> <p><b>E1.3</b></p> <p>Building height does not exceed the maximum height identified on Overlay map – Building heights.</p>
<b>Amenity</b>	
<p><b>PO2</b></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 example provided.</p>
<b>Landscaping and screening</b>	
<p><b>PO3</b></p> <p>Landscaping and screening is provided in a manner that :</p> <ul style="list-style-type: none"> <li>a. achieves a high level of privacy and amenity to adjoining properties and when viewed from the street;</li> <li>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;</li> </ul>	<p><b>E3.1</b></p> <p>A minimum area of 20% of the site is provided for landscaping.</p> <p><b>E3.2</b></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>c. creates a secure and safe environment by incorporating key elements of crime prevention through environmental design; and</p> <p>d. achieves the design principles outlined in Planning scheme policy - Integrated design.</p>	
<b>Waste</b>	
<p><b>PO4</b></p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p><b>E4</b></p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
<b>Car parking</b>	
<p><b>PO5</b></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><b>E5</b></p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p>
<b>Noise</b>	
<p><b>PO6</b></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 example provided.</p>
<p><b>PO7</b></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</p>	<p><b>E7.1</b></p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p>
	<p><b>E7.2</b></p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p>

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<p>purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintaining the amenity of the streetscape.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>a. are not visible from an adjoining road or public area unless:</p> <ul style="list-style-type: none"> <li>i. adjoining a motorway or rail line; or</li> <li>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.</li> </ul> <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>
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### Clearing of habitat trees where not located within the Environmental areas overlay map

<p><b>PO8</b></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 &gt; 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 example provided.</p>
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### Works criteria

#### Utilities

<p><b>PO9</b></p>	<p>No example provided.</p>
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All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).	
<b>Access</b>	
<b>PO10</b>  Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.
<b>PO11</b>  The layout of the development does not compromise: <ul style="list-style-type: none"> <li>a. the development of the road network in the area;</li> <li>b. the function or safety of the road network;</li> <li>c. the capacity of the road network.</li> </ul> Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	<b>E11.1</b>  The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	<b>E11.2</b>  The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	<b>E11.3</b>  The development layout allows forward vehicular access to and from the site.
<b>PO12</b>  Safe access is provided for all vehicles required to access the site.	<b>E12.1</b>  Site access and driveways are designed, located and constructed in accordance with: <ul style="list-style-type: none"> <li>a. where for a Council-controlled road and associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. Planning scheme policy - Integrated design;</li> </ul> </li> <li>b. where for a Council-controlled road and not associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> </ul> </li> </ul>

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	<p>iii. Planning scheme policy - Integrated design;</p> <p>iv. Schedule 8 - Service vehicle requirements;</p> <p>c. 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><b>E12.2</b></p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <p>a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking;</p> <p>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities;</p> <p>c. Planning scheme policy - Integrated design; and</p> <p>d. Schedule 8 - Service vehicle requirements.</p> <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p> <p><b>E12.3</b></p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and 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><b>E12.4</b></p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO13</b></p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p><b>E13</b></p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>

<p><b>PO14</b></p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p><b>E14.1</b></p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p><b>E14.2</b></p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>

Street design and layout	
<p><b>PO15</b></p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ul style="list-style-type: none"> <li>a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</li> <li>b. safe and convenient pedestrian and cycle movement;</li> <li>c. adequate on street parking;</li> <li>d. stormwater drainage paths and treatment facilities;</li> <li>e. efficient public transport routes;</li> <li>f. utility services location;</li> <li>g. emergency access and waste collection;</li> <li>h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences;</li> <li>i. expected traffic speeds and volumes; and</li> <li>j. wildlife movement (where relevant).</li> </ul> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p>	<p>No example provided.</p>

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<p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p><b>PO16</b></p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs:</p> <ul style="list-style-type: none"> <li>• Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic;</li> <li>• Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion;</li> <li>• Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;</li> <li>• Residential development greater than 50 lots or dwellings;</li> <li>• Offices greater than 4,000m<sup>2</sup> Gross Floor Area (GFA);</li> <li>• Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m<sup>2</sup> GFA;</li> <li>• Warehouses and Industry greater than 6,000m<sup>2</sup> GFA;</li> <li>• On-site carpark greater than 100 spaces;</li> <li>• Development has a trip generation rate of 100 vehicles or more within the peak hour;</li> <li>• Development which dissects or significantly impacts on an environmental area or an environmental corridor.</li> </ul> <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</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><b>E16.1</b></p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p><b>E16.2</b></p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p><b>E16.3</b></p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO17</b></p>	<p><b>E17</b></p>

<p>New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p> <p>Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>	<p>New intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> <li>Where the through road provides an access or residential street function: <ol style="list-style-type: none"> <li>intersecting road located on same side = 60 metres; or</li> <li>intersecting road located on opposite side = 40 metres.</li> </ol> </li> <li>Where the through road provides a local collector or district collector function: <ol style="list-style-type: none"> <li>intersecting road located on same side = 100 metres; or</li> <li>intersecting road located on opposite side = 60 metres.</li> </ol> </li> <li>Where the through road provides a sub-arterial function: <ol style="list-style-type: none"> <li>intersecting road located on same side = 250 metres; or</li> <li>intersecting road located on opposite side = 100 metres.</li> </ol> </li> <li>Where the through road provides an arterial function: <ol style="list-style-type: none"> <li>intersecting road located on same side = 350 metres; or</li> <li>intersecting road located on opposite side = 150 metres.</li> </ol> </li> <li>Walkable block perimeter does not exceed 500 metres.</li> </ol> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this E.</p>
<p><b>PO18</b></p>	<p><b>E18</b></p>

## 7 Local plans

All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.

Note - Frontage roads include streets where no direct lot access is provided.

Note - The road network is mapped on Overlay map - Road hierarchy.

Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.

Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:

Situation	Minimum construction
Frontage road unconstructed or gravel road only;  OR  Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;  OR  Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.  The minimum total travel lane width is: <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>

Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.

Note - Construction includes all associated works (services, street lighting and linemarking).

Note - Alignment within road reserves is to be agreed with Council.

Note - \*Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

### Stormwater

PO19

E19.1

The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.



<p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p><b>E19.2</b></p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>
	<p><b>E19.3</b></p> <p>Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p><b>PO20</b></p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p><b>E20.1</b></p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>
	<p><b>E20.2</b></p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p><b>E20.3</b></p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
	<p><b>E20.4</b></p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p><b>PO21</b></p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p><b>E21</b></p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO22</b></p>	<p>No example provided.</p>

## 7 Local plans

<p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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><b>PO23</b></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 example provided.</p>
<p><b>PO24</b></p> <p>Where development:</p> <ul style="list-style-type: none"> <li>a. is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>b. will result in:             <ul style="list-style-type: none"> <li>i. 6 or more dwellings; or</li> <li>ii. an impervious area greater than 25% of the net developable area,</li> </ul> </li> </ul> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</p>	<p>No example provided.</p>

<p><b>PO25</b></p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>
<p><b>Site works and construction management</b></p>	
<p><b>PO26</b></p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p><b>PO27</b></p> <p>All works on-site are managed to:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. minimise as far as possible, impacts on the natural environment;</li> <li>c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises;</li> <li>d. avoid adverse impacts on street trees and their critical root zone.</li> </ul>	<p><b>E27.1</b></p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</li> <li>b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind;</li> <li>c. stormwater discharge rates do not exceed pre-existing conditions;</li> <li>d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</li> <li>e. ponding or concentration of stormwater does not occur on adjoining properties.</li> </ul>
	<p><b>E27.2</b></p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) 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><b>E27.3</b></p>

## 7 Local plans

	<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><b>E27.4</b></p> <p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p><b>PO28</b></p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p><b>E28</b></p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p><b>PO29</b></p> <p>All development works including 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 - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> <li>the aggregate volume of imported or exported material is greater than 1000m<sup>3</sup>; or</li> <li>the aggregate volume of imported or exported material is greater than 200m<sup>3</sup> per day; or</li> <li>the proposed haulage route involves a vulnerable land use or shopping centre.</li> </ol> <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p><b>E29.1</b></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><b>E29.2</b></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><b>E29.3</b></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><b>E29.4</b></p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>

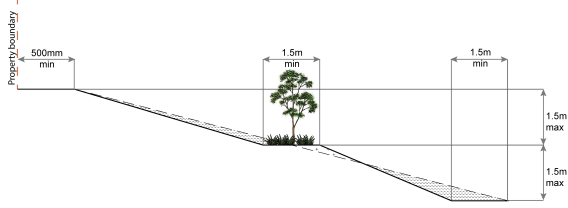
	<p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p><b>E29.5</b></p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p><b>E29.6</b></p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p><b>PO30</b></p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p><b>E30</b></p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> <li>topsoiled with a minimum compacted thickness of fifty (50) millimetres;</li> <li>stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.</li> </ol> <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage.</p>
<p><b>PO31</b></p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p><b>E31</b></p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p><b>PO32</b></p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> <li>is limited to the area of infrastructure works, building areas and other necessary areas for the works; and</li> </ol>	<p><b>E32.1</b></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>

## 7 Local plans

<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><b>E32.2</b></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.</p>
<p><b>PO33</b></p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p><b>E33</b></p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p><b>PO34</b></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 example provided.</p>

### Earthworks

<p><b>PO35</b></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><b>E35.1</b></p> <p>All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.</p>
	<p><b>E35.2</b></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 slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p><b>E35.3</b></p> <p>Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p><b>E35.4</b></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><b>E35.5</b></p> <p>All filling or excavation is contained on-site and is free draining.</p> <p><b>E35.6</b></p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> <li>limited to that area necessary for the approved use;</li> <li>clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ol> <p><b>E35.7</b></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><b>PO36</b></p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p><b>E36</b></p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p><b>Figure - Embankment</b></p> 
<p><b>PO37</b></p>	<p><b>E37.1</b></p>

## 7 Local plans

<p>Filling or excavation is undertaken in a manner that:</p> <ul style="list-style-type: none"> <li>a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</li> <li>b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.</li> </ul> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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 is defined in Schedule 2 of the Act.</p> <p><b>E37.2</b></p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ul style="list-style-type: none"> <li>a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;</li> <li>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;</li> <li>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</li> </ul> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>
<p><b>PO38</b></p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep 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 example provided.</p>
<p><b>PO39</b></p> <p>Filling or excavation does not result in:</p> <ul style="list-style-type: none"> <li>a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;</li> <li>b. increased flood inundation outside the site;</li> <li>c. any reduction in the flood storage capacity in the floodway;</li> <li>d. any clearing of native vegetation.</li> </ul> <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 example provided.</p>



## PO40

Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.

## E40

Filling and excavation undertaken on the development site are shaped in a manner which does not:

- a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or
- b. redirect stormwater surface flow away from existing flow paths; or
- c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:
  - i. concentrates the flow; or
  - ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or
  - iii. causes actionable nuisance to any person, property or premises.

## PO41

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

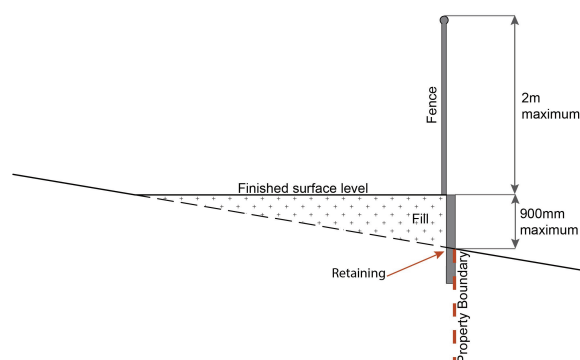
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

## E41

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;

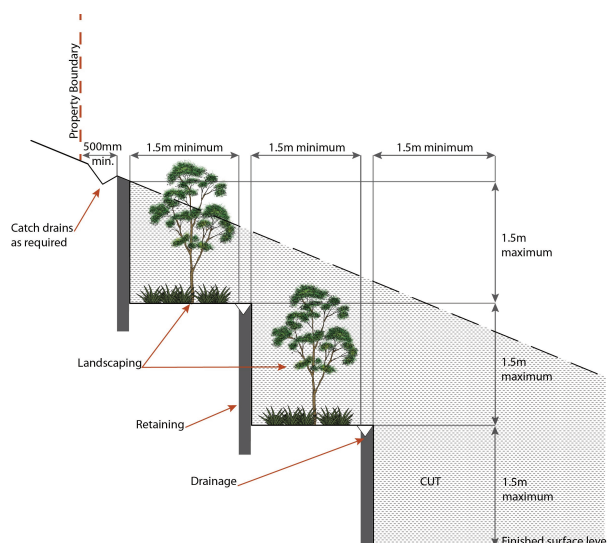
**Figure - Retaining on boundary**



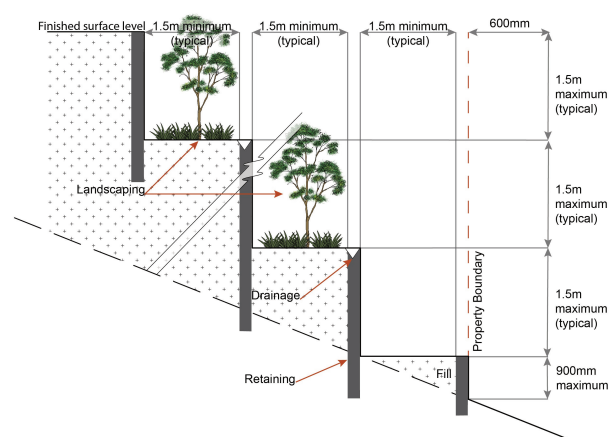
- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained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

## 7 Local plans

**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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

**PO42**

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.

**E42.1**

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 requirement for accepted development, 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<sup>(84)</sup> 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<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, 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.

**E42.2**

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.

**E42.3**

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*.

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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"> <li>those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> <li>the overall layout of the development (to scale);</li> <li>internal road names (where used);</li> <li>all communal facilities (where provided);</li> <li>the reception area and on-site manager's office (where provided);</li> <li>external hydrants and hydrant booster points;</li> <li>physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ol> </li> </ol> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> <li>in a form;</li> <li>of a size;</li> <li>illuminated to a level;</li> </ol> <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><b>PO44</b></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><b>E44</b></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><b>Use specific criteria</b></p>	
<p><b>Caretakers' accommodation<sup>(10)</sup></b></p>	
<p><b>PO45</b></p>	<p><b>E45</b></p>

<p>Development for a Caretaker's accommodation<sup>(10)</sup>:</p> <ul style="list-style-type: none"> <li>a. does not compromise the productivity of the use occurring on-site and in the surrounding area;</li> <li>b. is domestic in scale;</li> <li>c. provides adequate car parking provisions exclusive on the primary use of the site;</li> <li>d. is safe for the residents; and</li> <li>e. has regard to the open space and recreation needs of the residents.</li> </ul>	<p>Development for Caretaker's accommodation<sup>(10)</sup>:</p> <ul style="list-style-type: none"> <li>a. A caretaker's accommodation<sup>(10)</sup> has a maximum GFA of 80m<sup>2</sup>;</li> <li>b. no more than 1 caretaker's accommodation<sup>(10)</sup> is established per site; and</li> <li>c. does not gain access from a separate driveway from a road frontage.q</li> </ul>
<b>Food and drink outlet<sup>(28)</sup></b>	
<p><b>PO46</b></p> <p>Food and drink outlets<sup>(28)</sup>:</p> <ul style="list-style-type: none"> <li>a. remain secondary and ancillary to an open space, sport or recreation use;</li> <li>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;</li> <li>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;</li> <li>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.</li> </ul>	<p><b>E46.1</b></p> <p>The GFA does not exceed 150m<sup>2</sup>, except where located in the Sports and recreation precinct where this provision does not apply.</p> <p><b>E46.2</b></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><b>E46.3</b></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>
<b>Landing<sup>(41)</sup></b>	
<p><b>PO47</b></p> <p>Development associated with a landing<sup>(41)</sup>:</p> <ul style="list-style-type: none"> <li>a. does not result in adverse impacts upon groundwater and surface water quality;</li> <li>b. does not adversely impact upon hydrological water flows;</li> <li>c. does not result in soil erosion;</li> <li>d. does not result in the loss of biodiversity quality and integrity of habitat;</li> <li>e. retains safe and convenient public access to waterways.</li> </ul>	<p>No example provided.</p>
<b>Market<sup>(46)</sup></b>	

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<p><b>PO48</b></p> <p>Markets<sup>(46)</sup>:</p> <ol style="list-style-type: none"> <li>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;</li> <li>do not restrict or inhibit the ability for a recreation and open space area to be used for its primary sport and recreation purpose;</li> <li>have minimal economic impact on established businesses on commercially zoned land in the immediate vicinity;</li> <li>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;</li> <li>does not adversely impact on the safe and efficient operation of the external road network.</li> </ol>	<p><b>E48.1</b></p> <p>The market<sup>(46)</sup> does not impact on the ability to undertake activities associated with the primary recreation and open space purpose of the site.</p> <p><b>E48.2</b></p> <p>Market<sup>(46)</sup> operates as follows:</p> <ol style="list-style-type: none"> <li>No more than 2 days in any week;</li> <li>No more than 50 individual stalls;</li> <li>All activities, including set-up and pack-up, occur within the hours of 7.00am and 3.00pm;</li> <li>No use of amplified music, public address systems and noise generating plant and equipment;</li> <li>Waste containers are provided at a rate of 1 per food stall and 1 per 4 non-food stalls.</li> </ol>
<p><b>Tourist park<sup>(84)</sup></b></p>	
<p><b>PO49</b></p> <p>Tourist park<sup>(84)</sup>:</p> <ol style="list-style-type: none"> <li>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;</li> <li>is located within a site area that is of sufficient size to: <ol style="list-style-type: none"> <li>accommodate the proposed use and associated facilities including car parking;</li> <li>safe and convenient access to and within the site;</li> <li>achieve a high level of convenience and privacy for occupants; and</li> <li>provide for a high level of open space and on-site amenity for users; and</li> </ol> </li> <li>is setback and screened from all property boundaries to minimise adverse visual impacts on adjoining properties;</li> <li>is landscaped and screened in a manner that achieves the design principles outlined in Planning scheme policy - Integrated design;</li> </ol>	<p>No example provided.</p>

<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>	
<b>Major electricity infrastructure<sup>(43)</sup>, Substation<sup>(80)</sup> and Utility installation<sup>(86)</sup></b>	
<p><b>PO50</b></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"> <li>high quality design and construction;</li> <li>visually integrated with the surrounding area;</li> <li>not visually dominant or intrusive;</li> <li>located behind the main building line;</li> <li>below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>camouflaged through the use of colours and materials which blend into the landscape;</li> <li>treated to eliminate glare and reflectivity;</li> <li>landscaped;</li> <li>otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ol>	<p><b>E50.1</b></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"> <li>are enclosed within buildings or structures;</li> <li>are located behind the main building line;</li> <li>have a similar height, bulk and scale to the surrounding fabric;</li> <li>have horizontal and vertical articulation applied to all exterior walls.</li> </ol> <p><b>E50.2</b></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><b>PO51</b></p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p><b>E51</b></p> <p>Access control arrangements:</p> <ol style="list-style-type: none"> <li>do not create dead-ends or dark alleyways adjacent to the infrastructure;</li> <li>minimise the number and width of crossovers and entry points;</li> <li>provide safe vehicular access to the site;</li> <li>do not utilise barbed wire or razor wire.</li> </ol>
<p><b>PO52</b></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"> <li>generates no audible sound at the site boundaries where in a residential setting; or</li> <li>meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</li> </ol>	<p><b>E52</b></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><b>Telecommunications facility<sup>(81)</sup></b></p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities<sup>(81)</sup> 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>	

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<p><b>PO53</b></p> <p>Telecommunications facilities<sup>(81)</sup> are co-located with existing telecommunications facilities<sup>(81)</sup>, Utility installation<sup>(86)</sup>, Major electricity infrastructure<sup>(43)</sup> or Substation<sup>(80)</sup> if there is already a facility in the same coverage area.</p>	<p><b>E53.1</b></p> <p>New telecommunication facilities<sup>(81)</sup> are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p><b>E53.2</b></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><b>PO54</b></p> <p>A new Telecommunications facility<sup>(81)</sup> 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><b>E54</b></p> <p>A minimum area of 45m<sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.</p>
<p><b>PO55</b></p> <p>Telecommunications facilities<sup>(81)</sup> do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p><b>E55</b></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><b>PO56</b></p> <p>The Telecommunications facility<sup>(81)</sup> does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> <li>high quality design and construction;</li> <li>visually integrated with the surrounding area;</li> <li>not visually dominant or intrusive;</li> <li>located behind the main building line;</li> <li>below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>camouflaged through the use of colours and materials which blend into the landscape;</li> <li>treated to eliminate glare and reflectivity;</li> <li>landscaped;</li> <li>otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ol>	<p><b>E56.1</b></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><b>E56.2</b></p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p><b>E56.3</b></p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ol style="list-style-type: none"> <li>reduce recognition in the landscape;</li> <li>reduce glare and reflectivity.</li> </ol>
	<p><b>E56.4</b></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><b>E56.5</b></p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p><b>E56.6</b></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><b>PO57</b></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><b>E57</b></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><b>PO58</b></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><b>E58</b></p> <p>All equipment comprising the Telecommunications facility<sup>(81)</sup> 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><b>Values and constraints criteria</b></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><b>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</b></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><b>PO59</b></p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p>	<p><b>E59</b></p> <p>Development does not involve:</p>

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<ul style="list-style-type: none"> <li>a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>b. protects the environmental and ecological values and health of receiving waters;</li> <li>c. protects buildings and infrastructure from the effects of acid sulfate soils.</li> </ul>	<ul style="list-style-type: none"> <li>a. excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below than 5m Australian Height datum AHD; or</li> <li>b. filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.</li> </ul>
<p><b>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</b></p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> <li>a. Clearing of native vegetation located within an approved development footprint;</li> <li>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;</li> <li>c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> <li>f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</li> <li>g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</li> <li>h. Grazing of native pasture by stock;</li> <li>i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development</li> </ul> <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><b>Vegetation clearing, ecological value and connectivity</b></p>	
<p><b>PO60</b></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 example provided.</p>

<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><b>PO61</b></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 example provided.
<b>Vegetation clearing and habitat protection</b>	
<p><b>PO62</b></p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p><b>PO63</b></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>	No example provided.

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<ul style="list-style-type: none"> <li>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</li> <li>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</li> <li>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</li> </ul>	
<p><b>PO64</b></p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> <li>a. providing contiguous patches of habitat;</li> <li>b. avoiding the creation of fragmented and isolated patches of habitat;</li> <li>c. providing wildlife movement infrastructure;</li> <li>d. providing replacement and rehabilitation planting to improve connectivity.</li> </ul>	<p>No example provided.</p>
<p><b>Vegetation clearing and soil resource stability</b></p>	
<p><b>PO65</b></p> <p>Development does not:</p> <ul style="list-style-type: none"> <li>a. result in soil erosion or land degradation;</li> <li>b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</li> </ul>	<p>No example provided.</p>
<p><b>Vegetation clearing and water quality</b></p>	
<p><b>PO66</b></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"> <li>a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads;</li> <li>b. avoiding or minimising changes to landforms to maintain hydrological water flows;</li> <li>c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry<sup>(4)</sup> and animal keeping<sup>(5)</sup> activities.</li> </ul>	<p>No example provided.</p>
<p><b>PO67</b></p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> <li>a. minimising flow velocity to reduce erosion;</li> <li>b. minimising hard surface areas;</li> <li>c. maximising the use of permeable surfaces;</li> </ul>	<p>No example provided.</p>

<ul style="list-style-type: none"> <li>d. incorporating sediment retention devices;</li> <li>e. minimising channelled flow.</li> </ul>	
<b>Vegetation clearing and access, edge effects and urban heat island effects</b>	
<p><b>PO68</b></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 example provided.
<p><b>PO69</b></p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> <li>a. providing dense planting buffers of native vegetation between a development and environmental areas;</li> <li>b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ;</li> <li>c. restoring, rehabilitating and increasing the size of existing patches of native vegetation;</li> <li>d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors;</li> <li>e. landscaping with native plants of local origin.</li> </ul> <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 example provided.
<p><b>PO70</b></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"> <li>a. pervious surfaces;</li> <li>b. providing deeply planted vegetation buffers and green linkage opportunities;</li> <li>c. landscaping with local native plant species to achieve well-shaded urban places;</li> <li>d. increasing the service extent of the urban forest canopy.</li> </ul>	No example provided.
<b>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</b>	
<p><b>PO71</b></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 example 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, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	
<p><b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</b></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><b>P072</b></p> <p>Development will:</p> <ol style="list-style-type: none"> <li>not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building;</li> <li>protect the fabric and setting of the heritage site, object or building;</li> <li>be consistent with the form, scale and style of the heritage site, object or building;</li> <li>utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;</li> <li>incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</li> <li>retain public access where this is currently provided.</li> </ol>	<p><b>E72</b></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><b>P073</b></p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> <li>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</li> <li>demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or</li> </ol>	<p>No example provided.</p>

<ul style="list-style-type: none"> <li>c. limited demolition is performed in the course of repairs, maintenance or restoration; or</li> <li>d. demolition is performed following a catastrophic event which substantially destroys the building or object.</li> </ul>	
<p><b>PO74</b></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 example provided.</p>
<p><b>PO75</b></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><b>E75</b></p> <p>Development does:</p> <ul style="list-style-type: none"> <li>a. not result in the removal of a significant tree;</li> <li>b. not occur within 20m of a protected tree;</li> <li>c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</li> </ul>
<p><b>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</b></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><b>PO76</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. minimises the risk to persons from overland flow;</li> <li>b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.</li> </ul>	<p>No example provided.</p>
<p><b>PO77</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</li> </ul>	<p>No example provided.</p>

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<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><b>PO78</b></p> <p>Development does not:</p> <ol style="list-style-type: none"> <li>directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</li> <li>increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</li> </ol> <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 example provided.</p>
<p><b>PO79</b></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><b>E79</b></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><b>PO80</b></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><b>E80</b></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><b>PO81</b></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><b>E81.1</b></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"> <li>Urban area – Level III;</li> <li>Rural area – N/A;</li> <li>Industrial area – Level V;</li> <li>Commercial area – Level V.</li> </ol>
	<p><b>E81.2</b></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><b>PO82</b></p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ul style="list-style-type: none"> <li>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</li> <li>b. an overland flow path where it crosses more than one premises;</li> <li>c. inter-allotment drainage infrastructure.</li> </ul> <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 example provided.
<b>Additional criteria for development for a Park<sup>(57)</sup></b>	
<p><b>PO83</b></p> <p>Development for a Park<sup>(57)</sup> 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"> <li>a. public benefit and enjoyment is maximised;</li> <li>b. impacts on the asset life and integrity of park structures is minimised;</li> <li>c. maintenance and replacement costs are minimised.</li> </ul>	<p><b>E83</b></p> <p>Development for a Park<sup>(57)</sup> ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p><b>Transport noise corridors (refer Overlay map - Transport noise corridors)</b></p> <p>Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

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### 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<sup>(57)</sup>, 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<sup>(46)</sup> 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<sup>(46)</sup> 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);

- 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;

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

- 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"> <li>Animal husbandry<sup>(4)</sup></li> <li>Animal keeping<sup>(5)</sup></li> <li>Bar<sup>(7)</sup></li> <li>Caretaker's accommodation<sup>(10)</sup></li> <li>Child care centre<sup>(13)</sup></li> <li>Club<sup>(14)</sup></li> <li>Community care centre<sup>(15)</sup></li> <li>Community use<sup>(17)</sup></li> <li>Cropping<sup>(19)</sup></li> <li>Educational establishment<sup>(24)</sup></li> <li>Emergency services<sup>(25)</sup></li> </ul> <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"> <li>Environment facility<sup>(26)</sup></li> <li>Food and drink outlet<sup>(28)</sup></li> <li>Function facility<sup>(29)</sup></li> <li>Garden centre<sup>(31)</sup></li> <li>Health care services<sup>(33)</sup></li> <li>Indoor sport and recreation<sup>(38)</sup></li> <li>Intensive horticulture<sup>(40)</sup></li> <li>Market<sup>(46)</sup></li> <li>Landing<sup>(41)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Major sport, recreation and entertainment facility<sup>(44)</sup></li> <li>Nature-based tourism<sup>(50)</sup></li> <li>Night club entertainment facility<sup>(51)</sup></li> <li>Outdoor sport and recreation<sup>(55)</sup></li> <li>Park<sup>(57)</sup></li> <li>Parking station<sup>(58)</sup></li> <li>Research and technology industry<sup>(64)</sup></li> <li>Service industry<sup>(73)</sup></li> <li>Shop<sup>(75)</sup></li> <li>Telecommunications facility<sup>(81)</sup></li> <li>Tourist attraction<sup>(83)</sup></li> <li>Tourist park<sup>(84)</sup></li> <li>Wholesale nursery<sup>(89)</sup></li> </ul>
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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"> <li>Adult store<sup>(1)</sup></li> <li>Agricultural supplies store<sup>(2)</sup></li> <li>Air services<sup>(3)</sup></li> <li>Aquaculture<sup>(6)</sup></li> <li>Brothel<sup>(8)</sup></li> <li>Bulk landscape supplies<sup>(9)</sup></li> <li>Car wash<sup>(11)</sup></li> <li>Cemetery<sup>(12)</sup></li> </ul>	<ul style="list-style-type: none"> <li>High impact industry<sup>(34)</sup></li> <li>Home based business<sup>(35)</sup></li> <li>Hospital<sup>(36)</sup></li> <li>Hotel<sup>(37)</sup></li> <li>Intensive animal industry<sup>(39)</sup></li> <li>Low impact industry<sup>(42)</sup></li> <li>Marine industry<sup>(45)</sup></li> <li>Medium impact industry<sup>(47)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Residential care facility<sup>(65)</sup></li> <li>Resort complex<sup>(66)</sup></li> <li>Retirement facility<sup>(67)</sup></li> <li>Roadside stall<sup>(68)</sup></li> <li>Rooming accommodation<sup>(69)</sup></li> <li>Rural industry<sup>(70)</sup></li> <li>Rural workers' accommodation<sup>(71)</sup></li> </ul>
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<ul style="list-style-type: none"> <li>Community residence<sup>(16)</sup></li> <li>Crematorium<sup>(18)</sup></li> <li>Detention facility<sup>(20)</sup></li> <li>Dual occupancy<sup>(21)</sup></li> <li>Dwelling house<sup>(22)</sup></li> <li>Dwelling unit<sup>(23)</sup></li> <li>Extractive industry<sup>(27)</sup></li> <li>Funeral parlour<sup>(30)</sup></li> <li>Hardware and trade supplies<sup>(32)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Multiple dwelling<sup>(49)</sup></li> <li>Non-resident workforce accommodation<sup>(52)</sup></li> <li>Office<sup>(53)</sup></li> <li>Outdoor sales<sup>(54)</sup></li> <li>Permanent plantation<sup>(59)</sup></li> <li>Place of worship<sup>(60)</sup></li> <li>Port services<sup>(61)</sup></li> <li>Relocatable home park<sup>(62)</sup></li> <li>Renewable energy facility<sup>(63)</sup></li> </ul>	<ul style="list-style-type: none"> <li>Sales office<sup>(72)</sup></li> <li>Shopping centre<sup>(76)</sup></li> <li>Short-term accommodation<sup>(77)</sup></li> <li>Showroom<sup>(78)</sup></li> <li>Special industry<sup>(79)</sup></li> <li>Theatre<sup>(82)</sup></li> <li>Transport depot<sup>(85)</sup></li> <li>Veterinary services<sup>(87)</sup></li> <li>Warehouse<sup>(88)</sup></li> <li>Winery<sup>(90)</sup></li> </ul>
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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 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part O, Table 7.2.1.8.1. Where the development does not meet a requirement for accepted development (RAD) within Part O Table 7.2.1.8.1, it becomes assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding PO
RAD1	PO1
RAD2	PO1
RAD3	PO1
RAD4	PO2
RAD5	PO4
RAD6	PO3
RAD7	PO3
RAD8	PO5
RAD9	PO8
RAD10	PO9
RAD11	PO18
RAD12	PO12
RAD13	PO12

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RAD14	PO12
RAD15	PO22
RAD16	PO24
RAD17	PO21
RAD18	PO21
RAD19	PO19
RAD20	PO26
RAD21	PO27
RAD22	PO28
RAD23	PO27
RAD24	PO34
RAD25	PO29
RAD26	PO29
RAD27	PO32
RAD28	PO32
RAD29	PO33
RAD30	PO38
RAD31	PO35
RAD32	PO35
RAD33	PO35
RAD34	PO40
RAD35	PO35
RAD36	PO35
RAD37	PO37
RAD38	PO37
RAD39	PO42
RAD40	PO42
RAD41	PO42
RAD42	PO43
RAD43	PO44
RAD44	PO45
RAD45	PO45
RAD46	PO45
RAD47	PO46
RAD48	PO46
RAD49	PO46

RAD50	PO51
RAD51	PO51
RAD52	PO54
RAD53	PO55
RAD54	PO56
RAD55	PO56
RAD56	PO56
RAD57	PO56
RAD58	PO58
RAD59	PO59
RAD60	PO60-PO71
RAD61	PO60-PO71
RAD62	PO72
RAD63	PO72
RAD64	PO75
RAD65	PO75
RAD66	PO75
RAD67	PO76-PO78, PO80-PO82
RAD68	PO76-PO78, PO80-PO82
RAD69	PO76-PO78
RAD70	PO79
RAD71	PO83
RAD72	PO84

### Part O — Requirements for accepted development - Open space and recreation precinct

**Table 7.2.1.8.1 Requirements for accepted development - Open space and recreation precinct**

Requirements for accepted development	
<p style="text-align: center;"><b>General requirements</b></p> <p>Editor's Note - The requirements for accepted development do not apply where development is on Council owned or controlled land and is in accordance with a Council Master Plan approved under Council Policy.</p>	
Built form outcomes for all development	
<b>RAD1</b>	Site cover does not exceed 10%.
<b>RAD2</b>	Building and structures are set back 10m from all boundaries.
<b>RAD3</b>	Building height does not exceed the maximum height identified on Overlay map – Building heights.
Lighting	

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<b>RAD4</b>	<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>
<b>Waste</b>	
<b>RAD5</b>	Where involving an extension (building work) bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
<b>Landscaping and screening</b>	
<b>RAD6</b>	Minimum area of 20% of the site is provided for landscaping.
<b>RAD7</b>	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.
<b>Car parking</b>	
<b>RAD8</b>	On-site car parking is provided in accordance with Schedule 7 - Car parking.
<b>Clearing of habitat trees where not located in the Environmental areas overlay map</b>	
<b>RAD9</b>	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ul style="list-style-type: none"> <li>a. Clearing of a habitat tree located within an approved development footprint;</li> <li>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;</li> <li>c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</li> </ul> <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>
<b>Works requirements</b>	



Utilities	
<b>RAD10</b>	<p>Development is connected to:</p> <ol style="list-style-type: none"> <li>an existing reticulated electricity supply;</li> <li>telecommunications and broadband;</li> <li>reticulated sewerage;</li> <li>reticulated water.</li> </ol> <p>Note - Refer to Planning scheme policy - Integrated design for appropriate level of service and infrastructure.</p>
Access	
<b>RAD11</b>	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
<b>RAD12</b>	<p>Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with:</p> <ol style="list-style-type: none"> <li>where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> <li>Planning scheme policy - Integrated design;</li> </ol> </li> <li>where for a Council-controlled road and not associated with a Dwelling house: <ol style="list-style-type: none"> <li>AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>Planning scheme policy - Integrated design;</li> <li>Schedule 8 - Service vehicle requirements;</li> </ol> </li> <li>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.</li> </ol>
<b>RAD13</b>	<p>Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>
<b>RAD14</b>	<p>Access driveways, manoeuvring areas and loading facilities are sealed and 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>

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Stormwater									
<b>RAD15</b>	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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>								
<b>RAD16</b>	<p>Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development:</p> <ol style="list-style-type: none"> <li>is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>will result in: <ol style="list-style-type: none"> <li>6 or more dwellings; or</li> <li>an impervious area greater than 25% of the net developable area.</li> </ol> </li> </ol> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>								
<b>RAD17</b>	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
<b>RAD18</b>	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
<b>RAD19</b>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1"> <thead> <tr> <th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td><td>3.0m</td></tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter</td><td>4.0m</td></tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td></tr> </tbody> </table>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

	<p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>
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### Site works and construction management

<b>RAD20</b>	The site and any existing structures are to be maintained in a tidy and safe condition.
<b>RAD21</b>	<p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
<b>RAD22</b>	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
<b>RAD23</b>	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
<b>RAD24</b>	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
<b>RAD25</b>	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.
<b>RAD26</b>	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.
<b>RAD27</b>	<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>
<b>RAD28</b>	<p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> <li>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</li> <li>all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ol> <p>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>

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<b>RAD29</b>	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> <li>Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</li> <li>no work is to be carried out on Sundays or public holidays.</li> </ol>
<b>Earthworks</b>	
<b>RAD30</b>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> <li>any cut batter is no steeper than 1V in 4H;</li> <li>any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H;</li> <li>any compacted fill batter is no steeper than 1V in 4H.</li> </ol>
<b>RAD31</b>	<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>
<b>RAD32</b>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<b>RAD33</b>	<p>All fill and excavation is contained on-site and is free draining.</p>
<b>RAD34</b>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>redirect stormwater surface flow away from existing flow paths; or</li> <li>divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> <li>concentrates the flow; or</li> <li>increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>causes actionable nuisance to any person, property or premises.</li> </ol> </li> </ol>
<b>RAD35</b>	<p>All fill placed on-site is:</p> <ol style="list-style-type: none"> <li>limited to that necessary for the approved use;</li> <li>clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ol>
<b>RAD36</b>	<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>

<b>RAD37</b>	<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 is defined in Schedule 2 of the Act.</p>
<b>RAD38</b>	<p>Filling or excavation that would result in any of the following is not carried out on site:</p> <ul style="list-style-type: none"> <li>a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm;</li> <li>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;</li> <li>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</li> </ul> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>

### 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

<b>RAD39</b>	<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 requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p> <ul style="list-style-type: none"> <li>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<sup>(84)</sup> 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;</li> <li>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);</li> </ul>
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	<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"> <li>i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</li> <li>ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</li> <li>iii. - for outdoor sales<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, outdoor processing and outdoor storage facilities; and</li> </ul> <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.</p>
<b>RAD40</b>	<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"> <li>a. an unobstructed width of no less than 3.5m;</li> <li>b. an unobstructed height of no less than 4.8m;</li> <li>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ul>
<b>RAD41</b>	<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>
<b>RAD42</b>	<p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> <li>v. external hydrants and hydrant booster points;</li> <li>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ul> </li> </ul> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> <li>a. in a form;</li> <li>b. of a size;</li> <li>c. illuminated to a level;</li> </ul> <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>

<b>RAD43</b>	For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.  Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
<b>Use specific requirements</b>	
<b>Caretaker's accommodation<sup>(10)</sup></b>	
<b>RAD44</b>	A Caretaker's accommodation <sup>(10)</sup> has a maximum GFA of 80m <sup>2</sup> .
<b>RAD45</b>	No more than 1 Caretaker's accommodation <sup>(10)</sup> is established per site.
<b>RAD46</b>	Does not gain access from a separate driveway from a road frontage.
<b>Food and drink outlet<sup>(28)</sup></b>	
<b>RAD47</b>	The GFA is no more than 150m <sup>2</sup> .
<b>RAD48</b>	Operates in conjunction with a recreation or open space use occurring on the same site
<b>RAD49</b>	Does not have a liquor or gambling licence.
<b>Market<sup>(46)</sup></b>	
<b>RAD50</b>	The market <sup>(46)</sup> does not impact on the ability to undertake activities associated with the primary recreation and open space purpose of the site.
<b>RAD51</b>	Operates as follows: <ul style="list-style-type: none"> <li>a. No more than 2 days in any week;</li> <li>b. No more than 50 individual stalls;</li> <li>c. All activities, including set-up and pack-up, occur within the hours of 7.00am and 3.00pm;</li> <li>d. No use of amplified music, public address systems and noise generating plant and equipment;</li> <li>e. Waste containers are provided at a rate of 1 per food stall and 1 per 4 non-food stalls.</li> </ul>
<b>Telecommunications facility<sup>(81)</sup></b>	
Editor's note - In accordance with the Federal legislation Telecommunications facilities <sup>(81)</sup> 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.	
<b>RAD52</b>	A minimum area of 45m <sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
<b>RAD53</b>	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.
<b>RAD54</b>	Equipment shelters and associated structures are located:

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	<ul style="list-style-type: none"> <li>a. directly beside the existing equipment shelter and associated structures;</li> <li>b. behind the main building line;</li> <li>c. further away from the frontage than the existing equipment shelter and associated structures;</li> <li>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.</li> </ul>
<b>RAD55</b>	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
<b>RAD56</b>	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
<b>RAD57</b>	<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>
<b>RAD58</b>	All equipment comprising the telecommunications facility <sup>(81)</sup> 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 requirements

Note - The relevant values and constraints requirements 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 requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m<sup>3</sup> and 500m<sup>3</sup> respectively.

**RAD59**

Development does not involve:

- a. excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below 5m Australian Height Datum AHD, or
- b. filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m AHD.

Surface Elevation ≤ 5m AHD      Surface Elevation > 5m and < 20m AHD      Surface Elevation ≥ 20m AHD

+20m AHD —  
+15m AHD —  
+10m AHD —  
+5m AHD —  
0m AHD (mean sea level)  
-5m AHD —

Excavation area  
✓ Assessable development  
✗ Self assessable development

>500m<sup>3</sup>      >0.5m      ≥100m<sup>3</sup>      ≥100m<sup>3</sup>      <100m<sup>3</sup>      <100m<sup>3</sup>

✓      ✗      ✓      ✓      ✗      ✗      ✗



**Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)**

Note - The following are excluded 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 accepted development under Part 1, 1.7.7 Accepted development.

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

Note - Native vegetation subject to this requirements 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.

<b>RAD60</b>	<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<sup>(22)</sup> or extension to an existing dwelling house<sup>(22)</sup> only on lots less than 750m<sup>2</sup>.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, 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"> <li>i. co-locating all associated activities, infrastructure and access strips;</li> <li>ii. be the least valued area of koala habitat on the site;</li> <li>iii. minimise the footprint of the development envelope area;</li> <li>iv. minimise edge effects to areas external to the development envelope;</li> <li>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;</li> <li>vi. sufficient area between the development and koala habitat trees to achieve their long-term viability.</li> </ol>
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	<p>Editor's note - Where vegetation clearing is accepted development subject to requirements, 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>
<b>RAD61</b>	<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"> <li>Clearing of native vegetation located within an approved development footprint;</li> <li>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;</li> <li>Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>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;</li> <li>Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> <li>Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</li> <li>Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</li> <li>Grazing of native pasture by stock;</li> <li>Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</li> </ol>
<p><b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)</b></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>	
<b>RAD62</b>	<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>
<b>RAD63</b>	<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>
<b>RAD64</b>	<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>

<b>RAD65</b>	<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"> <li>construction of any building;</li> <li>laying of overhead or underground services;</li> <li>any sealing, paving, soil compaction;</li> <li>any alteration of more than 75mm to the ground surface prior to work commencing.</li> </ol>
<b>RAD66</b>	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
<b>Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)</b>	
<b>RAD67</b>	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.
<b>RAD68</b>	<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>
<b>RAD69</b>	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
<b>RAD70</b>	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.
<b>RAD71</b>	Development for a material change of use or building work for a Park <sup>(57)</sup> ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
<b>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)</b> <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>	
<b>RAD72</b>	<p>No development is to occur within:</p> <ol style="list-style-type: none"> <li>50m from top of bank for W1 waterway and drainage line</li> <li>30m from top of bank for W2 waterway and drainage line</li> <li>20m from top of bank for W3 waterway and drainage line</li> <li>100m from the edge of a Ramsar wetland, 50m from all other wetlands.</li> </ol> <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>

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	<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><b>Transport noise corridors (refer Overlay map - Transport noise corridors)</b></p> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

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

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part P, Table 7.2.1.8.2, as well as the purpose statement and overall outcomes.

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

**Table 7.2.1.8.2 Assessable development - Open space and recreation precinct**

Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
<b>General criteria</b>	
<b>Built form outcomes for all development</b>	
<p><b>PO1</b></p> <p>Development will:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>e. incorporate appropriate design response, relative to size and function of buildings, that acknowledge and reflect the region's sub-tropical climate;</li> </ul>	<p><b>E1.1</b></p> <p>Site cover does not exceed 10%.</p>
	<p><b>E1.2</b></p> <p>Building and structures are set back 10m from all boundaries.</p>
	<p><b>E1.3</b></p> <p>Building height does not exceed that on Overlay map - Building heights.</p>

<p>f. reduce the visual appearance of building bulk through:</p> <ul style="list-style-type: none"> <li>i. design measures such as the provision of meaningful recesses and projections through the horizontal and vertical plane;</li> <li>ii. use of a variety of building materials and colours;</li> <li>iii. use of landscaping and screening.</li> </ul> <p>g. maintain the open space character as a visual contrast to urban development;</p> <p>h. achieves the design principles outlined in Planning scheme policy - Integrated design.</p>	
<b>Amenity</b>	
<p><b>PO2</b></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 example provided.</p>
<b>Landscaping and screening</b>	
<p><b>PO3</b></p> <p>Landscaping and screening is provided in a manner that :</p> <ul style="list-style-type: none"> <li>a. achieves a high level of privacy and amenity to adjoining properties and when viewed from the street;</li> <li>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;</li> <li>c. creates a secure and safe environment by incorporating key elements of crime prevention through environmental design;</li> <li>d. achieves the design principles outlined in Planning scheme policy - Integrated design.</li> </ul>	<p><b>E3</b></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>
<b>Waste</b>	
<p><b>PO4</b></p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p><b>E4</b></p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>

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Car parking	
<p><b>PO5</b></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><b>E5</b></p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p>
Noise	
<p><b>PO6</b></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 example provided.</p>
<p><b>PO7</b></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"> <li>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);</li> <li>maintaining the amenity of the streetscape.</li> </ol> <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><b>E7.1</b></p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p><b>E7.2</b></p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> <li>are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> <li>adjoining a motorway or rail line; or</li> <li>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.</li> </ol> </li> <li>do not remove existing or prevent future active transport routes or connections to the street network;</li> <li>are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</li> </ol> <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p>

	Note - Refer to Overlay map – Active transport for future active transport routes.
<b>Clearing of habitat trees where not located within the Environmental areas overlay map</b>	
<p><b>PO8</b></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 &gt; 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 example provided.
<b>Works criteria</b>	
<b>Utilities</b>	
<p><b>PO9</b></p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	No example provided.
<b>Access</b>	
<p><b>PO10</b></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 example provided.
<p><b>PO11</b></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>E11.1</b></p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p>

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<p>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><b>E11.2</b></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><b>E11.3</b></p> <p>The development layout allows forward vehicular access to and from the site.</p>
<p><b>PO12</b></p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p><b>E12.1</b></p> <p>Site access and driveways are designed, located and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>a. where for a Council-controlled road and associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. Planning scheme policy - Integrated design;</li> </ul> </li> <li>b. where for a Council-controlled road and not associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> </li> <li>c. 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.</li> </ul> <p><b>E12.2</b></p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ul style="list-style-type: none"> <li>a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking;</li> <li>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities;</li> <li>c. Planning scheme policy - Integrated design; and</li> <li>d. Schedule 8 - Service vehicle requirements.</li> </ul>



	Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.
	<b>E12.3</b> Access driveways, manoeuvring areas and loading facilities are sealed and 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.
	<b>E12.4</b> Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.
<b>PO13</b> Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.  Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	<b>E13</b> Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.  Note - The road network is mapped on Overlay map - Road hierarchy.
<b>PO14</b> Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.	<b>E14.1</b> Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.  Note - The road network is mapped on Overlay map - Road hierarchy.  Note - Refer to QUDM for requirements regarding trafficability.
	<b>E14.2</b> Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.

### Street design and layout

<b>PO15</b> Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:	No example provided.
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<ul style="list-style-type: none"> <li>a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</li> <li>b. safe and convenient pedestrian and cycle movement;</li> <li>c. adequate on street parking;</li> <li>d. stormwater drainage paths and treatment facilities;</li> <li>e. efficient public transport routes;</li> <li>f. utility services location;</li> <li>g. emergency access and waste collection;</li> <li>h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences;</li> <li>i. expected traffic speeds and volumes; and</li> <li>j. wildlife movement (where relevant).</li> </ul> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p><b>PO16</b></p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs:</p> <ul style="list-style-type: none"> <li>• Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic;</li> <li>• Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion;</li> </ul>	<p><b>E16.1</b></p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p><b>E16.2</b></p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>

<ul style="list-style-type: none"> <li>• Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;</li> <li>• Residential development greater than 50 lots or dwellings;</li> <li>• Offices greater than 4,000m<sup>2</sup> Gross Floor Area (GFA);</li> <li>• Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m<sup>2</sup> GFA;</li> <li>• Warehouses and Industry greater than 6,000m<sup>2</sup> GFA;</li> <li>• On-site carpark greater than 100 spaces;</li> <li>• Development has a trip generation rate of 100 vehicles or more within the peak hour;</li> <li>• Development which dissects or significantly impacts on an environmental area or an environmental corridor.</li> </ul> <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</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 - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p><b>E16.3</b></p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO17</b></p> <p>New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p> <p>Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>	<p><b>E17</b></p> <p>New intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> <li>Where the through road provides an access or residential street function: <ol style="list-style-type: none"> <li>intersecting road located on same side = 60 metres; or</li> <li>intersecting road located on opposite side = 40 metres.</li> </ol> </li> <li>Where the through road provides a local collector or district collector function: <ol style="list-style-type: none"> <li>intersecting road located on same side = 100 metres; or</li> <li>intersecting road located on opposite side = 60 metres.</li> </ol> </li> </ol>

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	<p>c. Where the through road provides a sub-arterial function:</p> <ul style="list-style-type: none"> <li>i. intersecting road located on same side = 250 metres; or</li> <li>ii. intersecting road located on opposite side = 100 metres.</li> </ul> <p>d. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> <li>i. intersecting road located on same side = 350 metres; or</li> <li>ii. intersecting road located on opposite side = 150 metres.</li> </ul> <p>e. Walkable block perimeter does not exceed 500 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this E.</p>								
<p><b>PO18</b></p> <p>All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</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 - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p><b>E18</b></p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1585 1466 2101"> <thead> <tr> <th>Situation</th><th>Minimum construction</th></tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td><td rowspan="3">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)</td></tr> <tr> <td>OR</td></tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td></tr> <tr> <td>OR</td><td></td></tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)	OR	Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR	
Situation	Minimum construction								
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)								
OR									
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;									
OR									

	<table border="1"> <tr> <td data-bbox="807 190 1137 589"> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td><td data-bbox="1139 190 1466 589"> <p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul> </td></tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>
<p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> <li>6m for minor roads;</li> <li>7m for major roads.</li> </ul>		

Stormwater	
<p><b>PO19</b></p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p><b>E19.1</b></p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p><b>E19.2</b></p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p><b>E19.3</b></p> <p>Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p><b>PO20</b></p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p><b>E20.1</b></p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>

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	<p><b>E20.2</b></p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p><b>E20.3</b></p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
	<p><b>E20.4</b></p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p><b>PO21</b></p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p><b>E21</b></p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p><b>PO22</b></p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance 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 example provided.</p>
<p><b>PO23</b></p>	<p>No example 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><b>PO24</b></p> <p>Where development:</p> <ul style="list-style-type: none"> <li>a. is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>b. will result in: <ul style="list-style-type: none"> <li>i. 6 or more dwellings; or</li> <li>ii. an impervious area greater than 25% of the net developable area,</li> </ul> </li> </ul> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</p>	No example provided.
<p><b>PO25</b></p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	No example provided.

#### Site works and construction management

<p><b>PO26</b></p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	No example provided.
<p><b>PO27</b></p> <p>All works on-site are managed to:</p> <ul style="list-style-type: none"> <li>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;</li> </ul>	<p><b>E27.1</b></p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design</p>

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<ul style="list-style-type: none"> <li>b. minimise as far as possible, impacts on the natural environment;</li> <li>c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises;</li> <li>d. avoid adverse impacts on street trees and their critical root zone.</li> </ul>	<p>objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</li> <li>b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind;</li> <li>c. stormwater discharge rates do not exceed pre-existing conditions;</li> <li>d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</li> <li>e. ponding or concentration of stormwater does not occur on adjoining properties.</li> </ul> <p><b>E27.2</b></p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) 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><b>E27.3</b></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><b>E27.4</b></p> <p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p><b>PO28</b></p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p><b>E28</b></p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>



<p><b>PO29</b></p> <p>All development works including 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 - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> <li>the aggregate volume of imported or exported material is greater than 1000m<sup>3</sup>; or</li> <li>the aggregate volume of imported or exported material is greater than 200m<sup>3</sup> per day; or</li> <li>the proposed haulage route involves a vulnerable land use or shopping centre.</li> </ol> <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p><b>E29.1</b></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><b>E29.2</b></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><b>E29.3</b></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><b>E29.4</b></p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p><b>E29.5</b></p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p><b>E29.6</b></p> <p>Access to the development site is obtained via an existing lawful access point.</p>
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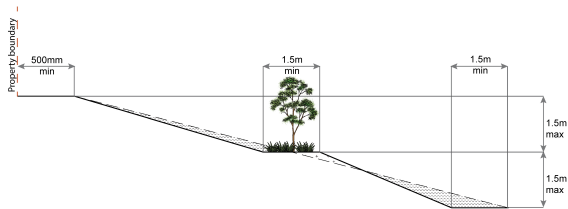
## 7 Local plans

<p><b>PO30</b></p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p><b>E30</b></p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> <li>topsoiled with a minimum compacted thickness of fifty (50) millimetres;</li> <li>stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.</li> </ol> <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage.</p>
<p><b>PO31</b></p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p><b>E31</b></p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p><b>PO32</b></p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> <li>is limited to the area of infrastructure works, building areas and other necessary areas for the works; and</li> <li>includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;</li> <li>is disposed of in a manner which minimises nuisance and annoyance to existing premises.</li> </ol> <p>Note - No burning of cleared vegetation is permitted.</p>	<p><b>E32.1</b></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><b>E32.2</b></p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> <li>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</li> <li>all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</li> </ol> <p>Note - The chipped vegetation must be stored in an approved location.</p>
<p><b>PO33</b></p>	<p><b>E33</b></p> <p>All development works are carried out within the following times:</p>

<p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p><b>PO34</b></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 example provided.</p>

Earthworks	
<p><b>PO35</b></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 slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p>	<p><b>E35.1</b></p> <p>All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.</p>
	<p><b>E35.2</b></p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p>
	<p><b>E35.3</b></p> <p>Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.</p>
	<p><b>E35.4</b></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><b>E35.5</b></p> <p>All filling or excavation is contained on-site and is free draining.</p>
	<p><b>E35.6</b></p>

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	<p>All fill placed on-site is:</p> <ol style="list-style-type: none"> <li>limited to that area necessary for the approved use;</li> <li>clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).</li> </ol> <p><b>E35.7</b></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><b>PO36</b></p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p><b>E36</b></p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p><b>Figure - Embankment</b></p> 
<p><b>PO37</b></p> <p>Filling or excavation is undertaken in a manner that:</p> <ol style="list-style-type: none"> <li>does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</li> <li>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.</li> </ol> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>	<p><b>E37.1</b></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 is defined in Schedule 2 of the Act.</p> <p><b>E37.2</b></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"> <li>a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;</li> </ol>

	<p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p> <p>Note - All building work covered by QDC MP1.4 is excluded from this provision.</p>
<p><b>PO38</b></p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep 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 example provided.</p>
<p><b>PO39</b></p> <p>Filling or excavation does not result in:</p> <ol style="list-style-type: none"> <li>adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;</li> <li>increased flood inundation outside the site;</li> <li>any reduction in the flood storage capacity in the floodway;</li> <li>any clearing of native vegetation.</li> </ol> <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 example provided.</p>
<p><b>PO40</b></p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p><b>E40</b></p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> <li>prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</li> <li>redirect stormwater surface flow away from existing flow paths; or</li> <li>divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:</li> </ol>

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	<ul style="list-style-type: none"> <li>i. concentrates the flow; or</li> <li>ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</li> <li>iii. causes actionable nuisance to any person, property or premises.</li> </ul>
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### PO41

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

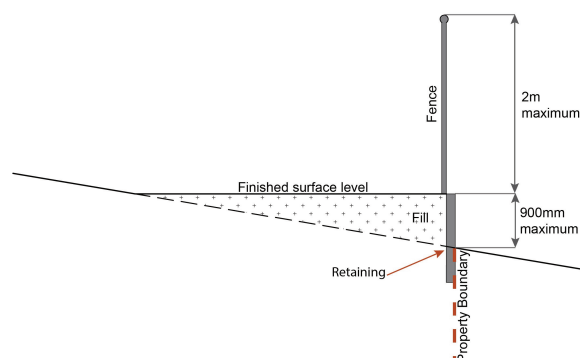
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

### E41

Earth retaining structures:

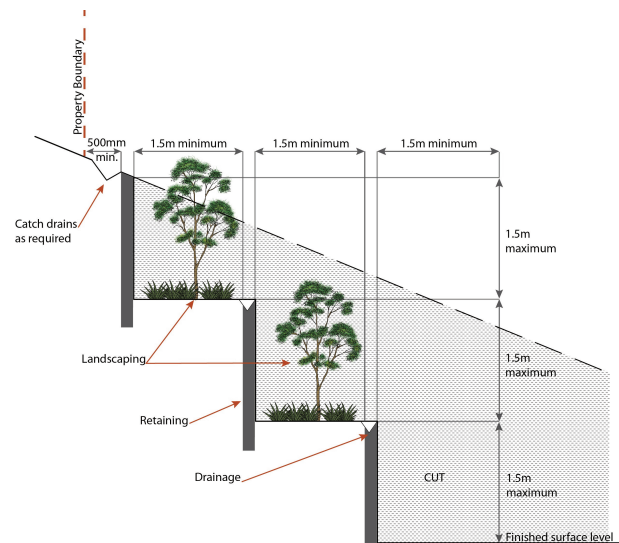
- a. are not constructed of boulder rocks or timber;
- b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on boundary;

**Figure - Retaining on boundary**

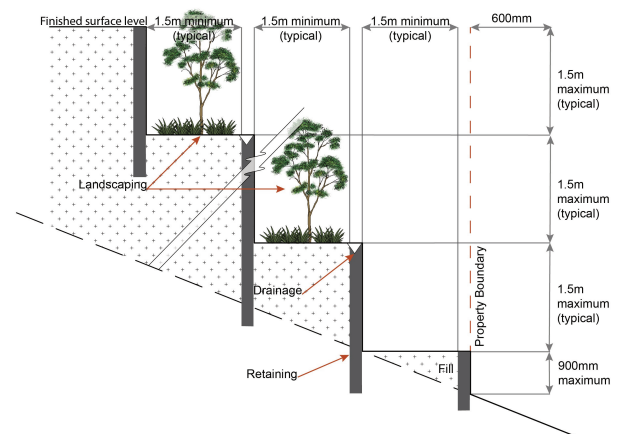


- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained 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<sup>(84)</sup> with accommodation in the form of caravans or tents; or
  - iv. material change of use for outdoor sales<sup>(54)</sup>, 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.

### PO42

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.

### E42.1

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 requirement for accepted development, 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<sup>(84)</sup> 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<sup>(54)</sup>, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales<sup>(54)</sup>, 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.

### E42.2

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.

### E42.3

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*.



<p><b>PO43</b></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><b>E43</b></p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> <li>a. those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> <li>i. the overall layout of the development (to scale);</li> <li>ii. internal road names (where used);</li> <li>iii. all communal facilities (where provided);</li> <li>iv. the reception area and on-site manager's office (where provided);</li> <li>v. external hydrants and hydrant booster points;</li> <li>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</li> </ul> </li> </ul> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> <li>a. in a form;</li> <li>b. of a size;</li> <li>c. illuminated to a level;</li> </ul> <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><b>PO44</b></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><b>E44</b></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 <sup>(10)</sup>	

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<p><b>PO45</b></p> <p>Development for a Caretaker's accommodation<sup>(10)</sup>:</p> <ul style="list-style-type: none"> <li>a. does not compromise the productivity of the use occurring on-site and in the surrounding area;</li> <li>b. is domestic in scale;</li> <li>c. provides adequate car parking provisions exclusive on the primary use of the site;</li> <li>d. is safe for the residents;</li> <li>e. has regard to the open space and recreation needs of the residents.</li> </ul>	<p><b>E45</b></p> <p>Development for Caretaker's accommodation<sup>(10)</sup>:</p> <ul style="list-style-type: none"> <li>a. a Caretaker's accommodation<sup>(10)</sup> has a maximum GFA of 80m<sup>2</sup>;</li> <li>b. no more than 1 Caretaker's accommodation<sup>(10)</sup> is established per site;</li> <li>c. does not gain access from a separate driveway from a road frontage.</li> </ul>
<p><b>Food and drink outlet<sup>(28)</sup></b></p>	
<p><b>PO46</b></p> <p>Food and drink outlets<sup>(28)</sup>:</p> <ul style="list-style-type: none"> <li>a. remain secondary and ancillary to an open space, sport or recreation use;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>e. any liquor or gambling activities associated with a food and drink outlet<sup>(28)</sup> is a secondary and minor component.</li> </ul>	<p><b>E46.1</b></p> <p>The GFA does not exceed 150m<sup>2</sup></p> <p><b>E46.2</b></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><b>E46.3</b></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><b>Landing<sup>(41)</sup></b></p>	
<p><b>PO47</b></p> <p>Development associated with a landing<sup>(41)</sup>:</p> <ul style="list-style-type: none"> <li>a. does not result in adverse impacts upon groundwater and surface water quality;</li> <li>b. does not adversely impact upon hydrological water flows;</li> <li>c. does not result in soil erosion;</li> </ul>	<p>No example provided.</p>

<p>d. does not result in the loss of biodiversity quality and integrity of habitat;</p> <p>e. retains safe and convenient public access to waterways.</p>	
<b>Major electricity infrastructure<sup>(43)</sup>, Substation<sup>(80)</sup> and Utility installation<sup>(86)</sup></b>	
<p><b>PO48</b></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><b>E48.1</b></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><b>E48.2</b></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><b>PO49</b></p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p><b>E49</b></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><b>PO50</b></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><b>E50</b></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>
<b>Market<sup>(46)</sup></b>	
<p><b>PO51</b></p> <p>Markets<sup>(46)</sup>:</p>	<p><b>E51.1</b></p> <p>The market<sup>(46)</sup> does not impact on the ability to undertake activities associated with the primary recreation and open space purpose of the site.</p>

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<ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>c. have minimal economic impact on established businesses on commercially zoned land in the immediate vicinity;</li> <li>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;</li> <li>e. does not adversely impact on the safe and efficient operation of the external road network.</li> </ul>	<p><b>E51.2</b></p> <p>Market<sup>(46)</sup> operates as follows:</p> <ul style="list-style-type: none"> <li>a. no more than 2 days in any week;</li> <li>b. no more than 50 individual stalls;</li> <li>c. all activities, including set-up and pack-up, occur within the hours of 7.00am and 3.00pm;</li> <li>d. no use of amplified music, public address systems and noise generating plant and equipment;</li> <li>e. waste containers are provided at a rate of 1 per food stall and 1 per 4 non-food stalls.</li> </ul>
<p><b>Tourist park<sup>(84)</sup></b></p>	
<p><b>PO52</b></p> <p>Tourist park<sup>(84)</sup>:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. is located within a site area that is of sufficient size to: <ul style="list-style-type: none"> <li>i. accommodate the proposed use and associated facilities including car parking;</li> <li>ii. safe and convenient access to and within the site;</li> <li>iii. achieve a high level of convenience and privacy for occupants; and</li> <li>iv. provide for a high level of open space and on-site amenity for users; and</li> </ul> </li> <li>c. is setback and screened from all property boundaries to minimise adverse visual impacts on adjoining properties;</li> <li>d. is landscaped and screened in a manner that achieves the design principles outlined in Planning scheme policy - Integrated design;</li> </ul>	<p>No example provided.</p>

<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>	
<p><b>Telecommunications facility<sup>(81)</sup></b></p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities <sup>(81)</sup> 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><b>PO53</b></p> <p>Telecommunications facilities<sup>(81)</sup> are co-located with existing telecommunications facilities<sup>(81)</sup>, Utility installation<sup>(86)</sup>, Major electricity infrastructure<sup>(43)</sup> or Substation<sup>(80)</sup> if there is already a facility in the same coverage area.</p>	<p><b>E53.1</b></p> <p>New telecommunication facilities<sup>(81)</sup> are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p><b>E53.2</b></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><b>PO54</b></p> <p>A new Telecommunications facility<sup>(81)</sup> 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><b>E54</b></p> <p>A minimum area of 45m<sup>2</sup> is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.</p>
<p><b>PO55</b></p> <p>Telecommunications facilities<sup>(81)</sup> do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p><b>E55</b></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><b>PO56</b></p> <p>The Telecommunications facility<sup>(81)</sup> does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> <li>high quality design and construction;</li> <li>visually integrated with the surrounding area;</li> <li>not visually dominant or intrusive;</li> <li>located behind the main building line;</li> <li>below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>camouflaged through the use of colours and materials which blend into the landscape;</li> <li>treated to eliminate glare and reflectivity;</li> </ol>	<p><b>E56.1</b></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><b>E56.2</b></p> <p>In all other areas towers do not exceed 35m in height.</p> <p><b>E56.3</b></p>

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<p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <p>a. reduce recognition in the landscape;</p> <p>b. reduce glare and reflectivity.</p> <p><b>E56.4</b></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><b>E56.5</b></p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p><b>E56.6</b></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><b>PO57</b></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><b>E57</b></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><b>PO58</b></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><b>E58</b></p> <p>All equipment comprising the Telecommunications facility<sup>(81)</sup> 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><b>Values and constraints criteria</b></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>	

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

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

**PO59**

Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:

- a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;
- b. protects the environmental and ecological values and health of receiving waters;
- c. protects buildings and infrastructure from the effects of acid sulfate soils.

**E59**

Development does not involve:

- a. excavation or otherwise removing of more than 100m<sup>3</sup> of soil or sediment where below than 5m Australian Height datum AHD; or
- b. filling of land of more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

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

Note – The following are excluded from the native vegetation 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 accepted development under Part 1, 1.7.7 Accepted 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.

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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

#### PO60

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

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

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

No example provided.

#### PO61

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;
- c. provide replacement and rehabilitation planting to improve connectivity;
- d. avoiding the creation of fragmented and isolated patches of habitat;
- e. providing wildlife movement infrastructure.

Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.

No example provided.

### Vegetation clearing and habitat protection

#### PO62

No example provided.



Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	
<b>PO63</b> 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: <ul style="list-style-type: none"> <li>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</li> <li>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</li> <li>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</li> </ul>	No example provided.
<b>PO64</b> Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: <ul style="list-style-type: none"> <li>a. providing contiguous patches of habitat;</li> <li>b. avoiding the creation of fragmented and isolated patches of habitat;</li> <li>c. providing wildlife movement infrastructure;</li> <li>d. providing replacement and rehabilitation planting to improve connectivity.</li> </ul>	No example provided.
<b>Vegetation clearing and soil resource stability</b>	
<b>PO65</b> Development does not: <ul style="list-style-type: none"> <li>a. result in soil erosion or land degradation;</li> <li>b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</li> </ul>	No example provided.
<b>Vegetation clearing and water quality</b>	
<b>PO66</b> Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: <ul style="list-style-type: none"> <li>a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads;</li> <li>b. avoiding or minimising changes to landforms to maintain hydrological water flows;</li> <li>c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry<sup>(4)</sup> and animal keeping<sup>(5)</sup> activities.</li> </ul>	No example provided.

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<p><b>PO67</b></p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> <li>minimising flow velocity to reduce erosion;</li> <li>minimising hard surface areas;</li> <li>maximising the use of permeable surfaces;</li> <li>incorporating sediment retention devices;</li> <li>minimising channelled flow.</li> </ol>	<p>No example provided.</p>
<p><b>Vegetation clearing and access, edge effects and urban heat island effects</b></p>	
<p><b>PO68</b></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 example provided.</p>
<p><b>PO69</b></p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> <li>providing dense planting buffers of native vegetation between a development and environmental areas;</li> <li>retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ;</li> <li>restoring, rehabilitating and increasing the size of existing patches of native vegetation;</li> <li>ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors;</li> <li>landscaping with native plants of local origin.</li> </ol> <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 example provided.</p>
<p><b>PO70</b></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"> <li>pervious surfaces;</li> <li>providing deeply planted vegetation buffers and green linkage opportunities;</li> <li>landscaping with local native plant species to achieve well-shaded urban places;</li> <li>increasing the service extent of the urban forest canopy.</li> </ol>	<p>No example provided.</p>
<p><b>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</b></p>	

<p><b>PO71</b></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, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	<p>No example provided.</p>
<p><b>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</b></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><b>PO72</b></p> <p>Development will:</p> <ol style="list-style-type: none"> <li>not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building;</li> <li>protect the fabric and setting of the heritage site, object or building;</li> <li>be consistent with the form, scale and style of the heritage site, object or building;</li> <li>utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;</li> <li>incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</li> <li>retain public access where this is currently provided.</li> </ol>	<p><b>E72</b></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><b>PO73</b></p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> <li>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</li> <li>demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or</li> </ol>	<p>No example provided.</p>

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<ul style="list-style-type: none"> <li>c. limited demolition is performed in the course of repairs, maintenance or restoration; or</li> <li>d. demolition is performed following a catastrophic event which substantially destroys the building or object.</li> </ul>	
<p><b>PO74</b></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 example provided.</p>
<p><b>PO75</b></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><b>E75</b></p> <p>Development does:</p> <ul style="list-style-type: none"> <li>a. not result in the removal of a significant tree;</li> <li>b. not occur within 20m of a protected tree;</li> <li>c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</li> </ul>
<p><b>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</b></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><b>PO76</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. minimises the risk to persons from overland flow;</li> <li>b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.</li> </ul>	<p>No example provided.</p>
<p><b>PO77</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</li> </ul>	<p>No example 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><b>PO78</b></p> <p>Development does not:</p> <ol style="list-style-type: none"> <li>directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</li> <li>increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.</li> </ol> <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 example provided.</p>
<p><b>PO79</b></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><b>E79</b></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><b>PO80</b></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><b>E80</b></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><b>PO81</b></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><b>E81.1</b></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"> <li>Urban area – Level III;</li> <li>Rural area – N/A;</li> <li>Industrial area – Level V;</li> <li>Commercial area – Level V.</li> </ol>
	<p><b>E81.2</b></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><b>PO82</b></p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ul style="list-style-type: none"> <li>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</li> <li>b. an overland flow path where it crosses more than one premises;</li> <li>c. inter-allotment drainage infrastructure.</li> </ul> <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 example provided.
<b>Additional criteria for development for a Park<sup>(57)</sup></b>	
<p><b>PO83</b></p> <p>Development for a Park<sup>(57)</sup> 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"> <li>a. public benefit and enjoyment is maximised;</li> <li>b. impacts on the asset life and integrity of park structures is minimised;</li> <li>c. maintenance and replacement costs are minimised.</li> </ul>	<p><b>E83</b></p> <p>Development for a Park<sup>(57)</sup> ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<b>Riparian and wetland setbacks</b>	
<p><b>PO84</b></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"> <li>a. impact on fauna habitats;</li> <li>b. impact on wildlife corridors and connectivity;</li> </ul>	<p><b>E84</b></p> <p>Development does not occur within:</p> <ul style="list-style-type: none"> <li>a. 50m from top of bank for W1 waterway and drainage line</li> <li>b. 30m from top of bank for W2 waterway and drainage line</li> </ul>

<ul style="list-style-type: none"> <li>c. impact on stream integrity;</li> <li>d. impact of opportunities for revegetation and rehabilitation planting;</li> <li>e. edge effects.</li> </ul>	<ul style="list-style-type: none"> <li>c. 20m from top of bank for W3 waterway and drainage line</li> <li>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</li> </ul> <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><b>Transport noise corridors (refer Overlay map - Transport noise corridors)</b></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>	