6.2 Zone codes

6.2.1 Centre zone code

6.2.1.1 Application - Centre zone

This code applies to undertaking development in the Centre zone, if:

1. the development has been categorised as either accepted development subject to requirements or assessable development - code assessment, and this code is identified as applicable to that development in the assessment benchmarks for assessable development and requirements for accepted development column of a table of assessment (Part 5);

2. the development has been categorised as assessable development - impact assessment (Part 5).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.
For accepted development subject to requirements or assessable development under this Code:

1. Part A of the code applies to accepted development subject to requirements in a higher order, district, local or specialised centre precinct;

2. Part B of the code applies to assessable development in the 6.2.1.1 6.2.1.1 'Caboolture centre precinct';

3. Part C of the code applies to assessable development in the 6.2.1.2 6.2.1.2 'Morayfield centre precinct';

4. Part D of the code applies to assessable development in the 6.2.1.3 6.2.1.3 'Petrie mill precinct';

5. Part E of the code applies to assessable development in the 6.2.1.4 6.2.1.4 'Strathpine centre precinct';

6. Part F of the code applies to assessable development in the 6.2.1.5 6.2.1.5 'District centre precinct';

7. Part G of the code applies to assessable development in the 6.2.1.6 6.2.1.6 'Local centre precinct';

8. Part H of the code applies to assessable development in the 6.2.1.7 6.2.1.7 'Specialised centre precinct'.

6.2.1.2 Purpose - Centre zone

1. The purpose of the Centre zone code is to provide for a mix of uses and activities. These uses include, but are not limited to; business, retail, professional, administrative, community, entertainment, educational, recreational, cultural and residential activities. Centres have a variety of scales based on their location and surrounding activities;

2. The purpose of the centre zone code is to recognise, foster and encourage the development of vibrant, multi-functional centres that form a network within the region to:

    a. provide a foundation for economic growth through the interaction and co-location of a diverse mix of uses, the achievement of clustered economies, and the more efficient concentration of goods and service;

    b. provide a focus for government and non-government investment in major public transport, health, higher education, cultural, recreational and entertainment facilities;

    c. provide a focus for community and social interaction;

    d. manage private travel demand by encouraging multi-purpose trips of lower frequency and reduced duration;

e. provide enhanced opportunities for land use and transport integration particularly in respect of active (pedestrian, bicycle) and public transport networks;

f. provide an interesting and diverse mixed-use residential environment.

3. The Centre zone code seeks to implement the policy direction set in Part 3, Strategic Framework.

4. The Centre zone comprises 7 precincts which have the following purpose:

a. Higher order centre precincts:

i. Caboolture, Morayfield and Strathpine centre precincts
The purpose of these higher order centre precincts is to support the development of the region's higher order centres as the main centres for administration, business, shopping and civic investment in the region. Higher order centres provide the greatest mix of land uses and the highest development densities. Higher order centres have a central, highly accessible core which contains the highest density of development, and accommodates land uses such as major and specialist retail, professional and other specialist services and civic, education, health and cultural facilities that benefit from a highly accessible location. Higher order centres are located around a significant transit node, and at the centre of the transport networks serving the community. These are the largest centres, providing a large number and range of employment opportunities serving the region's population.

ii. Petrie mill precinct
The purpose of this higher order centre precinct is to maximise opportunities for the evolution of the precinct as a centre focused on education and health employment opportunities. The precinct will transform the role of the Petrie mill precinct as a crucial and vital part of the region’s growth and economic future. The precinct will have a central, highly accessible core supported by a range of land uses such as retail, commercial, industry, residential and community functions including significant sport and recreation facilities and community uses which collectively and actively contribute to the broader role of Petrie as a district centre.

iii. Each higher order centre has its own precinct. The higher order centre precincts are:
Caboolture centre precinct
Morayfield centre precinct
Petrie mill precinct
Strathpine centre precinct

Note - The Mango Hill Infrastructure Development Control Plan applies to development in North Lakes.

b. District centre precinct

The purpose of the District centre precinct is to provide a wide range of services and facilities at a significantly lower scale and lower intensity than higher order centres and serve a smaller catchment population of 20,000 - 50,000 people. District centres provide a focal point for inter-suburban transport networks and for surrounding medium density neighbourhoods. District centres provide health, education and community facilities and a range of Shops[(75)] including full-line supermarkets and specialist stores to cater for weekly shopping needs.
The District centre precincts are:
Bellara / Bongaree
Burpengary
Deception Bay
Margate
Kallangur
Petrie
Warner
Albany Creek

Arana Hills

c. Local centre precinct

The purpose of the Local centre precinct is to provide a limited range of services, including convenience retail, to a cluster of local neighbourhoods. They have good local accessibility, particularly active transport and act as a focal point and meeting place for the local community. Local centres generally serve a catchment of 10,000- 15,000 people and are generally defined by the presence of a full-line supermarket or a fully functioning main street that caters for a catchment of the same size.
The Local centre precincts are:
Albany Creek - Old North Road
Banksia Beach, Banksia Beach Shopping Centre - Sunderland Drive
Bongaree, First Avenue Strip
Bray Park, Kensington Village Shopping Centre - Sovereign Avenue
Beachmere, Beachmere Road
Caboolture, Central Lakes - Pettigrew Street
Clontarf, Elizabeth Avenue
Kallangur, Lilly Brook Shopping Village - Brickworks Road
Kippa-Ring, Dolphins Central - Ashmole Road
Lawnton, Gympie Road
Murrumba Downs, Murrumba Downs Shopping Centre - Dohles Rocks Road West
Narangba, Young Road and Golden Wattle Drive

d. Specialised centre precinct

The purpose of the Specialised centre precinct is to provide for the establishment of retail uses which have specific locational or land requirements that are difficult to achieve within higher order, district or local centres. Bulky goods premises often needing a large area for the handling, display or storage of goods or direct vehicular access by members of the public to the site to load or unload goods. These uses service a regional catchment of 40,000 - 80,000 people, are clustered together forming individual precincts rather than being located at the periphery of a higher order, district or local centre.
The Specialised centre precincts are:
Mango Hill, Anzac Avenure
Morayfield, Morayfield Road south
Rothwell, Deception Bay Road
Rothwell, Anzac Avenue
Strathpine, Gympie Road South
Lawnton, Gympie Road

Note - In addition to centres a neighbourhood can contain small groups of Shops(75), Offices(53) and community activities known as Neighbourhood Hubs. These are small scale developments rather than centres and are guided by the zone or pr(53)ecinct they are located within (e.g. General residential zone) and are not addressed in this code.

5. The purpose of the code will be achieved through the following overall outcomes:

a. Development is consistent with the role and function of the centre, as identified on the Moreton Bay centres network table below (refer Table 6.2.1.1).

Table 6.2.1.1 Moreton Bay centres network

Moreton Bay centres network					
	Higher Order - Caboolture, Morayfield and Strathpine	**Higher Order - Petrie mill**	**District**	**Local**	**Specialised**

Moreton Bay centres network					
Role/Function	- Key centre within the SEQ Region. - Most intense concentration of retail, commercial and civic development.	- Key centre within the SEQ Region. - Most intense concentration of employment.	- Focus for retail and commercial development within the planning area.	- Focus for retail and commercial activity within the local area.	- Focus for large (bulky goods) Showrooms**(78)**.
Catchment	Regional	Regional	District	Local	Sub-Regional
Transport connectivity	Important focus for passenger rail and high frequency bus networks in the region.	Important focus for passenger rail and high frequency bus networks in the region.	Key focal point within the regional public transport system.	Stopping or transfer point for bus or train network.	Reliant on direct vehicular access due to the need to load and unload goods
Scale of Retail activities	>40,000m^2 GFA	Not specified	15,000m^2 - 25,000m^2 GFA	5,000m^2 - 7,000m^2 GFA	Not specified
Retail activities	**Including**: - Department stores (including discount department stores) - Showrooms**(78)** - Personal Services - Full-line supermarkets - Full range of specialty stores **Excludes**: N/A	**Including:** Not specified **Excludes**: Not specified	**Including**: - Discount department stores) - Full-line supermarkets - Personal Services - Specialty stores **Excludes**: N/A	**Including**: - A full-line supermarket - Convenience stores - Personal services - Specialty stores **Excludes**: - Department stores (including discount department stores) - Showrooms**(78)** - Multiple full-line supermarkets	**Including**: - Bulky goods retailing **Excludes**: - Department stores (including discount department stores) - Supermarkets - Specialty stores - Convenience stores - Personal services
Scale of commercial activities	Effectively no GFA limit	Effectively no GFA limit	>5,000m^2 GFA	2,000m^2 - 5,000m^2 GFA	N/A
Commercial activities	**Includes**: - Key administration centre - State and local government offices - Professional and service businesses **Excludes**: N/A	**Includes:** - High employment generating activities, such as, higher education and Hospital**(36)** uses - Key administration centre - State and local government offices - Professional and service businesses **Excludes**: N/A	**Includes**: - Intermediate level offices - Local professional offices **Excludes**: N/A	**Including**: - Local professional offices **Excludes**: - District level and above professional and government offices	**Includes**: N/A **Excludes**: - All commercial activities

Moreton Bay centres network					
Residential activities	- High density, multi-storey	- High density, multi-storey	- Medium density, multi-storey	- Medium - low density, low-rise	- No residential activity other than caretakers
Community activities	- Artistic, social or cultural facilities - Child care - Education - Emergency services(25) - Health services - Religious activities - Social interaction or entertainment - Support services	- Education - Health and medical services - Artistic, social or cultural facilities - Child care - Emergency services - Religious activities - Social interaction or entertainment - Support services	- Artistic, social or cultural facilities - Child care - Education - Emergency services(25) - Health services - Religious activities - Social interaction or entertainment - Support services	- Artistic, social or cultural facilities - Child care - Education - Emergency services(25) - Health services - Religious activities - Social interaction or entertainment - Support services	- No community activities
Other activities	- Regional focus for health, education, cultural and entertainment facilities - Regional civic park	- Regional focus for health, education and entertainment - Regional civic park	- Entertainment facilities - District civic park	- Small scale entertainment activities - Local civic park	- No other activities

6.2.1.2 Accepted development subject to requirements

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 6.2.1.2. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 6.2.1.2, the category of development changes to 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)						
	Caboolture centre precinct	**Morayfield centre precinct**	**Petrie mill precinct**	**Strathpine centre precinct**	**District centre precinct**	**Local centre precinct**	**Specialised centre precinct**
RAD1	PO1, PO2	PO1, PO2		PO1, PO2	PO1	PO1	PO1
RAD2	PO5	PO3, PO4		PO3	PO2	PO2	PO2
RAD3	PO10	PO7		PO8	PO5	PO5	PO5
RAD4	PO16	PO10		PO12	PO12	PO12	PO9
RAD5	PO17-PO19	PO11-PO13		PO13-PO15	PO13-PO15	PO13-PO15	PO10-PO12
RAD6	PO22	PO16		PO19	PO19	PO19	PO15
RAD7	PO23	PO17		PO20	PO20	PO20	PO16
RAD8	PO27	PO21		PO25	PO22	PO22	PO18
RAD9	PO35	PO29		PO33	PO30	PO30	PO26
RAD10	PO37-PO42	PO31-PO36		PO34-PO40	PO32-PO37	PO32-PO37	PO28-PO33

RAD11	PO46	PO40		PO44	PO41	PO41	PO37
RAD12	PO46	PO40		PO44	PO41	PO41	PO37
RAD13	PO48	PO42		PO46	PO43	PO43	PO39
RAD14	PO50	PO44		PO48	PO45	PO45	PO41
RAD15	PO52	PO46		PO50	PO47	PO47	PO43
RAD16	PO53	PO47		PO51	PO48	PO48	PO44
RAD17	PO55	PO49		PO53	PO50	PO50	PO46
RAD18	PO57	PO51		PO55	PO52	PO52	PO48
RAD19	PO58	PO52		PO56	PO53	PO53	PO49
RAD20	PO55	PO49		PO53	PO50	PO50	PO46
RAD21	PO59	PO53		PO57	PO54	PO54	PO50
RAD22	PO59-PO64	PO53-PO58		PO57-PO62	PO54-PO59	PO54-PO59	PO50-PO55
RAD23	PO61	PO55		PO59	PO56	PO56	PO52
RAD24	PO65	PO59		PO63	PO60	PO60	PO56
RAD25	PO65	PO59		PO63	PO60	PO60	PO56
RAD26	PO65	PO59		PO63	PO60	PO60	PO56
RAD27	PO66	PO60		PO64	PO61	PO61	PO57
RAD28	PO67	PO61		PO65	PO62	PO62	PO58
RAD29	PO74	PO67		PO72	PO68	PO68	PO64
RAD30	PO74	PO67		PO72	PO68	PO68	PO64
RAD31	PO73	PO66		PO71	PO67	PO67	PO63
RAD32	PO74	PO67		PO72	PO68	PO68	PO64
RAD33	PO68	PO62		PO66	PO63	PO63	PO59
RAD34	PO68	PO62		PO66	PO63	PO63	PO59
RAD35	PO78	PO69		PO76	PO70	PO70	PO66
RAD36	PO79	PO70		PO77	PO71	PO71	PO67
RAD37	PO80	PO71		PO78	PO72	PO72	PO68
RAD38	PO80	PO71		PO78	PO72	PO72	PO68
RAD39	PO80	PO71		PO78	PO72	PO72	PO68
RAD40	PO80	PO71		PO78	PO72	PO72	PO68
RAD41	PO82	PO73		PO80	PO74	PO74	PO70
RAD42	PO86	PO75		PO88	PO75	PO75	PO71
RAD43	PO87-PO97	PO76-PO87		PO89-PO100	PO76-PO87	PO76-PO87	PO72-PO83
RAD44	PO87-PO97	PO76-PO87		PO89-PO100	PO76-PO87	PO76-PO87	PO72-PO83
RAD45	N/A	N/A		PO101	N/A	N/A	N/A
RAD46	N/A	N/A		PO102	N/A	N/A	N/A

RAD47	N/A	N/A		PO103	N/A	N/A	N/A
RAD48	N/A	N/A		PO104	N/A	N/A	N/A
RAD49	N/A	N/A		N/A	N/A	N/A	84
RAD50	N/A	N/A		N/A	N/A	N/A	85
RAD51	N/A	N/A		N/A	N/A	N/A	85
RAD52	PO98-PO99	PO88-PO90		PO105-PO107	PO88-PO90	PO88-PO90	PO86-PO88
RAD53	PO98-PO99	PO88-PO90		PO105-PO107	PO88-PO90	PO88-PO90	PO86-PO88
RAD54	PO101	PO91		PO108	PO91	PO91	PO89
RAD55	PO101	PO91		PO108	PO91	PO91	PO89
RAD56	PO101	PO91		PO108	PO91	PO91	PO89
RAD57	N/A	N/A		N/A	N/A	N/A	N/A
RAD58	N/A	N/A		PO109	N/A	N/A	N/A
RAD59	N/A	N/A		N/A	N/A	N/A	N/A
RAD60	N/A	N/A		N/A	PO92-PO93	N/A	N/A
RAD61	PO102-PO104, PO106-PO108	PO94-PO96, PO98-PO100		PO111-PO113, PO115-PO117	PO95-PO97, PO99-PO101	PO93-PO95, PO97-PO100	PO90-PO92, PO94-PO96
RAD62	PO102-PO104, PO106-PO108	PO94-PO96, PO98-PO100		PO111-PO113, PO115-PO117	PO95-PO97, PO99-PO101	PO93-PO95, PO97-PO100	PO90-PO92, PO94-PO96
RAD63	PO102-PO104	PO94-PO96		PO111-PO113	PO95-97	PO93-PO95	PO90-PO92
RAD64	PO105	PO97		PO114	PO98	PO96	PO93
RAD65	PO109	PO101		PO118	PO102	PO101	PO97
RAD66	N/A	N/A		N/A	PO104	PO103	N/A
RAD67	PO110	PO102		PO119	PO103	PO102	PO98

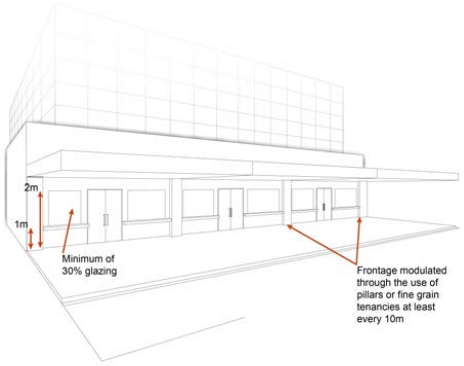
Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are set out in: Part B, Table 6.2.1.1.1 Caboolture centre precinct; Part C, Table 6.2.1.2.1 Morayfield centre precinct; Part D, Table 6.2.1.3.1 Petrie mill precinct; Part E, Table 6.2.1.4.1 Strathpine centre precinct; Part F, Table 6.2.1.5.1 District centre precinct; Part G, Table 6.2.1.6.1 Local centre precinct; and Part H, Table 6.2.1.7.1 Specialised centre precinct respectively; as well as the relevant 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.

Part A - Requirements for accepted development - Higher order, District, Local or Specialised centre precinct

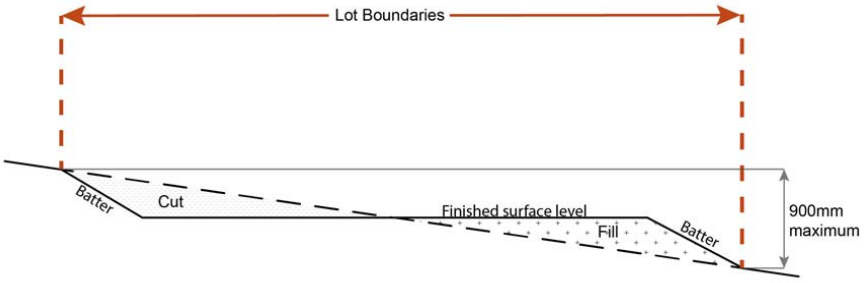
Table 6.2.1.2 Requirements for accepted development - Higher order, District, Local or Specialised centre precincts

Requirements for accepted development	
General requirements	
Extensions to existing buildings	
RAD1	Extensions to an existing building do not exceed 80m^2 GFA on-site.

	Note -The increase in GFA as stated above, includes any previous increases in gross floor area undertaken as accepted development, building work or accepted development subject to requirements under this planning scheme.
Active frontage	
RAD2	Where involving an extension (building work) in front of the main building line: a. a minimum of 50% of the front facade of the extension to the building is made up of windows or glazing between a height of 1m and 2m; b. the minimum area of window or glazing remains uncovered (e.g. is transparent and not covered by screens, curtains, furniture, internal fixtures, objects or the like) and free of signage. **Figure - Glazing** 
Building height	
RAD3	Where involving an extension (building work), building height of the extension does not exceed the maximum height identified on Overlay map - Building heights.
Car parking	
RAD4	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.
RAD5	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
Waste	
RAD6	Where involving an extension (building work) and new waste management arrangements on site or changes to the existing waste management arrangements on site, all bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping	
RAD7	Development does not result in a reduction in the area (m^2) or standard of established landscaping on-site. Note - This does not apply to vacant parts of a site not developed that might be grassed or contain other vegetation.
Lighting	

RAD8	Any new or changes to existing 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	
RAD9	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; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. 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.
Works requirements	
Utilities	
RAD10	Where available, the development is connected to: a. an existing reticulated electricity supply; b. telecommunications and broadband; c. reticulated sewerage; d. reticulated water; e. sealed and dedicated road.
Access	

RAD11	Any new or changes to existing site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD12	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
Stormwater	
RAD13	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.
RAD14	Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development: a. is for urban purposes only; b. involves a land area greater than 2500m^2; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area.
Site works and construction management	
RAD15	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD16	Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.
RAD17	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.
RAD18	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.
RAD19	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD20	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
Earthworks	
RAD21	The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798.

	Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures
RAD22	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.
RAD23	Filling or excavation does not result in: a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken. Note - Public sector entity is defined in Schedule 2 of the Act.

Fire services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

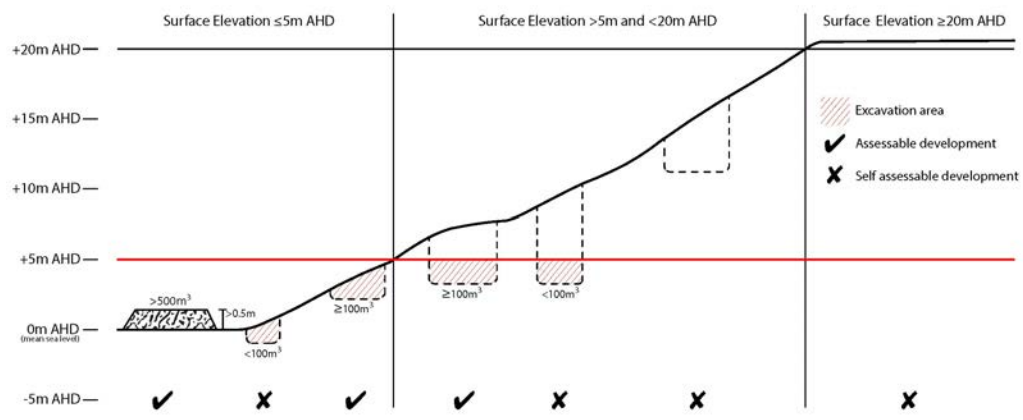
i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water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

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

RAD24	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**(84)** or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales**(54)**, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales**(54)**, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
RAD25	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.
RAD26	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*.
RAD27	For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form;

	b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
RAD28	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 *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific requirements	
Residential uses (Dwelling units(23) and Caretaker's accommodation(10))	
RAD29	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
RAD30	Dwellings are located behind or above the non-residential use on-site.
RAD31	Dwellings are provided with a private open space area that: a. is directly accessible from a living area within the dwelling; b. is screened for privacy; c. ground level dwellings include a minimum private open spaces area of $16m^2$ with a minimum dimension of 4m that is not located in front of the main building line; or above ground level dwellings include a minimum private open space area of $8m^2$ with a minimum dimension of 2.5m.
RAD32	The street number is clearly displayed at the entrance to the dwelling, and at the front of the site to enable identification by emergency services(25).
Home based business (35)	
RAD33	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.
RAD34	The Home based business(35) occupies an area of the existing dwelling or on-site structure not greater than $40m^2$ gross floor area.
Telecommunications facility(81) Editor's note - In accordance with the Federal legislation Telecommunications facilities(81) must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
RAD35	A minimum of $45m^2$ is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.

RAD36	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.
RAD37	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
RAD38	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD39	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD40	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.
RAD41	All equipment comprising the telecommunications facility(81) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints 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^3 and 500m^3 respectively.	
RAD42	Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below 5m Australian Height Datum AHD, or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m AHD.



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 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.

RAD43	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house[(22)] or extension to an existing dwelling house[(22)] only on lots less than 750m^2.

	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.
RAD44	No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer. This does not apply to the following: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, 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.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following requirements apply)	
RAD45	Development does not result in more than one dwelling house**(22)** per lot within separation areas.
RAD46	Development within the separation area does not include the following uses: a. caretaker's accommodation**(10)**; b. community residence**(16)**; c. dual occupancy**(21)**; d. dwelling unit**(23)**; e. hospital**(36)**; f. rooming accommodation**(69)**; g. multiple dwelling**(49)**;

	h. non-resident workforce accommodation[52]; i. relocatable home park[62]; j. residential care facility[65]; k. resort complex[66]; l. retirement facility[67]; m. rural workers' accommodation[71]; n. short-term accommodation[77]; o. tourist park[84].
RAD47	All habitable rooms within the separation area are: a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
RAD48	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD49	The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation[10], except where located in the Extractive industry zone; b. Community residence[16]; c. Dual occupancy[21]; d. Dwelling house;[22] e. Dwelling unit[23]; f. Hospital[36]; g. Rooming accommodation[69]; h. Multiple dwelling[49]; i. Non-resident workforce accommodation[52]; j. Relocatable home park[62]; k. Residential care facility[65]; l. Resort complex[66]; m. Retirement facility[67]; n. Rural workers' accommodation[71]; o. Short-term accommodation[77]; p. Tourist park[84].
RAD50	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD51	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
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.	
RAD52	Development is for the preservation, maintenance, repair and restoration of the site, object or building.

	This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character. Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD53	A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan. This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.
RAD54	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.
RAD55	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: a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground level prior to work commencing.
RAD56	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD57	Development does not include the following uses within a Wastewater treatment site buffer: a. Caretaker's accommodation**(10)**; b. Community residence**(16)**; c. Dual occupancy**(21)**; d. Dwelling house;**(22)** e. Dwelling unit**(23)**; f. Hospital**(36)**; g. Rooming accommodation**(69)**; h. Multiple dwelling**(49)**; i. Non-resident workforce accommodation**(52)**; j. Relocatable home park**(62)**; k. Residential care facility**(65)**; l. Resort complex**(66)**; m. Retirement facility**(67)**; n. Rural workers' accommodation**(71)**; o. Short-term accommodation**(77)**; p. Tourist park**(84)**.
RAD58	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.

RAD59	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD60	All habitable rooms located within an Electricity supply substation buffer are: a. located a minimum of 10m from an electricity supply substation[(80)] ; and b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD61	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.
RAD62	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow
RAD63	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD64	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.
RAD65	Development for a material change of use or building work for a Park[(57)] ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)	
RAD66	Where located in the Locally important (Coast) scenic amenity overlay; a. landscaping comprises indigenous coastal species; b. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency. This does not apply to a fence or wall at an angle of 90o to the coast; c. where over 12m in height, the building design includes the following architectural character elements: 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.

Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)

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

RAD67	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

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

6.2.1.1 Caboolture centre precinct

6.2.1.1.1 Purpose - Caboolture centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Caboolture centre precinct:

    a. Development reinforces the Caboolture centre precinct as the main centre for administration and business within the Moreton Bay Region.

    b. Development contributes to the consolidation of the Caboolture centre precinct, through:

        i. greater land use efficiency within the precinct;

        ii. increasing residential density and diversity within the centre and around the railway station.

    c. Development is contained within the precinct boundaries and does not result in centre uses occurring outside of the expansion of the Caboolture centre precinct into adjoining zones.

    d. Development incorporates transit oriented development principles and encourages increased active and public transport usage, by:

        i. increasing land use intensity within walking distance of public transport facilities;

        ii. contributing to attractive, walkable street environments, through streetscape upgrades and enhancements;

        iii. prioritising pedestrian and cycle safety and movement over private vehicle access and movement.

    e. High density residential activities are encouraged within the precinct.

    f. The intensity of development and mix of land uses provided in the precinct supports the provision of high frequency public transport services and other services and facilities.

    g. The built form of the Caboolture centre precinct is characterised by medium to high rise buildings.

    h. King Street remains the prominent location for higher order retail uses in the precinct.

    i. Strategic re-development of key sites within the precinct provide an opportunity to:

        i. increase the intensity and mix of land uses provided in the precinct;

        ii. increase land use efficiency, through more intense building forms;

        iii. realise important pedestrian connections and public realm improvements.

    j. The number of car parking spaces is managed to:

        i. encourage the use of active and public transport;

        ii. increase land use efficiency;

        iii. improve development feasibility;

        iv. avoid the negative impacts of large areas of car parking on the streetscape.

    k. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.

l. 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, low-maintenance building materials, lightweight elements and recesses.

m. Crime prevention through environmental design principles are incorporated into the design of buildings and public spaces to ensure the safety and security of people and property.

n. The ground and podium levels of development are occupied by retail, commercial or Community uses[(17)] to provide activities close to the public realm.

o. Adverse impacts on the amenity of surrounding land uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining the centre.

p. Uses and activities contribute to a horizontal and vertical mix and the co-location of uses, concentrated in a compact urban form.

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.

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 Caboolture centre precinct includes one or more of the following:

• Bar(7)	• Function facility(29)	• Place of worship(60)
• Caretaker's accommodation(10)	• Hardware and trade supplies(32)	• Rooming accommodation(69)
• Child care centre(13)	• Health care services(33)	• Sales office(72)
• Club(14)	• Home based business(35)	• Service industry(73)
• Community care centre(15)	• Hotel(37)	• Shop(75)
• Community use(17)	• Indoor sport and recreation(38)	• Shopping centre(76)
• Dual occupancy(21) - if in a mixed use building	• Low impact industry(42) - if not located adjoining a main street	• Short term accommodation(77)
• Dwelling unit(23)	• Market(46)	• Showroom(78)
• Educational establishment(24)	• Multiple dwelling(49)	• Theatre(82)
• Emergency services(25)	• Office(53)	• Veterinary services(87)
• Food and drink outlet(28)		

w. Development in the Caboolture centre precinct does not include any of the following:

• Agricultural supplies store(2) • Air services(3) • Animal husbandry(4) • Animal keeping(5) • Aquaculture(6) • Brothel(8) • Bulk landscape supplies(9) • Cemetery(12) • Crematorium(18) • Cropping(19) • Detention facility(20)	• Extractive industry(27) • High impact industry(34) • Intensive animal industry(39) • Intensive horticulture(40) • Marine industry(45) • Medium impact industry(47) • Motor sport facility(48) • Outdoor sport and recreation(55) • Permanent plantation(59) • Relocatable home park(62)	• Rural industry(70) • Rural workers accommodation(71) • Special industry(79) • Tourist park(84) • Transport depot(85) • Warehouse(88) • Wholesale nursery(89) • Winery(90)

x. 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 - Caboolture concept plan for details and examples.

Part B - Criteria for assessable development - Caboolture centre precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part B, Table 6.2.1.1.1 as well as the purpose statement and overall outcomes of this code.

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

Table 6.2.1.1.1 Assessable development - Caboolture centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Role of Caboolture centre precinct	
PO1 Development in the Caboolture centre precinct: a. reflects the prominence of the Caboolture centre precinct as a higher order centre and key focal point for regional employment and development in South East Queensland;	No example provided.

b. does not undermine the growth of the Caboolture centre precinct as the central business district, being the focus for administration, business, commercial and high quality retail in the Moreton Bay region; c. is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network. Note - Refer to Moreton Bay centres network Table 6.2.1.1 Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	
PO2 Development maximises the efficient use of land and provides for future growth within the precinct by maintaining or increasing the GFA and land use intensity within the precinct boundaries to promote economic development. Note - Development within the Caboolture centre precinct is expected to capitalise on the area's strategic advantages, including co-location with other businesses and government administration and access to high quality public transport, by maximising the efficient use of land. Activities that are land intensive, but do not promote economic development, such as open car parks, are discouraged.	**E2** Development within the Caboolture centre precinct core, as indicated on 'Figure 6.2.1.1.1 - Caboolture ', achieves a minimum plot ratio of 1:1. Note - Plot ratio is the ratio of gross floor area to the area of the site. For example, a minimum plot ratio of 1:1 means a 1,000m^2 site is to be developed with a minimum of 1,000m^2 gross floor area.
Active frontage	
PO3 Development incorporates transit oriented development principles and encourages active and public transport usage, by: a. contributing to attractive, highly walkable street environments, through streetscape upgrades and enhancements (e.g wide footpaths, furniture, art, street trees etc.); b. prioritising pedestrian and cycle safety and movement over private vehicle access and movement. Note - Streetscape upgrades are to be designed and constructed in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	No example provided.
PO4	No example provided.

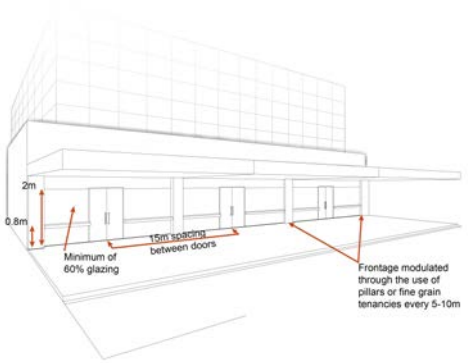
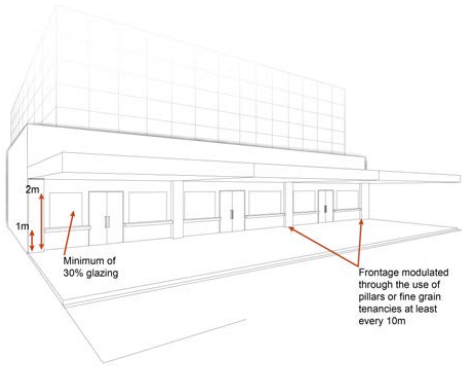
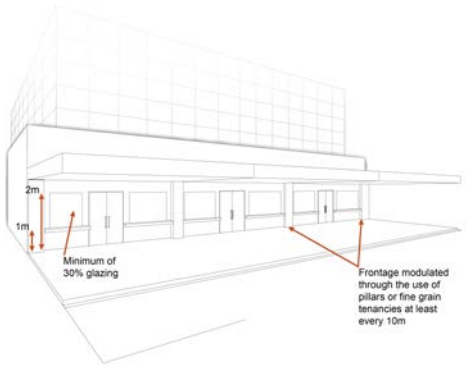
Development on a site shown on 'Figure 6.2.1.1.1 - Caboolture 'as requiring a frontage type A, B or C, is built to the street alignment (0m setback) for the full width of the street frontage. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	
PO5 Buildings are designed and oriented to address and activate areas of pedestrian movement, to: a. promote vitality, interaction and casual surveillance; b. concentrate and reinforce pedestrian activity; c. avoid opaque facades to provide visual interest to the street frontage. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	**E5.1** Development on-sites shown on 'Figure 6.2.1.1.1 - Caboolture 'as requiring a frontage type A incorporates: a. a minimum of 60% of the length of the street frontage glazed between 0.8m and 2.0m above ground level; b. external doors which directly adjoin the street frontage at least every 15m; c. modulation in the facade, by incorporating a change in tenancy or the use of pillars or similar elements every 5-10m; d. the minimum window or glazing is to remain uncovered and free of signage. **Figure - Frontage Type A** 
	E5.2 Development on-sites shown on 'Figure 6.2.1.1.1 - Caboolture 'as requiring a frontage type B incorporates: a. a minimum of 50% of the length of the street frontage glazed between 1.0m and 2.0m above ground level; b. modulation in the facade, by incorporating fine grain tenancies or the use of pillars or similar elements at least every 10m; c. the minimum window or glazing is to remain uncovered and free of signage.

	Figure - Frontage Type B  **E5.3** Development on-sites shown on 'Figure 6.2.1.1.1 - Caboolture 'as requiring a frontage type C incorporates: a. a minimum of 30% of the length of the street frontage glazed between 1.0m and 2.0m above ground level; b. modulation in the facade, by incorporating fine grain tenancies or the use of pillars or similar elements at least every 10m; c. the minimum window or glazing is to remain uncovered and free of signage. **Figure - Frontage Type C** 
PO6 Building frontages encourage streetscape activity, by providing pedestrian protection from solar exposure and inclement weather. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	**E6** Development on-sites shown on 'Figure 6.2.1.1.1 - Caboolture 'as requiring a frontage type A, B or C incorporate an awning which: a. is cantilevered; b. extends for the full width of the site;

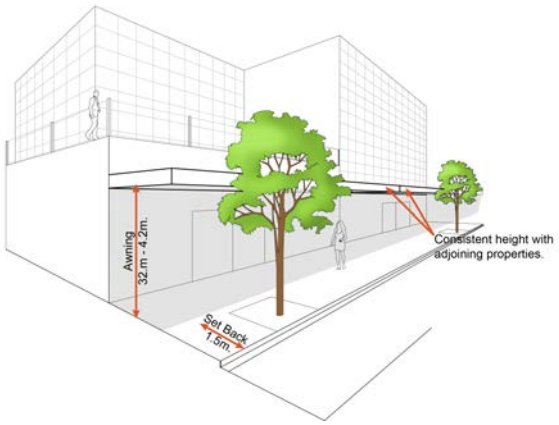
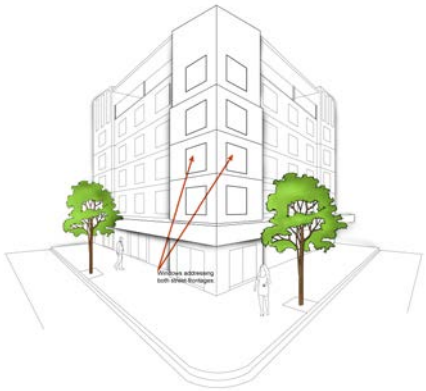
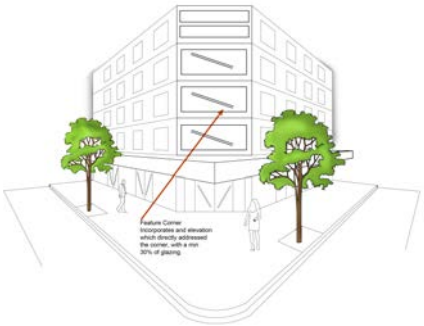
	c. is a minimum of 3.2m and maximum 4.2m above the pavement height; d. aligns with adjoining sites to provide continuous shade and shelter for pedestrians; e. is constructed from high quality, low maintenance materials; f. is set back 1.5m from the kerb line to accommodate mature street trees and regulatory signage. **Figure - Awning requirements** 
PO7 Buildings on highly visible and accessible street corners (as shown on 'Figure 6.2.1.1.1 - Caboolture ') incorporate design measures on the corners to assist in legibility of the street environment and promote activity on the street frontage. Note - Design measures will vary depending on the building and location, however may include the following: a. increasing the height of the building on the corner; b. stepping back the building on the corner to create an additional face; c. including prominent building entrances and windows on the corners; d. the use of a focal point, such as a tower, visual display or artwork on the corner. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	**E7.1** Buildings located on a street corner shown on 'Figure 6.2.1.1.1 - Caboolture 'as a prominent corner incorporate windows which address both street frontages. **Figure - Prominent corner requirements**  **E7.2** Buildings located on a street corner shown on 'Figure 6.2.1.1.1 - Caboolture 'as a feature corner incorporate an elevation which directly faces the corner and has a minimum of 30% glazing.

	Figure - Feature corner requirements  **E7.3** Buildings located at the junction of Beerburrum Road and Hasking Street and James Street: a. provide a 4.0m by 4.0m truncation, to be dedicated as road reserve; b. incorporate a 4.0m by 4.0m concave building chamfer at the corner for the full height of the building; c. provide a well-designed facade, including: i. windows and openings; ii. pedestrian entrances, particularly on the building chamfer; iii. projections and articulation. Note - Where above-ground infrastructure, service pillars or cabinets are located in the middle of the footpath as a result of a corner truncation, development relocates the infrastructure to the new boundary.
Setbacks	
PO8 Front building setbacks ensure buildings address and actively interface with streets and public spaces. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	**E8** Buildings are built to the street alignment for the full width of the street frontage, excluding vehicle crossovers.
Site area	
PO9	No example provided.

The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.	
Building height	
PO10 Building height: a. reflects the prominence of the Caboolture centre precinct as a higher order centre and key focal point for regional employment and development in South East Queensland; b. maximises land use intensity around the Caboolture rail station; c. allows for distinctive and innovative design outcomes on prominent sites; d. ensures an even distribution of retail and commercial development across the Caboolture centre precinct and avoids over-concentration of activities in one location; e. provides a transition to lower density areas surrounding the Central Business District. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	**E10** Building height is within the minimum and maximum height identified on Overlay map - Building heights. Note - Development on street corners identified as a prominent or feature corner on 'Figure 6.2.1.1.1 - Caboolture 'may incorporate an increased building height on the corner, if the building: a. provides high quality and unique architectural design outcomes that emphasise the prominence of the street corner; b. positively contributes to the cityscape.
PO11 Taller buildings incorporate a podium which provides a human-scaled, strong and continuous frontage to the street. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	**E11.1** For sites that adjoin Elliot Street, Esme Street, James Street and Hasking Street: a. buildings include a podium that is built to the boundary to a maximum height of 15m; b. all parts of the building that are greater than 15m in height are setback a minimum of 6m.
	E11.2 For sites that adjoin King Street and George Street: a. buildings include a podium that is built to the boundary to a maximum height of 12m; b. all parts of the building that are greater than 12m in height are setback a minimum of 6m.
Built form	
PO12	**E12.1**

Buildings are designed to be adaptable to accommodate a variety of uses over the life of the building. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	Buildings incorporate a minimum floor to ceiling height of 4.2m for the ground level. **E12.2** Where a building incorporates a podium, the minimum floor to ceiling height for podium levels is 3.3m.
PO13 Buildings are designed and constructed to: a. incorporate a mix of colours and high quality materials to add diversification to treatments and finishes; b. articulate and detail the building facade at street level and respond to the human scale; c. visually integrate with the surrounding area and adjoining buildings through appropriate design and materials; d. avoid blank walls through articulation and architectural treatments to create visual interest; e. avoid highly reflective finishes; f. avoid the visual dominance of plant and equipment on building roofs. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	No example provided.
PO14 Building entrances: a. are readily identifiable from the road frontage; b. are designed to limit opportunities for concealment; c. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; d. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance; e. are adequately lit to ensure public safety and security.	No example provided.

Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance outcome. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	
Accessibility and permeability	
PO15 Development contributes to greater permeability within the Caboolture centre precinct by facilitating a network of convenient and safe pedestrian walkways and mid-block connections, as outlined in 'Figure 6.2.1.1.1 - Caboolture '. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	**E15.1** Pedestrian connections are provided on-sites indicated on 'Figure 6.2.1.1.1 - Caboolture 'and are: a. accessible 24 hours a day, 7 days a week; b. designed to be safe at all times; c. is sealed and of a sufficient width and grade to permit universal access d. generally located as shown on 'Figure 6.2.1.1.1 - Caboolture '. 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.
	E15.2 Pedestrian amenity areas are provided on-sites indicated on 'Figure 6.2.1.1.1 - Caboolture 'and are: a. shaded and protected from weather; b. accessible and designed to be safe 24 hours a day, 7 days a week. Note - Pedestrian resting areas 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 pedestrian areas is critical to ensuring a safe and well-utilised public space.

Figure - Example of a pedestrian resting area

Car parking

PO16

The provision of car parking spaces:

a. is appropriate for the use;

b. avoids an oversupply of car parking spaces.

Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.

E16

Car parking is provided in accordance with the table below.

Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided
Non-residential	1 per 50m^2 GFA	1 per 75m^2 GFA
Residential - Permanent/long term	N/A	2 per 5 dwelling
Residential - Serviced/short term	1 per 4 dwellings + staff spaces	1 per 10 dwellings +staff spaces

Note - Car parking rates are to be rounded up to the nearest whole number.

Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.

Note - Residential - Permanent/long term includes: Multiple dwelling(49), Relocatable home park(62), Residential care facility(65), Retirement facility(67).

Note - Residential - Services/short term includes: Rooming accommodation(69) or Short-term accommodation(77).

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.

PO17

Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.

No example provided.

PO18

No example provided.

Car parking design includes innovative solutions, including on-street parking and shared parking areas. Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.	
PO19 The design of car parking areas: a. does not impact on the safety of the external road network; b. ensures the safe movement of vehicles within the site.	**E19** All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.
Bicycle parking and end of trip facilities Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.	
PO20 a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.	**E20.1** Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number). **Use** / **Minimum Bicycle Parking** Residential uses comprised of dwellings / Minimum 1 space per dwelling All other residential uses / Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking Non-residential uses / Minimum 1 space per 200m2 of GFA 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 examples. 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. **E20.2** Bicycle parking is: a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*; b. protected from the weather by its location or a dedicated roof structure;

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

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

E20.3

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.

E20.4

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

	<table><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> 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.
Loading and servicing	
PO21 Loading and servicing areas: a. are not visible from the street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. are consolidated and shared with adjoining sites, where possible.	No example provided.

Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.	
Waste	
PO22 Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.	**E22** Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy - Waste.
Landscaping	
PO23 On-site landscaping is provided, that: a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. incorporates shade trees in car parking areas; d. retains mature trees wherever possible; e. contributes to quality public spaces and the microclimate by providing shelter and shade; f. maintains the achievement of active frontages and sightlines for casual surveillance. Note - Landscaping is to be 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.	No example provided.
Environmentally sensitive design	
PO24 Development incorporates energy efficient design principles, including: a. maximising internal cross-ventilation and prevailing breezes; b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun; c. reducing demand on non-renewable energy sources for cooling and heating;	No example provided.

d. maximising the use of daylight for lighting; e. retaining existing established trees on-site where possible.	
PO25 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.	No example provided.
Crime prevention through environmental design	
PO26 Development contributes to a safe public realm by incorporating crime prevention through environmental design principles including: a. orienting buildings towards the street and public spaces and providing clear sightlines to public spaces to allow opportunities for casual surveillance; b. ensuring the site layout, building design and landscaping does not result in potential concealment or entrapment areas; c. ensuring high risk areas, including stairwells, arcades, walkways and concealed car parking areas have adequate surveillance to reduce risk or able to be secured outside of business hours. Note - Further information is available in Crime Prevention through Environmental Design: Guidelines for Queensland, State of Queensland, 2007.	No example provided.
Lighting	
PO27 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.	No example provided.
Amenity	
PO28 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other environmental nuisances.	No example provided.
Noise	

PO29 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.
PO30 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. 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.	**E30.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **E30.2** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. 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.
Hazardous Chemicals 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*'. Note - Terms used in this section are defined in '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO31	**E31.1**

Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E31.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
	E31.2 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E31.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	E31.3

	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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation. If criteria E31.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO32 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.	**E32** 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.
PO33 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.	**E33** 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.
PO34 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.	**E34.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	E34.2

	The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO35 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No example provided
Works criteria	
Utilities	
PO36 Where the site adjoins or is opposite to a Park(57), foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.	No example provided
PO37 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**E37** Development is connected to underground electricity.
PO38 The development has access to telecommunications and broadband services in accordance with current standards.	No example provided
PO39	No example provided

Where available the development is to safely connect to reticulated gas.	
PO40 The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.	**E40.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	E40.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO41 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**E41** Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
PO42 The development is provided with constructed and dedicated road access.	No example provided
Access	
PO43 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.	No example provided
PO44	No example provided

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.	
PO45 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E45.1** Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.
	E45.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E45.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E45.4 The lot layout allows forward access to and from the site.
PO46 Safe access is provided for all vehicles required to access the site.	**E46.1** Site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E46.2 Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design. Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.

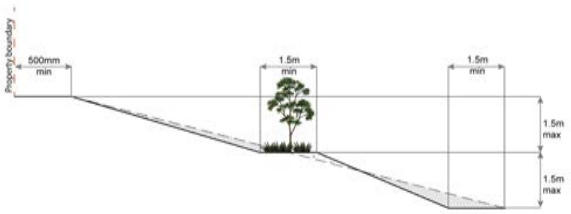
	E46.3 Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.
PO47 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. 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 - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	No example provided
Stormwater	
PO48 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises.	No example provided

Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. 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.	
PO49 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No example provided
PO50 Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 2 of the SPP. Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.	No example provided
PO51 Easements for drainage purposes are provided over: a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. Note - Refer to Planning scheme policy - Integrated design for details. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided
Site works and construction management	
PO52	No example provided

The site and any existing structures are maintained in a tidy and safe condition.	
PO53 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**E53.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	E53.2 Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E53.3 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.
	E53.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO54 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E54** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO55	**E55.1**

All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - Where the amount of imported or exported material is greater than 50m^3, a haulage route must be identified and approved by Council.	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.
	E55.2 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. Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
	E55.3 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.
PO56 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E56** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
PO57 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E57.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles of storage of machinery or goods is to occur in these areas during development works.
	E57.2 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 - The chipped vegetation must be stored in an approved location, preferably a park or public land.
PO58 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.	No example provided
Earthworks	
PO59 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). Note - Filling or excavation works are to be completed within six months of the commencement date.	**E59.1** 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.
	E59.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	E59.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	E59.4 All filling or excavation is contained on-site.
	E59.5 All fill placed on-site is: a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).
	E59.6 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

PO60 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E60** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO61 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. Note - Public sector entity as defined in the Sustainable Planning Act 2009.	**E61.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity as defined in the Sustainable Planning Act 2009. **E61.2** Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
PO62 Filling or excavation does not result in land instability. Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided
PO63 Development does not result in a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. and any clearing of native vegetation.	No example provided.

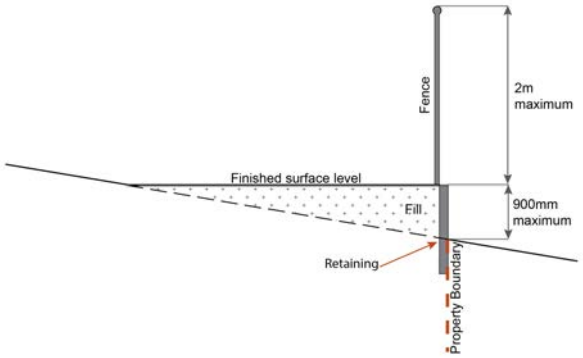
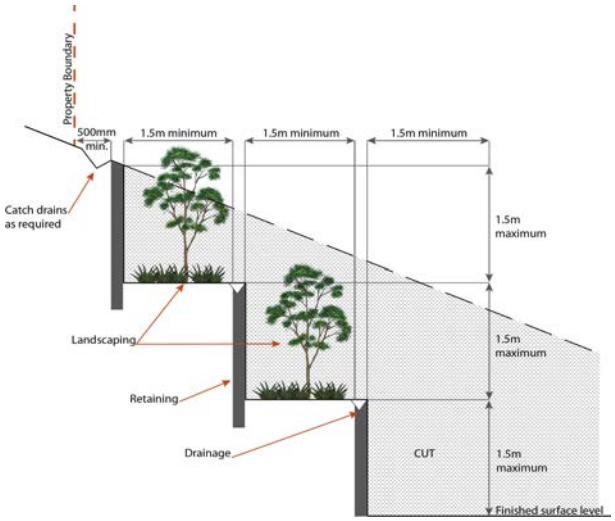
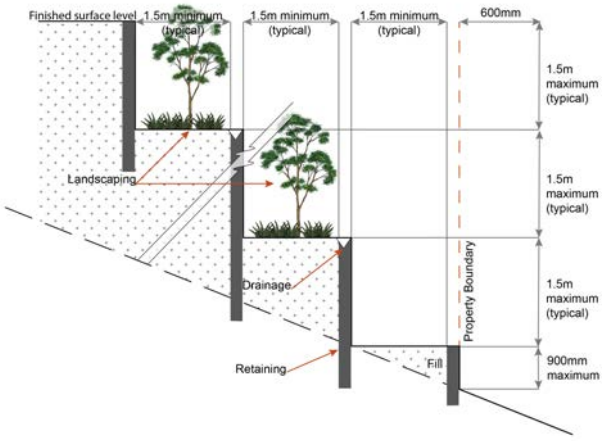
Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	
Retaining walls and structures	
PO64 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**E64** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below. **Figure - Cut** 

Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

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

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

PO65 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;	**E65.1** 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(84) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;

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.	b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	E65.2 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.
	E65.3 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*.
PO66 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.	**E66** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

	v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO67 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.	**E67** 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 *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Home based business [(35)]	
PO68 The scale and intensity of the Home based business[(35)]: a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the Dwelling house[(22)];	**E68.1** 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. **E68.2** The Home based business[(35)] occupies an area of the existing dwelling or on-site structure not greater than 40m^2 gross floor area.

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.	
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO69 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E69.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E69.2** 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.
PO70 Infrastructure does not have an impact on pedestrian health and safety.	**E70** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO71 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**E71** 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.
Residential uses	
PO72 Development contributes to greater housing choice and affordability by:	No example provided.

<table>
<tr><td>a. contributing to the range of dwelling types and sizes in the area;

b. providing greater housing density within the Caboolture centre precinct and around the Caboolture rail station making efficient use of land.</td><td></td></tr>
<tr><td>PO73

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

a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity;

b. designed and constructed to achieve adequate privacy for occupants from other Dwelling units(23) and centre uses;

c. accessible and readily identifiable for residents, visitors and emergency services;

d. located to not compromise active frontages.</td><td>E73

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

a. as per table below;

<table><tr><th>Use</th><th>Minimum Area</th><th>Minimum Dimension in all directions</th></tr><tr><td colspan="3">Ground level dwellings</td></tr><tr><td>All dwelling types</td><td>16m^2</td><td>4m</td></tr><tr><td colspan="3">Above ground level dwellings</td></tr><tr><td>1 bedroom or studio,</td><td>8m²</td><td>2.5m</td></tr><tr><td>2 or more bedrooms</td><td>12m²</td><td>3.0m</td></tr></table>
b. accessed from a living area;

c. sufficiently screened or elevated for privacy;

d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks;

e. balconies orientate to the street;

f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures, retaining 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).</td></tr>
<tr><td>PO74

Caretaker's accommodation(10) and Dwelling units(23) are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses.

Note - Refer to State Government standards for CPTED.

Note - Refer to Planning scheme policy - Residential design for details and examples.</td><td>E74

The dwelling:

a. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses;

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;</td></tr>
</table>

	c. is provided with a separate entrance to that of any non-residential use on the site; d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use. Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.
Retail and commercial uses	
PO75 King Street remains the primary location for significant retail activity in the Caboolture Central Business District. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	**E75.1** Retail tenancies are limited to 250m^2 GFA where located outside of the Caboolture centre core as identified on 'Figure 6.2.1.1.1 - Caboolture '.
	E75.2 Development on-sites with a frontage to King Street, incorporates retail uses on the ground floor directly accessible from the King Street frontage.
PO76 The Caboolture centre precinct retains a strong commercial and administrative focus, with residential activities provided only where part of a mixed use building and not located at the ground level or within a podium. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	No example provided.
Telecommunications facility (81) Editor's note - In accordance with the Federal legislation Telecommunications facilities (81)must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO77 Telecommunications facilities(81) are co-located with existing telecommunications facilities(81), Utility installation(86), Major electricity infrastructure(43) or Substation(80) if there is already a facility in the same coverage area.	**E77.1** New telecommunication facilities(81) are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	E77.2 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.

PO78 A new Telecommunications facility[(81)] is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E78** A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO79 Telecommunications facilities[(81)] do not conflict with lawful existing land uses both on and adjoining the site.	**E79** 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.
PO80 The Telecommunications facility[(81)] does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E80.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape. **E80.2** In all other areas towers do not exceed 35m in height. **E80.3** Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity. **E80.4** All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site. **E80.5** The facility is enclosed by security fencing or by other means to ensure public access is prohibited. **E80.6** 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.

	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.
PO81 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E81** 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.
PO82 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.	**E82** All equipment comprising the Telecommunications facility(81) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Key sites	
PO83 Development of Key site A (Caboolture park shopping centre), shown on 'Figure 6.2.1.1.1 - Caboolture ': a. incorporates an appropriate mix of uses, including a substantial retail and commercial component; b. incorporates residential uses along the Elliot Street frontage; c. increases permeability, especially for pedestrians within the Caboolture centre precinct; d. contributes to a high quality streetscape, providing active frontages and high quality finishes along streets and public spaces. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	No example provided.
PO84 Development of Key site C (James Street site), shown on 'Figure 6.2.1.1.1 - Caboolture ': a. incorporates a mix of uses, including residential activities where appropriate; b. provides a high quality, active building frontage along James Street connecting the Caboolture train station with the Caboolture town square;	No example provided.

c. contributes to greater pedestrian permeability within the Caboolture centre precinct, by providing cross block pedestrian links; d. does not incorporate car parking between buildings and the James Street frontage; e. utilises Armstrong Lane for vehicle access and servicing; f. includes street trees. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	
PO85 Development of Key Site B (Lakes centre), shown on 'Figure 6.2.1.1.1 - Caboolture ': a. incorporates an appropriate mix of uses, including commercial, retail and residential where appropriate; b. contributes to the provision of civic space within the Caboolture centre precinct, capitalising on the site's mature trees; c. increases permeability within the Caboolture centre precinct, through the provision of a connection between King Street and Esme Avenue; d. contributes to a high quality streetscape on King Street and Esme Avenue; e. supports the consolidation of vehicle access points with adjoining properties along King Street. Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.	No example provided.
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 requirements 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.	

PO86	E86
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.	Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements 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.

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	
PO87	No example provided.

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.	
PO87 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	
PO88 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO89	No example provided.

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: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	
PO90 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO91 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO92 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry(4) and animal keeping(5) activities.	No example provided.
PO93	No example provided.

Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	
Vegetation clearing and access, edge effects and urban heat island effects	
PO94 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.	No example provided.
PO95 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. 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.	No example provided.
PO96 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	

PO97 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. 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.	No example provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements 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.	
PO98 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**E98** 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.
PO99 Demolition and removal is only considered where: 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	No example provided.

b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	
PO100 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.	No example provided.
PO101 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. 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.	**E101** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
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.	
PO102 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.
PO103 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises	No example provided.

for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. 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.	
PO104 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO105 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.	**E105** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. 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.
PO106 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.	**E106** 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.
PO107 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	**E107.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.

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	**E107.2** 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.
PO108 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. 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.
Additional criteria for development for a Park(57)	
PO109 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E109** Development for a Park(57) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO110 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity;	**E110** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line

c. 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.

Figure 6.2.1.1.1 - Caboolture

6.2.1.2 Morayfield centre precinct

6.2.1.2.1 Purpose - Morayfield centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Morayfield centre precinct:

    a. Development incorporates a limited mix of predominately large-format retail and commercial activities which support, but do not compete with the business, commercial or retail functions of the Caboolture centre precinct.

    b. Development contributes to the consolidation of the Morayfield centre precinct, through:

        i. greater land use efficiency within the precinct;

        ii. consolidation of existing large-format retail and showroom[(78)] retail development.

    c. Development is contained within the precinct boundaries and does not result in centre uses occurring outside of the Morayfield centre precinct into adjoining zones.

    d. Development encourages increased active and public transport usage by:

        i. increasing land use intensity within walking distance of public transport facilities;

        ii. contributing to attractive, walkable street environments, through streetscape upgrades and enhancements;

        iii. prioritising pedestrian and cycle safety and movement over private vehicle access and movement.

    e. Adverse noise, odour and air quality impacts are minimised to protect the amenity of surrounding sensitive land uses.

    f. Development achieves a high standard of urban design and contributes to a visually interesting frontage along transport corridors.

    g. Facilities and infrastructure are provided to improve pedestrian connectivity and walkability between key destinations within and external to the site through public realm improvements.

    h. Development ensures the safety, comfort and enjoyment of residents, visitors and works.

    i. 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. provides attractive, active frontages that address internal and external public spaces and adjoining roads;

        iv. provides for active and passive surveillance of the public spaces and road frontages;

        v. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from surrounding sites and road frontages.

    j. Major re-development of the Morayfield Shopping Centre site is designed to:

i. incorporate greater land use efficiency through a more intense built form;

ii. re-focus the centre to the north;

iii. incorporate active frontages to Leda Boulevard, William Berry Drive and Dickson Road;

iv. locate vehicle parking areas away from street frontages;

v. provide street connections through the site to increase permeability;

vi. incorporate the transit interchange into the overall design of the centre.

k. Development does not provide an oversupply of car parking spaces and wherever possible, consolidates vehicle access and parking areas with surrounding development.

l. General works associated with the development achieves the following:

i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);
ii. the development manages stormwater to:

A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
B. prevent stormwater contamination and the release of pollutants;
C. maintain or improve the structure and condition of drainage lines and riparian areas;
D. avoid off-site adverse impacts from stormwater.

iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

m. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.

n. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.

o. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

p. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:

i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:

A. the provision of replacement, restoration, rehabilitation planting and landscaping;

B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.

v. protecting native species and protecting and enhancing species habitat;
vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
x. ensuring effective and efficient disaster management response and recovery capabilities;
xi. where located in an overland flow path:

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

q. Development in the Morayfield centre precinct includes one or more of the following uses:

• Caretaker's accommodation(10) • Food and drink outlet(28) • Emergency services(25) • Garden centre(31) • Hardware and trade supplies(32)	• Home based business(35) • Indoor sport and recreation(38) • Market(46) • Outdoor sales(54) • Place of worship(60)	• Service industry(73) • Service station(74) • Shop(75) • Showroom(78) • Veterinary services(87)

r. Development in the Morayfield centre precinct does not include any of the following uses:

• Air services(3) • Animal husbandry(4) • Animal keeping(5) • Aquaculture(6) • Brothel(8) • Bulk landscape supplies(9) • Cemetery(12)	• Intensive horticulture(40) • Marine industry(45) • Medium impact industry(47) • Motor sport facility(48) • Nature-based tourism(50) • Nightclub entertainment facility(51)	• Roadside stall(68) • Rural industry(70) • Rural workers' accommodation(71) • Short-term accommodation(77) • Special industry(79) • Tourist attraction(83)

• Crematorium(18) • Cropping(19) • Detention facility(20) • Extractive industry(27) • Function facility(29) • High impact industry(34) • Intensive animal industry(39)	• Non-resident workforce accommodation(52) • Outdoor sport and recreation(55) • Permanent plantation(59) • Relocatable home park(62) • Resort complex(66)	• Tourist park(84) • Transport depot(85) • Warehouse(88) • Wholesale nursery(89) • Winery(90)

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

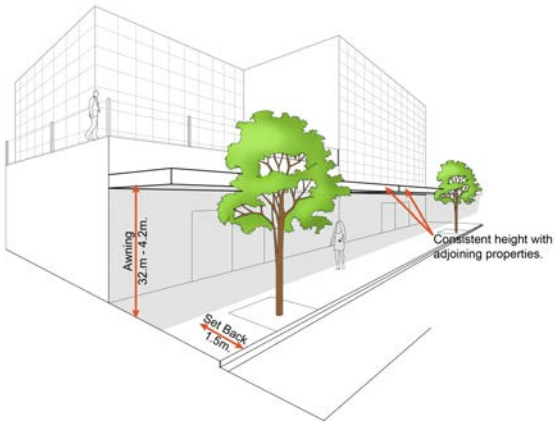
Part C - Criteria for assessable development - Morayfield centre precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part C, Table 6.2.1.2.1 as well as the purpose statement and overall outcomes of this code.

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

Table 6.2.1.2.1 Assessable development - Morayfield centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Role of Morayfield centre precinct	
PO1 Development in the Morayfield centre precinct: a. reflects the intended role of the precinct as a predominately large format retail and commercial precinct supporting the higher order business, commercial and retail functions of the Caboolture centre precinct; b. does not undermine the growth of the Caboolture centre precinct as being the focus for administration, business, commercial and high quality retail in the Moreton Bay region; c. is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network. Note - Refer to Moreton Bay centres network Table 6.2.1.1	No example provided.

PO2 Development maximises the efficient use of land and provides for future growth within the precinct by maintaining or increasing the GFA and land use intensity within the precinct boundaries to promote economic development.	No example provided.
Active frontage	
PO3 Buildings and individual tenancies address street frontages and other areas of pedestrian movement.	No example provided.
PO4 Awnings are provided at the ground level fronting pedestrian footpaths. Awnings: a. provide adequate protection for pedestrians from solar exposure and inclement weather; b. are integrated with the design of the building and the form and function of the street; c. do not compromise the provision of street trees and signage; d. ensure the safely of pedestrians and vehicles (e.g. No support poles).	**E4** Buildings incorporate an awning that: a. is cantilevered; b. extends from the face of the building; c. has a minimum height of 3.2m and a maximum height of 4.4m above the pavement level; d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; e. aligns with adjoining buildings to provide continuous shelter where possible. **Figure - Awning requirements** 
Setbacks	
PO5 Side and rear setbacks are of a dimension to:	No example provided.

a. cater for required openings, the location of loading docks and landscaped buffers; b. protect the amenity of adjoining sensitive land uses.	
Site area	
PO6 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	
PO7 Building height: a. reflects the prominence of the Morayfield centre precinct as a higher order centre and key focal point for regional employment and development in South East Queensland; b. maximises land use intensity; c. allows for distinctive and innovative design outcomes on prominent sites; d. provides a transition to lower density areas surrounding the precinct.	**E7** Building height is within the minimum and maximum height identified on Overlay map - Building heights.
Built form	
PO8 Buildings are designed and constructed to: a. incorporate a mix of colours and high quality materials to add diversification to treatments and finishes; b. articulate and detail the building facade at street level and respond to the human scale; c. visually integrate with the surrounding area and adjoining buildings through appropriate design and materials; d. avoid blank walls through articulation and architectural treatments to create visual interest; e. avoid highly reflective finishes; f. avoid cluttering of plant and equipment on building roofs.	No example provided.
PO9	No example provided.

Building entrances: a. are readily identifiable from the road frontage; b. are designed to limit opportunities for concealment; c. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; d. are adequately lit to ensure public safety and security; e. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance. Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.	
Car parking	
PO10 The provision of car parking spaces: a. is appropriate for the use; b. interconnects with car parking areas on adjoining sites wherever possible; c. avoids an oversupply of car parking spaces. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**E10** Car parking is provided in accordance with Schedule 7. 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.
PO11 Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.	No example provided.
PO12 Car parking design includes innovative solutions, including on-street parking and shared parking areas. Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.	No example provided.
PO13 The design of car parking areas:	**E13** All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.

a. does not impact on the safety of the external road network; b. ensures the safe movement of vehicles within the site.	

Bicycle parking and end of trip facilities

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

PO14

a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:

   i. adequate bicycle parking and storage facilities; and

   ii. adequate provision for securing belongings; and

   iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.

b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:

   i. the projected population growth and forward planning for road upgrading and development of cycle paths; or

   ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or

   iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.

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

Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's

E14.1

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

Use	Minimum Bicycle Parking
Residential uses comprised of dwellings	Minimum 1 space per dwelling
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking
Non-residential uses	Minimum 1 space per 200m2 of GFA

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.

E14.2

Bicycle parking is:

a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*;

b. protected from the weather by its location or a dedicated roof structure;

c. located within the building or in a dedicated, secure structure for residents and staff;

d. adjacent to building entrances or in public areas for customers and visitors.

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

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

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.

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.

E14.3

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.

E14.4

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	1 urinal and 1 closet pans, plus 1 sanitary compartment at	1, plus 1 for every 60 bicycle parking

			provided thereafter	the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	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.

Loading and servicing

PO15

Loading and servicing areas:

a. are not visible from the street frontage;

b. are integrated into the design of the building;

c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses;

d. are consolidated and shared with adjoining sites, where possible.

Note - An access easement may be required to be registered to ensure shared access between properties is permitted.

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

No example provided.

Waste

PO16 Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.	**E16** Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy - Waste.
Landscaping	
PO17 On-site landscaping is provided, that: a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. incorporates shade trees in car parking areas; d. retains mature trees wherever possible; e. contributes to quality public spaces and the microclimate by providing shelter and shade; f. maintains the achievement of active frontages and sight lines for casual surveillance. Note - Landscaping is to be 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.	**E17.1** 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. Note - Refer to Planning scheme policy - Integrated design for species, details and examples. **E17.2** Trees are provided in car parking areas at a rate of 1 tree per 10 car parking spaces. Note - Refer to Planning scheme policy - Integrated design for species, details and examples. **E17.3** Development includes the provision of street trees. Note - Refer to Planning scheme policy - Integrated design for species, details and examples.
Environmentally sensitive design	
PO18 Development incorporates energy efficient design principles, including: a. maximising internal cross-ventilation and prevailing breezes; b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun; c. reducing demand on non-renewable energy sources for cooling and heating; d. maximising the use of daylight for lighting; e. retaining existing established trees on-site where possible.	No example provided.

Note - Further guidance on environmentally sustainable design is available in *Subtropical Urban Design in South East Queensland - A Handbook for Planners, Developers and Decision Makers*, Centre for Subtropical Design, Brisbane, 2010.	
PO19 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.	No example provided.
Crime prevention through environmental design	
PO20 Development contributes to a safe public realm by incorporating crime prevention through environmental design principles including: a. orienting buildings towards the street and public spaces and providing clear sightlines to public spaces to allow opportunities for casual surveillance; b. ensuring the site layout, building design and landscaping does not result in potential concealment or entrapment areas; c. ensuring high risk areas, including stairwells, arcades, walkways and concealed car parking areas have adequate surveillance to reduce risk or are able to be secured outside of business hours. Note - Further information is available in *Crime Prevention through Environmental Design: Guidelines for Queensland*, State of Queensland, 2007.	No example provided.
Lighting	
PO21 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.	No example provided.
Amenity	
PO22 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other environmental nuisances.	No example provided.
Noise	

PO23 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.
PO24 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. 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.	**E24.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **E24.2** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. 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.
Hazardous Chemicals 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*'. Note - Terms used in this section are defined in '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO25	**E25.1**

Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E25.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
	E25.2 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E25.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	E25.3

	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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation. If criteria E25.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO26 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.	**E26** 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.
PO27 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.	**E27** 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.
PO28 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.	**E28.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.

	E28.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO29 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No example provided.
Works criteria	
Utilities	
PO30 Where the site adjoins or is opposite to a Park[(57)], foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.	No example provided.
PO31 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**E31** Development is connected to underground electricity.
PO32 The development has access to telecommunications and broadband services in accordance with current standards.	No example provided.

PO33 Where available the development is to safely connect to reticulated gas.	No example provided.
PO34 The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.	**E34.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	E34.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO35 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**E35** Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
PO36 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO37 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.	No example provided.
PO38	No example provided.

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.	
PO39 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E39.1** Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.
	E39.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E39.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E39.4 The lot layout allows forward access to and from the site.
PO40 Safe access is provided for all vehicles required to access the site.	**E40.1** Site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E40.2 Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.

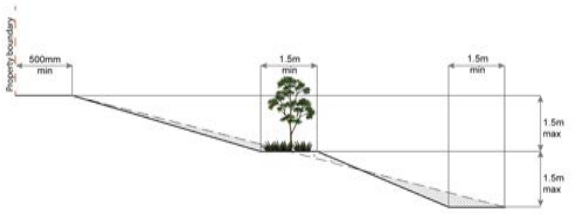
	Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.
	E40.3 Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.
PO41 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. 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 - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	No example provided.
Stormwater	
PO42	No example provided.

Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. 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.	
PO43 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No example provided.
PO44 Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 2 of the SPP. Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.	No example provided.
PO45 Easements for drainage purposes are provided over: a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. Note - Refer to Planning scheme policy - Integrated design for details. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Site works and construction management	
PO46	No example provided.

The site and any existing structures are maintained in a tidy and safe condition.	
PO47 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**E47.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	E47.2 Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E47.3 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.
	E47.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO48 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E48** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.

PO49 All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - Where the amount of imported or exported material is greater than $50m^3$, a haulage route must be identified and approved by Council.	**E49.1** 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.
	E49.2 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. Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
	E49.3 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.
PO50 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E50** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
PO51 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E51.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles of storage of machinery or goods is to occur in these areas during development works.
	E51.2 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 - The chipped vegetation must be stored in an approved location, preferably a park or public land.
PO52 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.	No example provided.
Earthworks	
PO53 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). Note - Filling or excavation works are to be completed within six months of the commencement date.	**E53.1** 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.
	E53.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	E53.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	E53.4 All filling or excavation is contained on-site.
	E53.5 All fill placed on-site is: a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).

	E53.6 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO54 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E54** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO55 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. Note - Public sector entity as defined in the Sustainable Planning Act 2009.	**E55.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity as defined in the Sustainable Planning Act 2009. **E55.2** Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
PO56 Filling or excavation does not result in land instability. Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.

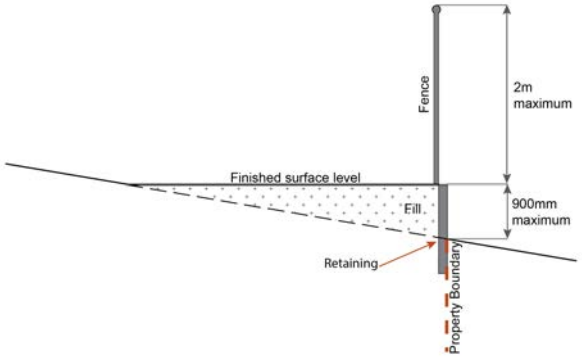
PO57 Development does not result in a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. and any clearing of native vegetation. Note - To demonstrate 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.	No example provided.
Retaining walls and structures	
PO58 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**E58** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

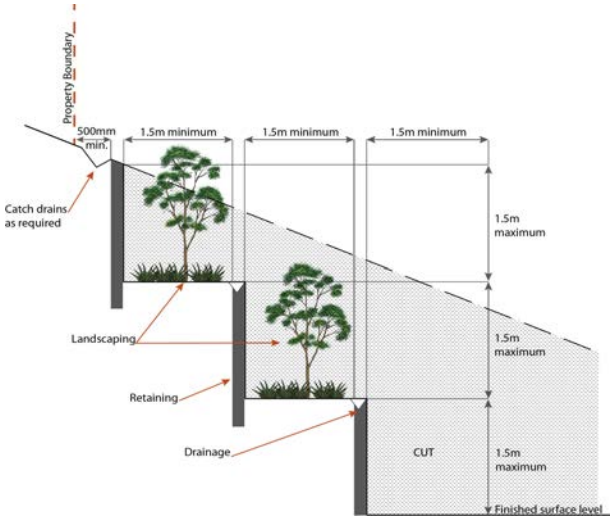
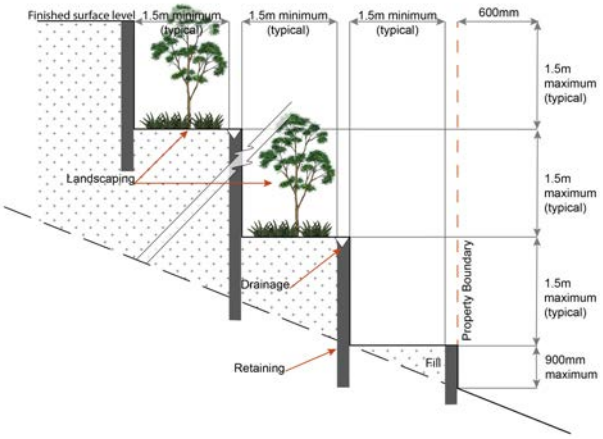


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

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

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

PO59 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.	**E59.1** 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**(84)** or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales**(54)**, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales**(54)**, outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6. **E59.2** 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. **E59.3** 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*.

PO60 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.	**E60** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO61 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.	**E61** 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 *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Home based business [35]	

PO62 The scale and intensity of the Home based business[35]: a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the Dwelling house[22]; e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; f. ensure employees and visitors to the site do not negatively impact the expected amenity of adjoining properties.	**E62.1** 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. **E62.2** The Home based business[35] occupies an area of the existing dwelling or on-site structure not greater than 40m^2 gross floor area.
Major electricity infrastructure[43], Substation[80] and Utility installation[86]	
PO63 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E63.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E63.2** 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.
PO64 Infrastructure does not have an impact on pedestrian health and safety.	**E64** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO65	**E65**

All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	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.
Residential uses	
PO66 Caretaker's accommodation(10) and Dwelling units(23) are provided with adequate functional and attractive private open space that is: a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity; b. designed and constructed to achieve adequate privacy for occupants from other Dwelling units(23) and centre uses; c. accessible and readily identifiable for residents, visitors and emergency services; d. located to not compromise active frontages.	**E66** A dwelling has a clearly defined, private outdoor living space that is: a. as per table- **Use** / **Minimum Area** / **Minimum Dimension in all directions** Ground level dwellings All dwelling types: 16m^2: 4m Above ground level dwellings 1 bedroom or studio,: 8m^2: 2.5m 2 or more bedrooms: 12m^2: 3.0m b. accessed from a living area; c. sufficiently screened or elevated for privacy; d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks; e. balconies orientate to the street; f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures, retaining 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).
PO67 Caretaker's accommodation(10) and Dwelling units(23) are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses.	**E67** The dwelling: a. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses;

Note - Refer to State Government standards for CPTED. Note - Refer to Planning scheme policy - Residential design for details and examples.	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[25]; c. is provided with a separate entrance to that of any non-residential use on the site; d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use. Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.
Telecommunications facility [81] Editor's note - In accordance with the Federal legislation Telecommunications facilities [81]must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO68 Telecommunications facilities[81] are co-located with existing telecommunications facilities[81], Utility installation[86], Major electricity infrastructure[43] or Substation[80] if there is already a facility in the same coverage area.	**E68.1** New telecommunication facilities[81] are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures. **E68.2** 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.
PO69 A new Telecommunications facility[81] is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E69** A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO70 Telecommunications facilities[81] do not conflict with lawful existing land uses both on and adjoining the site.	**E70** 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.
PO71 The Telecommunications facility[81] does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction;	**E71.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.

b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E71.2** In all other areas towers do not exceed 35m in height.
	E71.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	E71.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	E71.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E71.6 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. 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.
PO72 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E72** 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.
PO73 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.	**E73** All equipment comprising the Telecommunications facility[(81)] which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.

Key sites	
PO74 Development on the Morayfield Shopping Centre site (Lot 3 SP128123): a. incorporates an appropriate mix of uses, with the main focus remaining on large format retail premises; b. does not include higher order retail, commercial and business uses which are more appropriately located in the Caboolture centre precinct; c. achieves greater land use efficiency through a more intense built form; d. contributes to a high quality streetscape along Morayfield Road and the internal road network; e. incorporates active frontages along Leda Boulevard, William Berry Drive and Dickson Road; f. does not involve the location of large areas of surface car parking along major transport corridors; g. supports the consolidation of vehicle access points and parking areas with adjoining properties; h. incorporates cross block (east-west) linkages to create a more permeable/connected site and encourage pedestrian movement.	No example provided.
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 requirements 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.	
PO75 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;	**E75** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	

Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements 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.

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

PO76 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	No example provided.

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.	
PO77 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	
PO78 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO79 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: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;	No example provided.

b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	
PO80 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO81 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO82 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry(4) and animal keeping(5) activities.	No example provided.
PO83 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	

PO84 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.	No example provided.
PO85 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. 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.	No example provided.
PO86 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO87 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. 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.	No example provided.

Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements 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.	
PO88 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**E88** 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.
PO89 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No example provided.
PO90 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.	No example provided.

PO91 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. 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.	**E91** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
PO92 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations(80) to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	**E92** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation(80)are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO93 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation(80) to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment. 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. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	No example provided.
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.	
PO94	No example provided.

Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	
PO95 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. 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.	No example provided.
PO96 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO97 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.	**E97** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. 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.
PO98	**E98**

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.	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.
PO99 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	**E99.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E99.2** 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.
PO100 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. 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.
Additional criteria for development for a Park(57)	
PO101 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E101** Development for a Park(57) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.

Riparian and wetland setbacks	
PO102 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E102** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

6.2.1.3 Petrie mill precinct

6.2.1.3.1 Purpose - Petrie mill precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Petrie mill precinct:

    a. Development reinforces the Petrie mill precinct as the main centre for higher education and health employment within the Moreton Bay region and as major centre of community cultural and sporting infrastructure.

    b. Development is contained within the precinct boundaries and does not result in centre uses occurring outside of the Petrie mill precinct into adjoining zones.

    c. Development does not compromise the role and function of other higher order centres in the region or the Petrie district centre.

        Note - Refer to Table 6.2.1.1 for the Moreton Bay centres network.

    d. Development in the Petrie mill precinct achieves a high employment rate over developable portions of the site (e.g. 120-150 jobs per ha).

    e. Development contributes to the consolidation of the Petrie mill precinct, through:

        i. greater land use efficiency within the precinct;

        ii. increasing residential density where within walking distance of a railway station.

    f. Development incorporates transit oriented development principles and encourages increased active and public transport usage, by:

        i. increasing land use intensity within walking distance of public transport facilities;

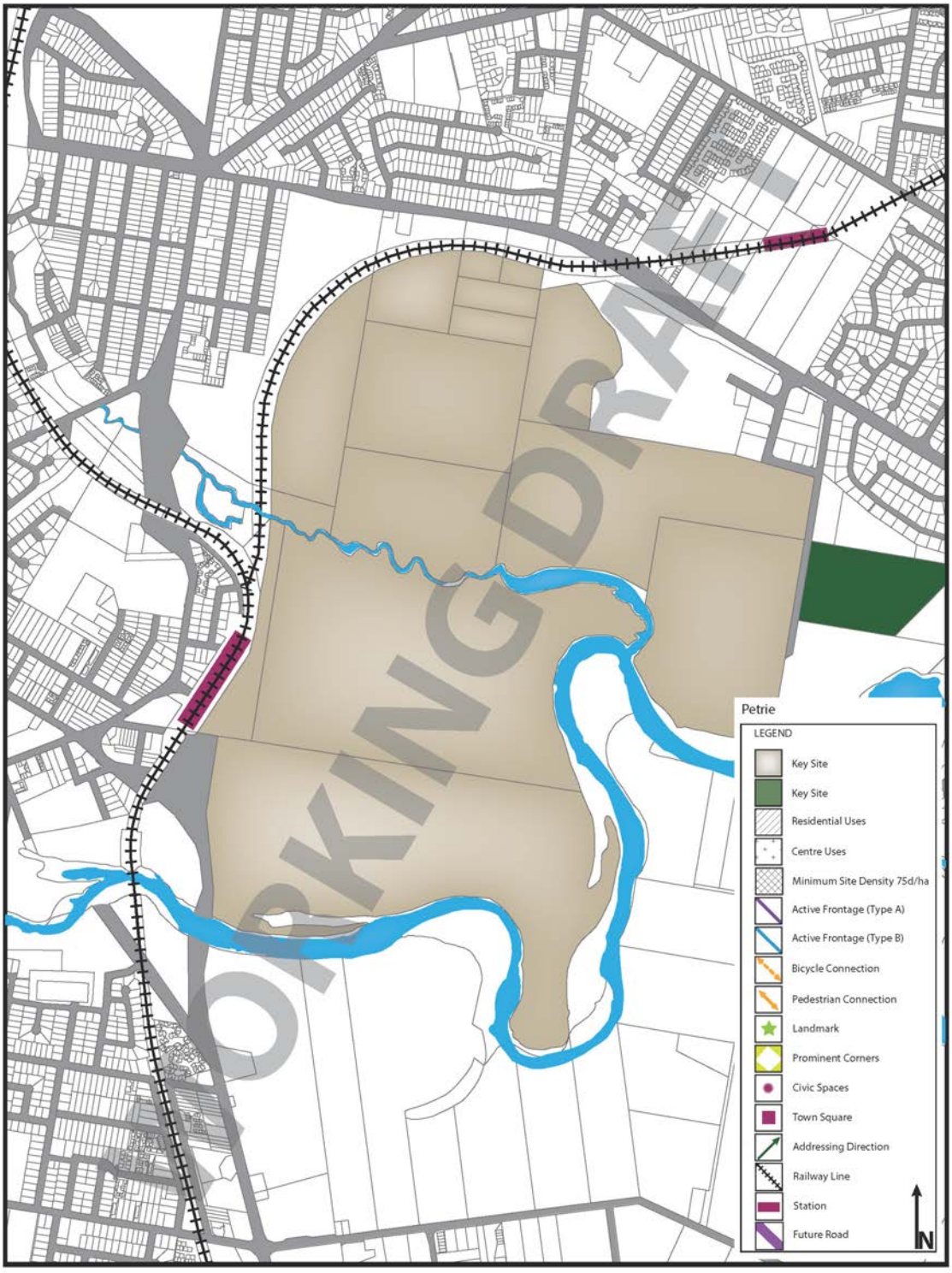
        ii. creating attractive, walkable street environments;

        iii. prioritising pedestrian and cycle safety and movement over private vehicle access and movement.

    g. The intensity of development and mix of land uses provided in the precinct supports the provision of high frequency public transport services and other services and facilities.

Editor's note -The below Figure will be finalised once a master plan has been developed and endorsed for this site.

Figure 6.2.1.3.1 - Petrie



6.2.1.4 Strathpine centre precinct

6.2.1.4.1 Purpose - Strathpine centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Strathpine centre precinct:

    a. Development reinforces the role of the Strathpine centre as a key centre for administration and business within the Moreton Bay Region.

    b. Development contributes to the consolidation of the Strathpine centre, through:

        i. greater land use efficiency within the precinct;

        ii. increasing residential density and diversity within the centre and around railway stations.

    c. Development is contained within the precinct boundaries and does not result in centre uses occurring outside of the Strathpine centre precinct into adjoining zones.

    d. Development incorporates transit oriented development principles and encourages increased active and public transport usage surrounding the Strathpine and Bray Park rail stations, by:

        i. increasing land use intensity within walking distance of public transport facilities;

        ii. contributing to attractive, highly walkable street environments, through streetscape upgrades and enhancements and improved connectivity;

        iii. prioritising pedestrian and cycle safety and movement over private vehicle access and movement.

    e. High density residential activities are encouraged within this precinct.

    f. The intensity of development and mix of land uses provided in the precinct supports the provision of public transport services and other services and facilities.

    g. Through redevelopment the built form of the Strathpine centre along Gympie Road is to be characterised by active frontages adjoining Gympie Road forming a main street core.

    h. Development encourages social activity through the provision of high quality civic and forecourt spaces.

    i. The re-development of key sites within the precinct provides an opportunity to improve:

        i. the mix and intensity of uses within the centre;

        ii. built form outcomes on key streets;

        iii. pedestrian connectivity throughout the centre;

        iv. maximise the amenity offered by the South Pine River.

    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. Parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces.

    l. The number of car parking spaces is managed to:

        i. encourage the use of active and public transport;

        ii. increase land use efficiency;

iii. improve development feasibility;

iv. avoid the negative impacts of large areas of surface car parking on the streetscape.

m. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.

n. Buildings contribute to an efficient and attractive, sub-tropical centre, through:

i. high quality, distinctive designs that address streets and public spaces;

ii. energy efficient buildings that achieve best practice environmental performance;

iii. the use of high quality, low maintenance building materials, light weight elements, recesses etc.

o. Crime prevention through environmental design principles are incorporated into the design of buildings and public spaces (e.g. casual surveillance, avoid areas of concealment etc.), to ensure the safety and security of people and property.

p. Ground floor and podium tenancies are occupied by retail, commercial or community uses to provide activities close to the public realm.

q. Adverse impacts on the amenity of surrounding land uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining the centre.

r. Uses and activities contribute to a horizontal and vertical mix and the co-location of uses, concentrated in a compact urban form.

s. 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.

t. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.

u. 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.

v. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

w. 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.

x. Development in the Strathpine centre precinct includes one or more of the following:

• Bar(7)	• Hardware and trade supplies(32)	• Place of worship(60)
• Caretaker's accommodation(10)	• Health care services(33)	• Rooming accommodation(69)
• Child care centre(13)	• Home based business(35)	• Sales office(72)
• Club(14)	• Hotel(37)	• Service industry(73)
• Community care centre(15)	• Indoor sport and recreation(38)	• Shop(75)
• Community use(17)	• Low impact industry(42) - if not located adjoining a main street	• Shopping centre(76)
• Dual occupancy(21) - if in a mixed use building	• Market(46)	• Short-term accommodation(77)
• Dwelling unit(23)		• Showroom(78)

• Educational establishment[24] • Emergency services[25] • Food and drink outlet[28] • Function facility[29]	• Multiple dwelling[49] • Nightclub entertainment facility[51] • Office[53]	• Theatre[82] • Veterinary services[87]

y. Development in the Strathpine centre precinct does not include any of the following:

• Agricultural supplies store[2] • Air services[3] • Animal husbandry[4] • Animal keeping[5] • Aquaculture[6] • Brothel[8] • Bulk landscape supplies[9] • Cemetery[12] • Crematorium[18] • Cropping[19] • Detention facility[20]	• Extractive industry[27] • High impact industry[34] • Intensive animal industry[39] • Intensive horticulture[40] • Marine industry[45] • Medium impact industry[47] • Motor sport facility[48] • Outdoor sport and recreation[55] • Permanent plantation[59]	• Relocatable home park[62] • Rural industry[70] • Rural workers accommodation[71] • Special industry[79] • Tourist park[84] • Transport depot[85] • Warehouse[88] • Wholesale nursery[89] • Winery[90]

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

Part E - Criteria for assessable development - Strathpine centre precinct

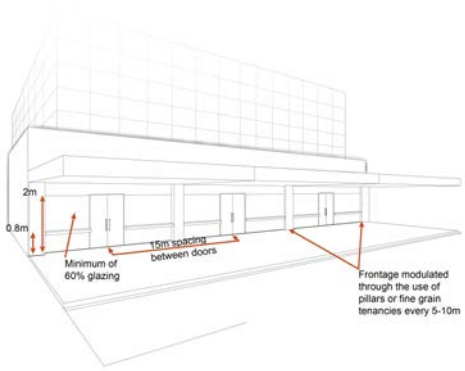
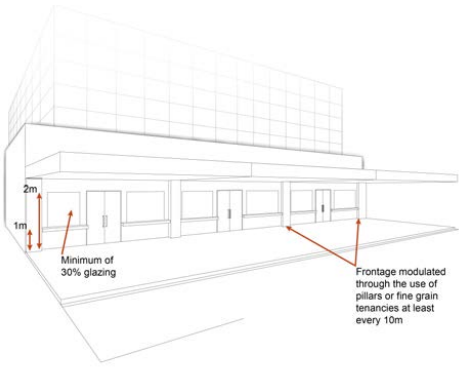
Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part E, Table 6.2.1.4.1 as well as the purpose statement and overall outcomes of this code.

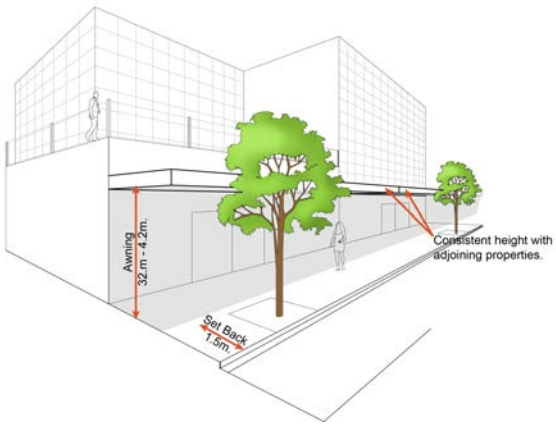
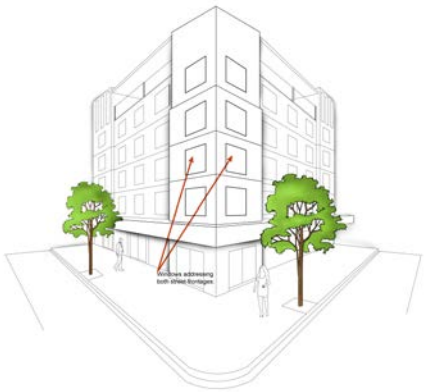
Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.1.4.1 Assessable development - Strathpine centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Role of Strathpine centre precinct	
PO1 Development in the Strathpine centre precinct:	No example provided.

a. reflects the prominence of the Strathpine centre precinct as a higher order centre and key focal point for regional employment and development in South East Queensland; b. is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network. Note - Refer to Moreton Bay centres network Table 6.2.1.1.	
PO2 Development maximises the efficient use of land and provides for future growth within the precinct by maintaining or increasing the GFA and land use intensity within the precinct boundaries to promote economic development. Note - Development within the Strathpine centre precinct is expected to capitalise on the area's strategic advantages, including co-location with other businesses and government administration and access to high quality public transport, by maximising the efficient use of land. Activities that are land intensive, but do not promote economic development, such as open car parks, are discouraged.	**E2** Development within the precinct achieves a minimum plot ratio of 1:1. Note - Plot ratio is the ratio of gross floor area to the area of the site. For example, a minimum plot ratio of 1:1 means a 1,000m^2 site is to be developed with a minimum of 1,000m^2 gross floor area.
Active frontage	
PO3 Buildings are designed and oriented to address and activate areas of pedestrian movement, to: a. promote vitality, interaction and casual surveillance; b. concentrate and reinforce pedestrian activity; c. avoid opaque facades to provide visual interest to the street frontage.	**E3.1** Buildings on sites shown on 'Figure 6.2.1.4.1 - Strathpine' as requiring frontage type A incorporates: a. a minimum of 60% of the length of the street frontage glazed between 0.8m and 2.0m above ground level; b. external doors which directly adjoin the street frontage at least every 15m; c. modulation in the facade, by incorporating a different tenancy or the use of pillars or similar elements every 5-10m; d. the minimum window or glazing is to remain uncovered and free of signage.

	Figure - Frontage type A  **E3.2** Buildings on sites shown on 'Figure 6.2.1.4.1 - Strathpine' as requiring a frontage type B incorporates: a. a minimum of 50% of the length of the street frontage glazed between 1.0m and 2.0m above ground level; b. modulation in the facade, by incorporating fine grain tenancies or the use of pillars or similar elements at least every 10m; c. the minimum window or glazing is to remain uncovered and free of signage. **Figure - Frontage type B** 
PO4 Awnings are provided at the ground level fronting pedestrian footpaths. Awnings: a. provide adequate protection for pedestrians from solar exposure and inclement weather; b. are integrated with the design of the building and the form and function of the street;	**E4** Buildings incorporate an awning that: a. is cantilevered; b. extends from the face of the building; c. has a minimum height of 3.2m and a maximum height of 4.2m above pavement level;

c. do not compromise the provision of street trees and signage; d. ensure the safety of pedestrians and vehicles (e.g. No support poles).	d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; e. aligns with adjoining buildings to provide continuous shelter where possible. **Figure - Awning requirements** 
PO5 Buildings on prominent corners (as shown on 'Figure 6.2.1.4.1 - Strathpine') incorporate design measures on corners to assist in legibility of the street environment and promote activity on the street frontage. Note - Design measures will vary depending on the building and location, however may include the following: a. increasing the height of the building on the corner; b. stepping back the building on the corner to create and additional face; c. including prominent building entrances and windows on the corners; d. the use of a focal point, such as a tower, visual display or artwork on the corner.	**E5.1** Buildings located on a street corner shown on 'Figure 6.2.1.4.1 - Strathpine' as a prominent corner incorporate windows which address both street frontages OR which directly face the corner and have a minimum of 30% glazing. **Figure - Prominent corner requirements**  **E5.2** Buildings located on a landmark site shown on 'Figure 6.2.1.4.1 - Strathpine' incorporate a well designed facade, including: i. windows and openings; ii. pedestrian entrances, particularly on the building chamfer; iii. projections and articulation.

<table>
<tr><th colspan="2">Setbacks</th></tr>
<tr><td>PO6

Front building setbacks ensure buildings address and actively interface with streets and public spaces. Taller buildings adjoining narrow roads incorporate a podium to maintain human scale.</td><td>E6.1

For sites that adjoin Gympie Road, buildings are built to the street alignment.

E6.2

For sites that adjoin Dixon Street, Learmonth Street and Mecklam Street:

a. buildings include a podium that is built to the boundary to a maximum height of 12m;

b. all parts of the building that are greater than 12m in height are setback a minimum of 4m.

E6.3

Buildings on Lot 1 SP128097 adjoining the residential lots fronting Learmonth Street are setback are a minimum of:

<table><tr><th>Building height</th><th>Minimum setback</th></tr><tr><td>Less than 12m</td><td>10m</td></tr><tr><td>>12m - 21m</td><td>25m</td></tr><tr><td>Greater than 21m</td><td>50m</td></tr></table>
E6.4

Buildings on Lot 1 SP128097 (Westfield shopping centre) are setback a maximum of 6 metres from the eastern boundary adjacent to the South Pine River.</td></tr>
<tr><th colspan="2">Site area</th></tr>
<tr><td>PO7

The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</td><td>No example provided.</td></tr>
<tr><th colspan="2">Building height</th></tr>
<tr><td>PO8

Building height:

a. reflects the prominence of the Strathpine centre as a higher order centre and key focal point for regional employment and development in South East Queensland;</td><td>E8

Minimum and maximum building heights are in accordance with Overlay map - Building heights.

Note - Development on street corners identified as a 'Landmark' site or prominent corner on 'Figure 6.2.1.4.1 - Strathpine' may incorporate an increased building height on the corner, if the building:</td></tr>
</table>

b. maximises land use intensity around the Strathpine and Bray Park rail stations; c. allows for distinctive and innovative design outcomes on prominent sites; d. ensures an even distribution of retail and commercial development across the Strathpine Centre and avoids over-concentration of activities in one location; e. provides a transition to lower density areas surrounding the centre precinct.	a. provides high quality and unique architectural design outcomes that emphasise the prominence of the street corner; and b. positively contribute to the cityscape.
Built form	
PO9 Buildings are designed and constructed to: a. incorporate a mix of colours and high quality materials to add diversification to treatments and finishes; b. articulate and detail the building facade at the street level and respond to human scale; c. visually integrate with the surrounding area and adjoining buildings through appropriate design and materials; d. avoid blank walls through articulation and architectural treatments to create visual interest; e. avoid highly reflective finishes; f. avoid the visual dominance of plant and equipment on building roofs.	No example provided.
PO10 Building entrances: a. are readily identifiable from the road frontage; b. add visual interest to the streetscape; c. are designed to limit opportunities for concealment; d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; e. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance; f. are adequately lit to ensure public safety and security.	No example provided.

<table>
<tr><td>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</td><td></td></tr>
<tr><td colspan="2">Accessibility and permeability</td></tr>
<tr><td>PO11

Development contributes to greater permeability within the Strathpine centre precinct by facilitating a network of convenient and safe pedestrian walkways, cycle ways, road connections and mid-block connections, as outlined in 'Figure 6.2.1.4.1 - Strathpine'.</td><td>No example provided.</td></tr>
<tr><td colspan="2">Car parking</td></tr>
<tr><td>PO12

The provision of car parking spaces is:

a. appropriate to the use;
b. avoids an oversupply of car parking spaces.

Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</td><td>E12

Car parking is provided in accordance with the table below.

<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 50m^2 of GFA</td><td>1 per 75m^2 of GFA</td></tr><tr><td>Residential - Permanent/long term</td><td>N/A</td><td>2 per 5 dwellings</td></tr><tr><td>Residential - Services/short term</td><td>1 per 4 dwellings + staff spaces</td><td>1 per 10 dwellings + staff spaces</td></tr></table>
Note - Car parking rates are to be rounded up to the nearest whole number.

Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.

Note - Residential - Permanent/long term includes: Multiple dwelling(49), Relocatable home park(62), Residential care facility(65), Retirement facility(67).

Note - Residential - Services/short term includes: Rooming accommodation(69) or Short-term accommodation(77).

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.</td></tr>
<tr><td>PO13

Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</td><td>No example provided.</td></tr>
<tr><td>PO14</td><td>No example provided.</td></tr>
</table>

Car parking design includes innovative solutions, including on-street parking and shared parking areas. Note - Refer to Planning scheme policy - integrated design for details and examples of on-street parking.	
PO15 The design of car parking areas: a. does not impact on the safety of the external road network; b. ensures the safe movement of vehicles within the site.	**E15** All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.
PO16 The safety and efficiency of pedestrian movement is priorities in the design of car parking areas through providing pedestrian paths in car parking areas that are: a. located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. of a width to allow safe and efficient access for prams and wheelchairs.	No example provided.
Bicycle parking and end of trip facilities Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.	
PO17 a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: i. adequate bicycle parking and storage facilities; and	**E17.1** Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number). **Use** — **Minimum Bicycle Parking** Residential uses comprised of dwellings — Minimum 1 space per dwelling

ii. adequate provision for securing belongings; and

iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.

b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:

i. the projected population growth and forward planning for road upgrading and development of cycle paths; or

ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or

iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.

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

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

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 200m2 of GFA

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.

E17.2

Bicycle parking is:

a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*;

b. protected from the weather by its location or a dedicated roof structure;

c. located within the building or in a dedicated, secure structure for residents and staff;

d. adjacent to building entrances or in public areas for customers and visitors.

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

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

Editor's note - The 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.

E17.3

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.

E17.4

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.
Loading and Servicing	
PO18 Loading and servicing areas: a. are not visible from any street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. are consolidated and shared with adjoining sites where possible. Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.	No example provided.
Waste	
PO19 Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.	**E19** Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping and fencing	
PO20 On-site landscaping: a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. incorporates shade trees in car parking areas; d. retains mature trees wherever possible; e. contributes to quality public spaces and the microclimate by providing shelter and shade; f. maintains the achievement of active frontages and sightlines for casual surveillance.	No example provided.

Note - Landscaping is to be 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.	
PO21 Surveillance and overlooking are maintained between the road frontage and the main building line.	No example provided.
Environmentally sensitive design	
PO22 Development incorporates energy efficient design principles, including: a. maximising internal cross-ventilation and prevailing breezes; b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun; c. reducing demand on non-renewable energy sources for cooling and heating; d. maximising the use of daylight for lighting; e. retaining existing established trees on-site where possible. Note - Further guidance on environmentally sustainable design is available in *Subtropical Urban Design in South East Queensland - A Handbook for Planners, Developers and Decision Makers*, Centre for Subtropical Design, Brisbane, 2010.	No example provided.
PO23 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.	No example provided.
Crime prevention through environmental design	
PO24 Development contributes to a safe public realm by incorporating crime prevention through environmental design principles including:	No example provided.

a. orienting buildings towards the street and public spaces and providing clear sightlines to public spaces to allow opportunities for casual surveillance; b. ensuring the site layout, building design and landscaping does not result in potential concealment or entrapment areas; and 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. Note - Further information is available in *Crime Prevention through Environmental Design: Guidelines for Queensland*, State of Queensland, 2007.	
Lighting	
PO25 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.	No example provided.
Amenity	
PO26 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other environmental nuisances.	No example provided.
Noise	
PO27 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.
PO28 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:	**E28.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.
	E28.2

a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. 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.	Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. 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.
Hazardous Chemicals 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*'. Note - Terms used in this section are defined in '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO29 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	**E29.1** 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation.

	If criteria E29.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
	E29.2 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E29.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	E29.3 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation.

	If criteria E29.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO30 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.	**E30** 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.
PO31 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.	**E31** 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.
PO32 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.	**E32.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	E32.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO33 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where	No example provided.

hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	
Works criteria	
Utilities	
PO34 Where the site adjoins or is opposite to a Park(57), foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.	No example provided.
PO35 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**E35** Development is connected to underground electricity.
PO36 The development has access to telecommunications and broadband services in accordance with current standards.	No example provided.
PO37 Where available the development is to safely connect to reticulated gas.	No example provided.
PO38 The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.	**E38.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	E38.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO39 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**E39** Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the

	South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
PO40 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO41 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.	No example provided.
PO42 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.
PO43 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E43.1** Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.
	E43.2

	The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E43.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E43.4 The lot layout allows forward access to and from the site.
PO44 Safe access is provided for all vehicles required to access the site.	**E44.1** Site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E44.2 Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design. Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.
	E44.3 Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.
PO45 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;	No example provided.

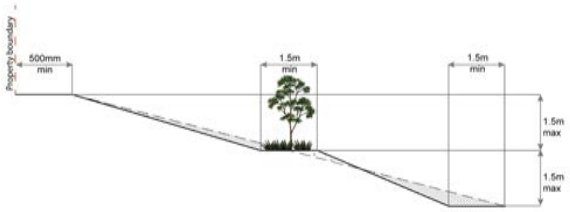
b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. 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 - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	
Stormwater	
PO46 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. 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.	No example provided.
PO47	No example provided.

Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	
PO48 Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 2 of the SPP. Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.	No example provided.
PO49 Easements for drainage purposes are provided over: a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. Note - Refer to Planning scheme policy - Integrated design for details. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Site works and construction management	
PO50 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO51 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**E51.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion;

	c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	E51.2 Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E51.3 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.
	E51.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO52 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E52** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO53 All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - Where the amount of imported or exported material is greater than $50m^3$, a haulage route must be identified and approved by Council.	**E53.1** 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.
	E53.2 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.

	Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
	E53.3 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.
PO54 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E54** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
PO55 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E55.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles of storage of machinery or goods is to occur in these areas during development works. **E55.2** 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 - The chipped vegetation must be stored in an approved location, preferably a park or public land.
PO56 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,	No example provided.

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.	
Earthworks	
PO57 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). Note - Filling or excavation works are to be completed within six months of the commencement date.	**E57.1** 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. **E57.2** Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters. **E57.3** Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ. **E57.4** All filling or excavation is contained on-site. **E57.5** All fill placed on-site is: a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). **E57.6** The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO58 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E58** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.

	Figure - Embankment 
PO59 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. Note - Public sector entity as defined in the Sustainable Planning Act 2009.	**E59.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity as defined in the Sustainable Planning Act 2009. **E59.2** Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
PO60 Filling or excavation does not result in land instability. Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO61 Development does not result in a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. and any clearing of native vegetation. 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	No example provided.

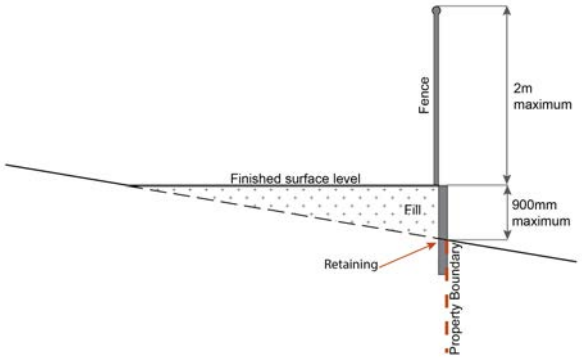
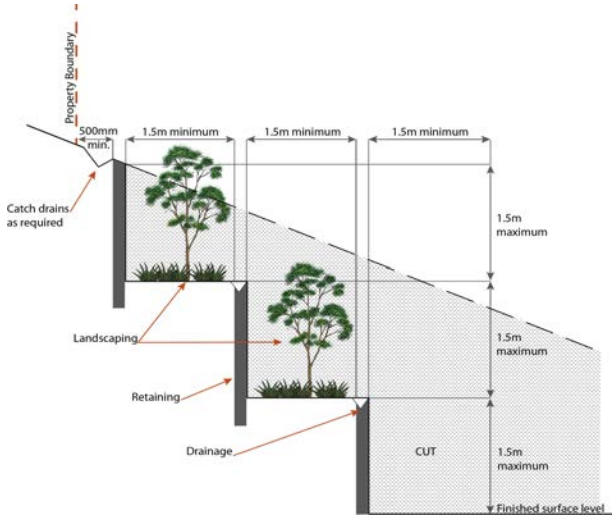
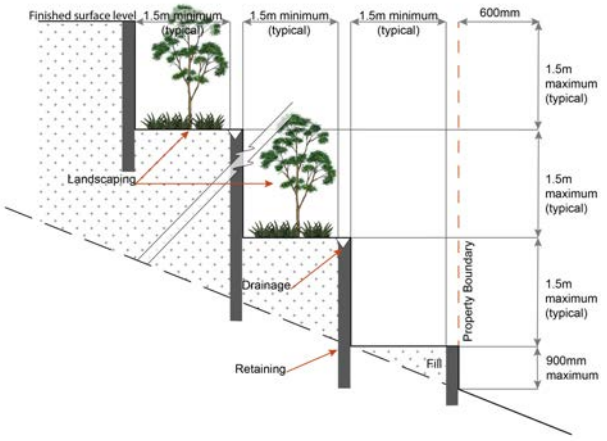
suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	
Retaining walls and structures	
PO62 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**E62** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below. **Figure - Cut** 

Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

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

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

PO63 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another;	**E63.1** 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(84) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;

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.	b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	E63.2 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.
	E63.3 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*.
PO64 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.	**E64** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

	v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO65 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.	**E65** 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 *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Home based business (35)	
PO66 The scale and intensity of the Home based business(35): a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling house(22);	**E66.1** 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. **E66.2** The home based business(35) occupies an area of the existing dwelling or on-site structure not greater than 40m^2 gross floor area.

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.	
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO67 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E67.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E67.2** 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.
PO68 Infrastructure does not have an impact on pedestrian health and safety.	**E68** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO69 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**E69** 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.
Residential uses	
PO70 Residential uses contribute to greater housing choice and affordability by:	No example provided.

<table>
<tr>
<td>a. contributing to the availability of a range of dwelling types and sizes in the centre;

b. providing greater housing density within the walkable catchment of the Strathpine centre and Strathpine and Bray Park rail stations making efficient use of land.

Note - The Queensland Government Transit oriented development guide provides further guidance on achieving residential densities within proximity of transit services.</td>
<td></td>
</tr>
<tr>
<td>PO71

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

a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity;

b. designed and constructed to achieve adequate privacy for occupants from other dwelling units(23) and centre uses;

c. accessible and readily identifiable for residents, visitors and emergency services(25);

d. located to not compromise active frontages.</td>
<td>E71

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

a. as per the table below;

<table>
<tr><th>Use</th><th>Minimum Area</th><th>Minimum Dimension in all directions</th></tr>
<tr><td colspan="3">Ground level dwellings</td></tr>
<tr><td>All dwelling types</td><td>16m^2</td><td>4m</td></tr>
<tr><td colspan="3">Above ground level dwellings</td></tr>
<tr><td>1 bedroom or studio</td><td>8m²</td><td>2.5m</td></tr>
<tr><td>2 or more bedrooms</td><td>12m²</td><td>3.0m</td></tr>
</table>

b. accessed from a living area;

c. sufficiently screened or elevated for privacy;

d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks;

e. balconies orientate to the street;

f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures, retaining 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).

Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</td>
</tr>
<tr>
<td>PO72</td>
<td>E72

The dwelling:</td>
</tr>
</table>

Caretaker's accommodation[10] and Dwelling units[23] are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses. Note - Refer to State Government standards for CPTED. Note - Refer to Planning scheme policy - Residential design for details and examples.	a. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses; b. clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services; c. is provided with a separate entrance to that of any non-residential use on the site; d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use. Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.
Retail and commercial uses	
PO73 Gympie Road remains the primary location for significant retail activity in the Strathpine.	**E73** Development on sites with a frontage to Gympie Road incorporates retail uses on the ground floor directly accessible from the street frontage that: a. for ground floor tenancies do not exceed 250m^2 GFA; b. have a maximum frontage of 20m.
PO74 Buildings are designed to be adaptable to accommodate a variety of uses over the life of the building.	**E74.1** Buildings incorporate a minimum floor to ceiling height of 4.2m for the ground level.
	E74.2 Where a building incorporates a podium, the minimum floor to ceiling height for podium levels is 3.3m.
Telecommunications facility [81] Editor's note - In accordance with the Federal legislation Telecommunications facilities [81] must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO75	**E75.1**

Telecommunications facilities[81] are co-located with existing telecommunications facilities[81], Utility installation[86], Major electricity infrastructure[43] or Substation[80] if there is already a facility in the same coverage area.	New telecommunication facilities[81] are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	E75.2 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.
PO76 A new Telecommunications facility[81] is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E76** A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO77 Telecommunications facilities[81] do not conflict with lawful existing land uses both on and adjoining the site.	**E77** 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.
PO78 The Telecommunications facility[81] does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E78.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	E78.2 In all other areas towers do not exceed 35m in height.
	E78.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	E78.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.

	E78.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E78.6 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. 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.
PO79 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E79** 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.
PO80 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.	**E80** All equipment comprising the Telecommunications facility[(81)] which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Key sites	
PO81 A Strathpine town square as shown on 'Figure 6.2.1.4.1 - Strathpine' is to be established as to: a. become the spatial focus for the centre and act as a cultural hub for Strathpine and the surrounding region; b. accommodate a range of activities, including cultural events, community displays and informal gathering, creating a lively atmosphere; c. include a strong use of public art, cultural uses, outdoor dining and retail edge interfaces that will create a vibrant environment;	No example provided.

d. be of the highest quality; e. incorporate street furniture, landscape and urban pavement treatment to create a quality space for workers, shoppers, the local community and visitors to enjoy. Note - For details and examples of civic space requirements refer to Planning scheme policy - Centre and neighbourhood hub design.	
PO82 Development on Key Site A (the western portion of Westfield shopping centre) adjoining Gympie Road, Learmonth Street and Dixon Street, shown on 'Figure 6.2.1.4.1 - Strathpine' is to: a. incorporates an appropriate mix of uses, supporting the growth of Strathpine as a higher order centre; b. incorporates a substantial retail presence at the ground level; c. contributes to a high quality streetscape providing active frontages and high quality finishes along street frontages; d. includes a civic space or forecourt area within the site for social interaction, public gathering, markets(46) etc; e. establishes connections to the South Pine River.	**E82** Development on Key Site A (the western portion of the Westfield shopping centre) adjoining Gympie Road, Learmonth Street and Dixon Street, shown on 'Figure 6.2.1.4.1 - Strathpine' is to: a. increase pedestrian connectivity to the western side of Gympie Road and the Strathpine rail station; b. include active uses (cafes, restaurants, shops(75) with a gfa <250m^2) adjoining Dixon Street, Learmonth Street and Gympie Road (redeveloping the car parking area); c. include a civic space in the north western corner and the south west corner; d. include a civic space within the site at the eastern end of the shopping centre(76) building, e. establish a pedestrian linkage through the site to the South Pine River.
PO83 Development on Key site A (the eastern portion of Westfield shopping centre), shown on 'Figure 6.2.1.4.1 - Strathpine' adjoining the South Pine River contains high density residential uses that address and adjoin the South Pine River.	No example provided.
PO84 Development on Key site B (north of Westfield shopping centre), shown on 'Figure 6.2.1.4.1 - Strathpine' includes: a. active retail and commercial uses adjoining Learmonth Street; b. medium density residential uses addressing Raynbird Park (linear park).	No example provided.

PO85 Land adjoining or directly adjacent to Strathpine train station, Key site D, shown on 'Figure 6.2.1.4.1 - Strathpine' or Bray Park train station, Key site E, 'Figure 6.2.1.4.1 - Strathpine' incorporates: a. a mix of active retail, commercial and high density residential uses; b. attractive and active frontages; c. civic and forecourt spaces for public interaction, outdoor dining and enhanced pedestrian connectivity etc.	No example provided.
PO86 Development on Key site C, shown on 'Figure 6.2.1.4.1 - Strathpine': a. is configured in a grid like pattern, establishing permeability and connectivity with the rest of the centre and Strathpine rail station; b. for lot 43, provides active and mixed use frontages and uses along the eastern boundary, adjoining the rail station land; c. for lot 43, includes higher density residential uses to the west that address and adjoin the park.	No example provided.
PO87 Development on Key site F (adjoining the Samsonvale Road open space), shown on 'Figure 6.2.1.4.1 - Strathpine' includes active uses (i.e. Uses that encourage activity on adjoining land e.g. Shop, food and drink outlet[(28)] etc.) that address and adjoin the open space.	No example provided.
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.	
PO88	**E88** Development does not involve:

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

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	
PO89	No example provided.

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.	
PO90 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	
PO91 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO92	No example provided.

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: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	
PO93 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO94 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO95 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry(4) and animal keeping(5) activities.	No example provided.
PO96 Development minimises adverse impacts of stormwater run-off on water quality by:	No example provided.

a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	
Vegetation clearing and access, edge effects and urban heat island effects	
PO97 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.	No example provided.
PO98 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. 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.	No example provided.
PO99 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO100	No example provided.

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. 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.	
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.	
PO101 Development does not increase the number of people living in the Extractive Resources separation area.	**E101** One dwelling house[22] permitted per lot within separation area.
PO102 Development: a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry[27]; b. is compatible with the operation of an Extractive industry[27]; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area.	**E102** Development within the separation area does not include the following activities: a. Caretaker's accommodation[10]; b. Community residence[16]; c. Dual occupancy[21]; d. Dwelling unit[23]; e. Hospital[36]; f. Rooming accommodation[69]; g. Multiple dwelling[49]; h. Non-resident workforce accommodation[52]; i. Relocatable home park[62]; j. Residential care facility[65]; k. Resort complex[66]; l. Retirement facility[67]; m. Rural workers' accommodation[71]; n. Short-term accommodation[77]; o. Tourist park[84].
PO103 Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.	**E103** All habitable rooms within the separation area are: a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
PO104	**E104** Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.

Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.	
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.	
PO105 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**E105** 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.
PO106 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No example provided.
PO107	No example provided.

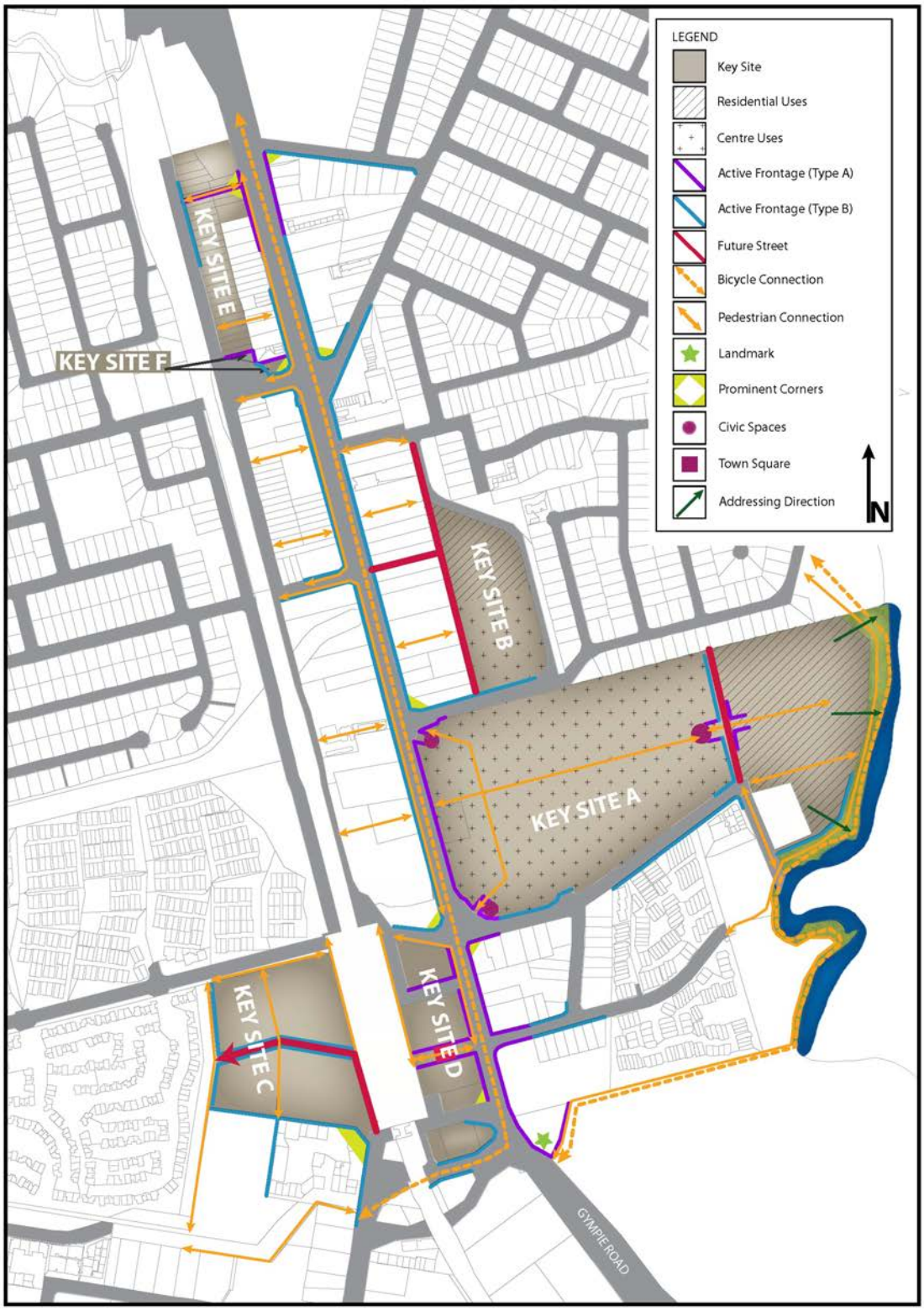
Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	
PO108 Development 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. 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.	**E108** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO109 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline;	**E109** Development: a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
PO110 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**E110** Development does not involve the construction of any buildings or structures within a Pumping station buffer.
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.	

PO111 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.
PO112 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. 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.	No example provided.
PO113 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO114 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.	**E114** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. 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.
PO115	**E115**

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.	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.
PO116 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	**E116.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E116.2** 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.
PO117 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. 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.
Additional criteria for development for a Park(57)	
PO118 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E118** Development for a Park(57) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.

Riparian and wetland setbacks	
PO119 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E119** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

Figure 6.2.1.4.1 - Strathpine



6.2.1.5 District centre precinct

6.2.1.5.1 Purpose - District centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the District centre precinct:

    a. Development is of a size, scale and range of services commensurate with the role and function of this precinct within the centre network.

    b. Uses and activities contribute to a horizontal and vertical mix and the co-location of uses, concentrated in a compact urban form.

    c. Development is of a sufficient intensity and land use mix to support high frequency public transport, improve land efficiency and support centre facilities.

    d. Medium density housing is incorporated within centres.

    e. Adverse impacts on the amenity of surrounding residential uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining a district centre.

    f. The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas and the size, frequency and location of vehicle crossovers.

    g. The amount of on-site car parking encourages the use of public and active transport, increases land use efficiency and does not negatively impact the streetscape.

    h. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.

    i. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.

    j. Development encourages social activity through the provision of high quality civic and plaza spaces.

    k. The design, siting and construction of buildings within a district centre:

        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 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 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. include buffers or other treatments measures to respond to the interface with residential zoned land.

l. The establishment of new district centres, including the expansion of a local centre to a district scale, does not occur unless designated in the Strategic framework.

m. Out-of-centre development, for the expansion of a district centre (into adjoining zones and precincts) or a new district centre only occurs where:

i. it maintains the scale and function of a district centre consistent with Table 6.2.1.1;

ii. for a new district centre, if it is in a location identified in the planning scheme;

iii. expansion will strengthen the existing centre as an important district activity node;

iv. clear separation from existing higher order, district and local centres within the network is maintained to reduce catchment overlap;

v. located on a highly accessible site, adjoining the existing centre and not resulting in the fragmentation of the centre;

vi. designed to include active frontages around a main street core;

vii. expansion does not result in an elongated centre forming a ribbon of development along regional through roads.

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. Bulk landscape supplies**(9)**, garden centre**(31)**, market**(46)**, outdoor sales**(54)**, wholesale nursery**(89)** or outdoor sport and recreation**(55)**);

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 District centre precinct is for one or more of the uses identified below:

• Bar(7) • Caretaker's accommodation(10) • Child care centre(13) • Club(14)	• Health care services(33) • Home based business(35) • Hotel(37) • Low impact industry(42) - if not located adjoining a main street	• Sales office(72) • Service industry(73) • Shop(75) • Shopping centre(76)

• Community care centre[15] • Community use[17] • Dual occupancy[21] - if in a mixed use building • Dwelling unit[23] • Emergency services[25] • Food and drink outlet[28] • Hardware and trade supplies[32] - if 250m^2 GFA or less	• Market[46] • Multiple dwelling[49] • Office[53] • Place of worship[60] • Rooming accommodation[69]	• Short term accommodation[76] • Showroom[78] - if 250m^2 GFA or less

t. Development in the District centre precinct does not include one or more of the following uses:

• Air services[3] • Animal husbandry[4] • Animal keeping[5] • Aquaculture[6] • Cemetery[12] • Crematorium[18] • Cropping[19] • Detention facility[20] • Extractive industry[27] • Hardware and trade supplies[32] - if greater than 250m^2 GFA	• High impact industry[34] • Intensive animal industry[39] • Intensive horticulture[40] • Marine industry[45] • Medium impact industry[47] • Motor sport facility[48] • Outdoor sport and recreation[55] • Permanent plantation[59]	• Port services[61] • Relocatable home park[62] • Rural industry[70] • Rural workers' accommodation[71] • Special industry[79] • Tourist park[84] • Transport depot[85] • Winery[90]

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

Part F — Criteria for assessable development - District centre precinct

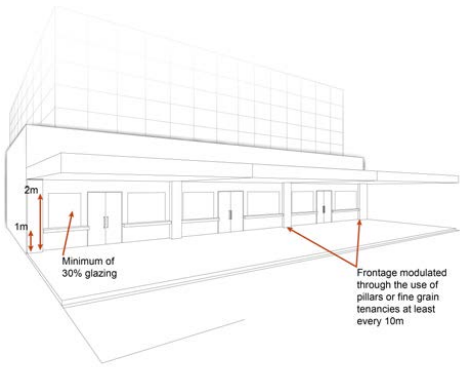
Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part F, Table 6.2.1.5.1 as well as the purpose statement and overall outcomes of this code.

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

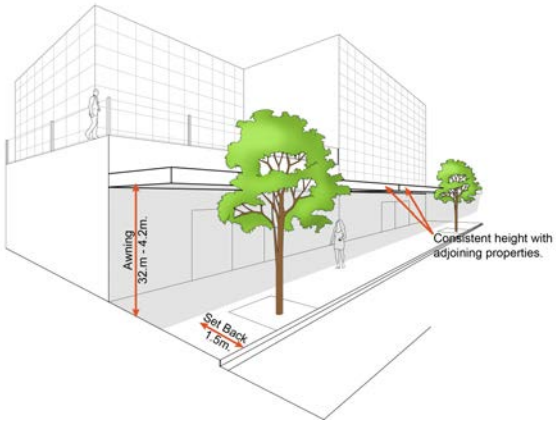
Table 6.2.1.5.1 Assessable development - District centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes

General criteria	
Centre network and function	
PO1 Development in the District centre precinct is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network. Note - Refer to Moreton Bay centres network Table 6.2.1.1	No example provided.
Active frontage	
PO2 Development addresses and activates streets and public spaces by: a. 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); 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.	**E2.1** Development addresses the street frontage.
	E2.2 New buildings and extensions are built to the street alignment.
	E2.3 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.
	E2.4 Development on corner lots: a. addresses both street frontages; b. expresses strong visual elements, including feature building entries.
	E2.5 Development incorporates active uses adjacent to a street frontage, civic space, public open space or pedestrian thoroughfare.
	E2.6 The front facade of the building:

	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(1). **Figure - Glazing** 
	E2.7 Individual tenancies do not exceed a frontage length of 20m.
	E2.8 Large format retail uses (e.g. showroom(78), supermarket or discount department store) are sleeved by smaller tenancies (e.g. retail and similar uses). Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.
Setbacks	
PO3 Side and rear setbacks are of a dimension to: a. cater for required openings, the location of loading docks and landscaped buffers etc.; b. protect the amenity of adjoining sensitive land uses.	No example provided.
Site area	
PO4	No example provided.

The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.	
Building height	
PO5 The height of buildings reflect the individual character of the centre.	**E5** Building height is within the minimum and maximum height identified on Overlay map - Building heights.
Public realm	
PO6 Developments incorporating a gross leasable area greater than 3,000m^2 include a public plaza on-site, that: a. is integrated with adjacent development, in relation to built form, streetscape, landscaping and the street and pedestrian network; b. is directly accessible from adjacent development or tenancies and is easily and conveniently accessible to the public; c. is of a sufficient size and dimensions to cater for passive recreation activities (e.g. alfresco dining and temporary activities etc); d. includes greening (e.g. Landscaping, planter boxes, street trees etc) that contributes to the identity of the centre; e. is lit and has adequate signage for way finding, ensuring adjoining and near by residential uses are not impacted by 'overspill'; f. is designed to achieve CPTED principles e.g. visible at all times. Note - For details and examples of civic space requirements refer to Planning scheme policy - Centre and neighbourhood hub design.	No example provided.
Streetscape	
PO7 Development contributes to an attractive and walkable street environment through the provision of streetscape features (e.g. footpaths, lighting, bins, furniture, landscaping, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design. Editor's note - Additional approvals may be required where works are required within road reserves.	No example provided.

Built form	
PO8 Ground floor spaces are designed to enable the flexible re-use of floor area for commercial and retail activities.	**E8** The ground floor has a minimum ceiling height of 4.2m.
PO9 Awnings are provided at the ground level fronting pedestrian footpaths. Awnings: a. provide adequate protection for pedestrians from solar exposure and inclement weather; b. are integrated with the design of the building and the form and function of the street; c. do not compromise the provision of street trees and signage; d. ensure the safety of pedestrians and vehicles (e.g. No support poles).	**E9** Buildings incorporate an awning that: a. is cantilevered; b. extends from the face of the building; c. has a minimum height of 3.2m and a maximum height of 4.2m above pavement level; d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; e. aligns with adjoining buildings to provide continuous shelter where possible. **Figure - Awning requirements** 
PO10 All buildings exhibit a high standard of design and construction, which: a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enables differentiation between buildings; c. contributes to a safe environment; d. incorporates architectural features within the building facade at the street level to create human scale; e. treat or break up blank walls that are visible from public areas;	No example provided.

f. includes building entrances that are readily identifiable from the road frontage, located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. facilitate casual surveillance of all public spaces.	
PO11 Building entrances: a. are readily identifiable from the road frontage; b. add visual interest to the streetscape; c. are designed to limit opportunities for concealment; d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage; e. include footpaths that connect with adjoining sites; f. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance. Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.	No example provided.
Car parking	
PO12 The number of car parking spaces is managed to: a. provide for the parking of visitors and employees that is appropriate for the use and the sites proximity to public and active transport options; b. not include an oversupply of car parking spaces. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**E12** Car parking is provided in accordance with the table below.

Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided
Non-residential	1 per 30m^2 of GFA	1 per 50m^2 of GFA
Residential - Permanent/long term	N/A	1 per dwelling
Residential - Serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwelling + staff spaces

Note - Car parking rates are to be rounded up to the nearest whole number.

Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.

	Note - Residential - Permanent/long term includes: Multiple dwelling(49), Relocatable home park(62), Residential care facility(65), Retirement facility(67). Note - Residential - Services/short term includes: Rooming accommodation(69) or Short-term accommodation(77). 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.
PO13 Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.	No example provided.
PO14 Car parking design includes innovative solutions, including on-street parking and shared parking areas. Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.	No example provided.
PO15 The design of car parking areas: a. does not impact on the safety of the external road network; b. ensures the safe movement of vehicles within the site.	**E15** All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.
PO16 The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are: a. located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. of a width to allow safe and efficient access for prams and wheelchairs.	No example provided.
Bicycle parking and end of trip facilities Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.	

PO17

a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:

   i. adequate bicycle parking and storage facilities; and

   ii. adequate provision for securing belongings; and

   iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.

b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:

   i. the projected population growth and forward planning for road upgrading and development of cycle paths; or

   ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or

   iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.

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

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

E17.1

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

Use	Minimum Bicycle Parking
Residential uses comprised of dwellings	Minimum 1 space per dwelling
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking
Non-residential uses	Minimum 1 space per 200m2 of GFA

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.

E17.2

Bicycle parking is:

a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*;

b. protected from the weather by its location or a dedicated roof structure;

c. located within the building or in a dedicated, secure structure for residents and staff;

d. adjacent to building entrances or in public areas for customers and visitors.

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

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

Editor's note - The 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.

E17.3

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.

E17.4

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.
Loading and servicing	
PO18 Loading and servicing areas: a. are not visible from any street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. are consolidated and shared with adjoining sites where possible. Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.	No example provided.
Waste	
PO19 Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.	**E19** Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping and fencing	
PO20 On-site landscaping: a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. incorporates shade trees in car parking areas;	No example provided.

d. retains mature trees wherever possible; e. contributes to quality public spaces and the microclimate by providing shelter and shade; f. maintains the achievement of active frontages and sightlines for casual surveillance. Note - All landscaping is to accord with Planning scheme policy - Integrated design.	
PO21 Surveillance and overlooking are maintained between the road frontage and the main building line.	No example provided.
Lighting	
PO22 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.	No example provided.
Amenity	
PO23 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other environmental nuisances.	No example provided.
Noise	
PO24 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 a road or adjoin a road or public area are not appropriate noise attenuation measure unless adjoining a motorway, arterial road or rail lines. 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.
PO25 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:	**E25.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.
	E25.2

a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. 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.	Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. 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.
Hazardous Chemicals 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*'. Note - Terms used in this section are defined in '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO26 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	**E26.1** 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation.

	If criteria E26.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
	E26.2 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E26.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	E26.3 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation.

	If criteria E26.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO27 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.	**E27** 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.
PO28 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.	**E28** 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.
PO29 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.	**E29.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	E29.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO30 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where	No example provided.

hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	
Works criteria	
Utilities	
PO31 Where the site adjoins or is opposite to a Park(57), foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.	No example provided.
PO32 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**E32** Development is connected to underground electricity.
PO33 The development has access to telecommunications and broadband services in accordance with current standards.	No example provided.
PO34 Where available the development is to safely connect to reticulated gas.	No example provided.
PO35 The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.	**E35.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	E35.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO36 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**E36** Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the

	South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
PO37 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO38 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.	No example provided.
PO39 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.
PO40 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E40.1** Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.
	E40.2

	The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E40.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E40.4 The lot layout allows forward access to and from the site.
PO41 Safe access is provided for all vehicles required to access the site.	**E41.1** Site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E41.2 Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design. Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.
	E41.3 Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.
PO42 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;	No example provided.

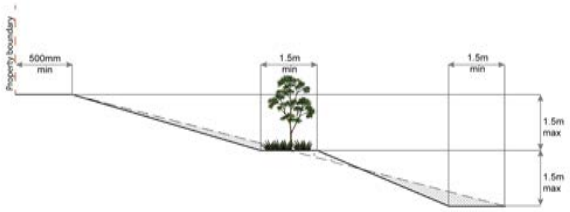
b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. 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 - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	
Stormwater	
PO43 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. 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.	No example provided.
PO44	No example provided.

Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	
PO45 Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 2 of the SPP. Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.	No example provided.
PO46 Easements for drainage purposes are provided over: a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. Note - Refer to Planning scheme policy - Integrated design for details. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Site works and construction management	
PO47 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO48 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**E48.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion;

	c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	E48.2 Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E48.3 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.
	E48.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO49 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E49** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO50 All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - Where the amount of imported or exported material is greater than $50m^3$, a haulage route must be identified and approved by Council.	**E50.1** 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.
	E50.2 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.

	Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
	E50.3 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.
PO51 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E51** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
PO52 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E52.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles of storage of machinery or goods is to occur in these areas during development works. **E52.2** 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 - The chipped vegetation must be stored in an approved location, preferably a park or public land.
PO53 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,	No example provided.

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.	
Earthworks	
PO54 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). Note - Filling or excavation works are to be completed within six months of the commencement date.	**E54.1** 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.
	E54.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	E54.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	E54.4 All filling or excavation is contained on-site.
	E54.5 All fill placed on-site is: a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).
	E54.6 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO55 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E55** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.

	Figure - Embankment 
PO56 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. Note - Public sector entity as defined in the Sustainable Planning Act 2009.	**E56.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity as defined in the Sustainable Planning Act 2009. **E56.2** Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
PO57 Filling or excavation does not result in land instability. Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO58 Development does not result in a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. and any clearing of native vegetation. 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	No example provided.

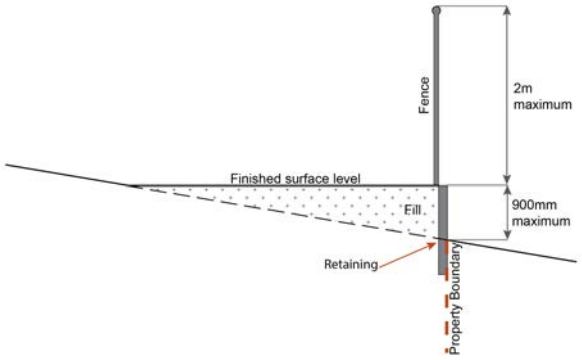
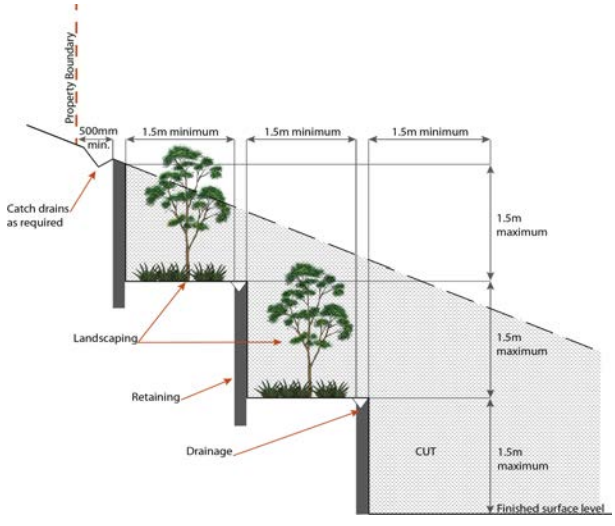
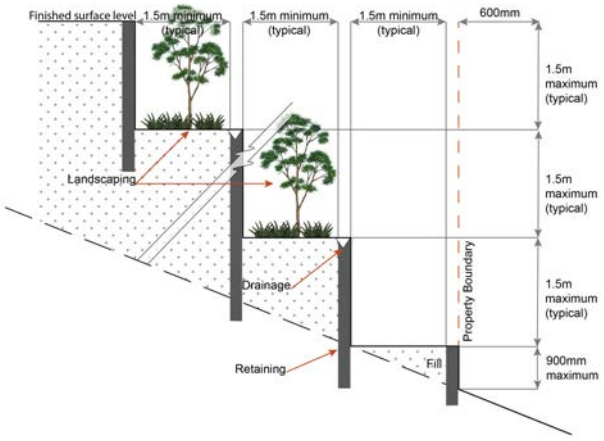
suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	
Retaining walls and structures	
PO59 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**E59** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below. **Figure - Cut** 

Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

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

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

PO60	**E60.1**
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;	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 requirements 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(84) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;

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.	b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	E60.2 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.
	E60.3 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*.
PO61 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.	**E61** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

	v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO62 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.	**E62** 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 *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Home based business(35)	
PO63 The scale and intensity of the Home based business(35): a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling house(22);	**E63.1** 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. **E63.2** The home based business(35) occupies an area of the existing dwelling or on-site structure not greater than 40m^2 gross floor area.

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.	
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO64 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E64.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E64.2** 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.
PO65 Infrastructure does not have an impact on pedestrian health and safety.	**E65** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO66 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**E66** 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.
Residential uses	
PO67 Caretaker's accommodation(10) and Dwelling units(23) are provided with adequate functional and attractive private open space that is:	**E67** A dwelling has a clearly defined, private outdoor living space that is:

a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity; b. designed and constructed to achieve adequate privacy for occupants from other dwelling units(23) and centre uses; c. accessible and readily identifiable for residents, visitors and emergency services; d. located to not compromise active frontages.	a. as per the table below; **Use** / **Minimum Area** / **Minimum Dimension in all directions** Ground level dwellings All dwelling types: 16m² : 4m Above ground level dwellings 1 bedroom or studio,: 8m² : 2.5m 2 or more bedrooms: 12m² : 3.0m b. accessed from a living area; c. sufficiently screened or elevated for privacy; d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks; e. balconies orientate to the street; f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures, retaining 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).
PO68 Caretaker's accommodation(10) and Dwelling units(23) are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses. Note - Refer to State Government standards for CPTED. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E68** The dwelling: a. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses; b. clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services; c. is provided with a separate entrance to that of any non-residential use on the site; d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use. Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.

Telecommunications facility (81) Editor's note - In accordance with the Federal legislation Telecommunications facilities (81)must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO69 Telecommunications facilities(81) are co-located with existing telecommunications facilities(81), Utility installation(86), Major electricity infrastructure(43) or Substation(80) if there is already a facility in the same coverage area.	**E69.1** New telecommunication facilities(81) are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	E69.2 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.
PO70 A new Telecommunications facility(81) is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E70** A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO71 Telecommunications facilities(81) do not conflict with lawful existing land uses both on and adjoining the site.	**E71** 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.
PO72 The Telecommunications facility(81) does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E72.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	E72.2 In all other areas towers do not exceed 35m in height.
	E72.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	E72.4

	All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	E72.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E72.6 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. 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.
PO73 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E73** 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.
PO74 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.	**E74** All equipment comprising the Telecommunications facility[(81)] which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply) Note - 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.	

PO75	E75
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.	Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m 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.

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	
PO76	No example provided.

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.	
PO77 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	
PO78 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO79	No example provided.

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: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	
PO80 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO81 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO82 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry(4) and animal keeping(5) activities.	No example provided.
PO83 Development minimises adverse impacts of stormwater run-off on water quality by:	No example provided.

a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	
Vegetation clearing and access, edge effects and urban heat island effects	
PO84 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.	No example provided.
PO85 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. 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.	No example provided.
PO86 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO87	No example provided.

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. 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.	
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.	
PO88 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**E88** 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.
PO89 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or	No example provided.

c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	
PO90 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.	No example provided.
PO91 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. 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.	**E91** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO92 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations**(80)** to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	**E92** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation**(80)**are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO93 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation**(80)** to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.	No example provided.

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. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	
PO94 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**E94** Development does not involve the construction of any buildings or structures within a Pumping station buffer.
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.	
PO95 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.
PO96 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. 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.	No example provided.

Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	
PO97 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO98 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.	**E98** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. 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.
PO99 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.	**E99** 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.
PO100 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	**E100.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E100.2** 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.
PO101	No example provided.

Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. 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.	
Additional criteria for development for a Park(57)	
PO102 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E102** Development for a Park(57) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO103 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E103** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)	

PO104	E104
Landscaping a. complements the coastal landscape character and amenity; b. has known resilience and robustness in the coastal environment; Fences and walls: a. do not appear visually dominant or conspicuous within its setting; b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening; c. use materials and colours that are complementary to the coastal environment. 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. Vegetation that contributes to bayside character and identity are: a. retained; b. protected from development diminishing their significance.	Where located in the Locally Important (Coast) scenic amenity overlay: a. landscaping comprises indigenous coastal species; b. fences and walls are no higher than 1m; and c. existing pine trees, palm trees, mature fig and cotton trees are retained. d. where over 12m in height, the building design includes the following architectural character elements: i. curving balcony edges and walls, strong vertical blades and wall planes; ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; iii. roof top outlooks, tensile structures as shading devices; iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.

6.2.1.6 Local centre precinct

6.2.1.6.1 Purpose - Local centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the local centre precinct:

    a. Development is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network.

    b. Development contributes to a mix and the co-location of compatible uses, in a compact urban form.

    c. Development is of a sufficient intensity and land use mix to support public transport, active transport, improve land efficiency and support centre facilities.

    d. Medium density housing, in the form of low-rise multiple dwellings[(49)] incorporating mixed uses where possible, is incorporated within local centres.

    e. Adverse impacts on the amenity of surrounding residential uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining a local centre.

    f. The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas and the size, frequency and location of vehicle crossovers.

    g. The amount of on-site car parking encourages the use of public and active transport, increases land use efficiency and does not negatively impact the streetscape.

    h. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.

    i. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.

    j. Development encourages social activity through the provision of high quality civic and plaza spaces.

    k. The design, siting and construction of buildings within a local centre:

        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. is centred around 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. does not result in internalised shopping centres[(76)] with large external blank walls and tenancies only accessible from within the building;

        vii. locates tenancies at the street with car parking at the rear;

        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 treatments measures to respond to the interface with residential zoned land.

l. Out-of-centre development, including centre expansion (into adjoining zones and precincts) or the establishment of a new centre only occurs where:

i. it maintains the scale and function of a local centre consistent with Table 6.2.1.1 including provision of one full line supermarket plus local speciality shops and lower order commercial uses;

ii. expansion strengthens the existing centre as an important local activity node, or for a new centre, strengthens the centres network within the region;

iii. clear separation from existing higher order, district and local centres within the network are maintained to reduce catchment overlap and to establish 15 minute walkable neighbourhoods (generally, local centres should be separated from other centres by 2400m and neighbourhood hubs by 1600m, measured from the centre of each centre or neighbourhood hub);

iv. for expansion, it is located on a highly accessible site, adjoining the existing centre not resulting in the fragmentation of the centre;

v. for a new centre, it is located on a sub-arterial or collector road;

vi. designed to include active frontages around a main street core;

vii. expansion does not result in an elongated centre forming a ribbon of development along regional through roads.

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. Bulk landscape supplies**(9)**, garden centre**(31)**, market**(46)**, outdoor sales**(54)**, wholesale nursery**(89)**, outdoor sport and recreation**(55)**).

m. 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.

n. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.

o. 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.

p. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

q. 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.

r. Development in the Local centre precinct is for one or more of the uses identified below:

• Caretaker's accommodation(10) • Child care centre(13) • Club(14) • Community care centre(15) • Community use(17) • Dwelling unit(23)	• Emergency services(25) • Food and drink outlet(28) • Hardware and trade supplies(32) - if 250m^2 GFA or less • Health care services(33) • Home based business(35)	• Low impact industry(42) - if not located adjoining a main street • Market(46) • Office(53) • Place of worship(60) • Service industry(73) • Shop(75)

		• Shopping centre[76] • Showroom[78] - if 250m^2 GFA or less

s. Development in the Local centre precinct does not include one or more of the following uses:

• Air services[3] • Animal husbandry[4] • Animal keeping[5] • Aquaculture[6] • Brothel[8] • Cemetery[12] • Crematorium[18] • Cropping[19] • Detention facility[20] • Extractive industry[27] • Hardware and trade supplies[32] - if more than 250m^2 GFA • High impact industry[34] • Hotel[37] • Intensive animal industry[39]	• Intensive horticulture[40] • Major sport, recreation and entertainment facility[44] • Marine industry[45] • Medium impact industry[47] • Motor sport facility[48] • Nightclub entertainment facility[51] • Outdoor sales[54] • Outdoor sport and recreation[55] • Parking station[58] • Permanent plantation[59] • Port services[61] • Relocatable home park[62]	• Research and technology industry[64] • Resort complex[66] • Rooming accommodation[69] • Rural industry[70] • Rural workers' accommodation[71] • Short-term accommodation[77] • Showroom[78] - if more than 250m^2 GFA • Special industry[79] • Tourist park[84] • Transport depot[85] • Winery[90]

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

Part G - Criteria for assessable development - Local centre precinct

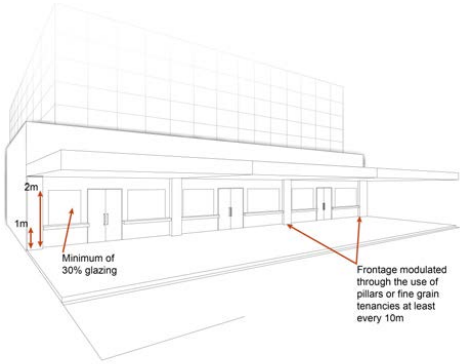
Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part G, Table 6.2.1.6.1 as well as the purpose statement and overall outcomes of this code.

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

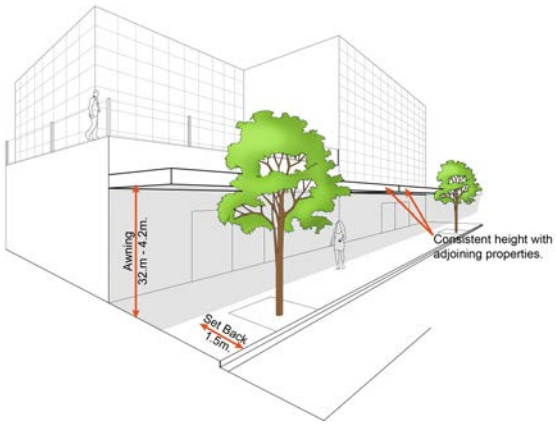
Table 6.2.1.6.1 Assessable development - Local centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Centre network and function	

PO1 Development in the Local centre precinct is of a size, scale, range of services commensurate with the role and function of this precinct within the centres network. Note - Refer to Moreton Bay centres network Table 6.2.1.1	No example provided.
Active frontage	
PO2 Development addresses and activates streets and public spaces by: a. 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); 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.	**E2.1** Development addresses the street frontage.
	E2.2 New buildings and extensions are built to the street alignment.
	E2.3 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.
	E2.4 Development on corner lots: a. addresses both street frontages; b. expresses strong visual elements, including feature building entries.
	E2.5 Development incorporates active uses adjacent to a street frontage, civic spaces, public open space or pedestrian thoroughfare.
	E2.6 The front facade of the building:

	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(1). **Figure - Glazing** 
	E2.7 Individual tenancies do not exceed a frontage length of 20m.
	E2.8 Large format retail uses (e.g. showroom(78), supermarket or discount department store) are sleeved by smaller tenancies (e.g. retail and similar uses). Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.
Setbacks	
PO3 Side and rear setbacks are of a dimension to: a. cater for required openings, the location of loading docks and landscaped buffers etc; b. protect the amenity of adjoining sensitive land uses.	No example provided.
Site area	
PO4 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	
PO5 The height of buildings reflect the individual character of the centre.	**E5** Building height does not exceed the maximum height identified on Overlay map - Building heights.
Public realm	
PO6 Developments incorporating a gross leasable area greater than 3,000m^2 include a public plaza on-site, that: a. is integrated with adjacent development, in relation to built form, streetscape, landscaping and the street and pedestrian network; b. is directly accessible from adjacent development or tenancies and is easily and conveniently accessible to the public; c. is of a sufficient size and dimensions to cater for passive recreation activities (e.g. alfresco dining and temporary activities etc); d. includes greening (e.g. Landscaping, planter boxes, street trees etc) that contributes to the identity of the centre; e. is lit and has adequate signage for way finding, ensuring adjoining and near by residential uses are not impacted by 'overspill'; f. is designed to achieve CPTED principles e.g. visible at all times. Note - For details and examples of civic space requirements refer to Planning scheme policy - Centre and neighbourhood hub design. Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.	No example provided.
Streetscape	
PO7 Development contributes to an attractive and walkable street environment through the provision of streetscape features (e.g. footpaths, lighting, bins, furniture, landscaping, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design. Editor's note - Additional approvals may be required where works are required within road reserves.	No example provided.
Built form	

PO8 Ground floor spaces are designed to enable the flexible re-use of floor area for commercial and retail activities.	**E8** The ground floor has a minimum ceiling height of 4.2m.
PO9 Awnings are provided at the ground level fronting pedestrian footpaths. Awnings: a. provide adequate protection for pedestrians from solar exposure and inclement weather; b. are integrated with the design of the building and the form and function of the street; c. do not compromise the provision of street trees and signage; d. ensure the safety of pedestrians and vehicles (e.g. No support poles).	**E9** Buildings incorporate an awning that: a. is cantilevered; b. extends from the face of the building; c. has a minimum height of 3.2m and a maximum height of 4.2m above pavement level; d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; e. aligns with adjoining buildings to provide continuous shelter where possible. **Figure - Awning requirements** 
PO10 All buildings exhibit a high standard of design and construction, which: a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enables differentiation between buildings; c. contributes to a safe environment; d. incorporates architectural features within the building facade at the street level to create human scale; e. treat or break up blank walls that are visible from public areas;	No example provided.

f. includes building entrances that are readily identifiable from the road frontage, located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. facilitate casual surveillance of all public spaces.	
PO11 Building entrances: a. are readily identifiable from the road frontage; b. add visual interest to the streetscape; c. are designed to limit opportunities for concealment; d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage; e. include footpaths that connect with adjoining sites; f. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance. Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.	No example provided.
Car parking	
PO12 The number of car parking spaces is managed to: a. provide for the parking of visitors and employees that is appropriate to the use and the site's proximity to public and active transport options; b. not include an oversupply of car parking spaces. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**E12** Car parking is provided in accordance with the table below.

Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided
Non-residential	1 per 30m^2 of GFA	1 per 50m^2 of GFA
Residential - Permanent/long term	N/A	1 per dwelling
Residential - Serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwelling + staff spaces

Note - Car parking rates are to be rounded up to the nearest whole number.

Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.

Note - Residential - Permanent/long term includes: Multiple dwelling(49), Relocatable home park(62), Residential care facility(65), Retirement facility(67).

	Note - Residential - Services/short term includes: Rooming accommodation(69) or Short-term accommodation(77). 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.
PO13 Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.	**E13** 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 spaces it does not take up more than 40% of the length of the street frontage.
PO14 Car parking design includes innovative solutions, including on-street parking and shared parking areas. Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.	No example provided.
PO15 The design of car parking areas: a. does not impact on the safety of the external road network; b. ensures the safe movement of vehicles within the site.	**E15** All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.
PO16 The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are: a. located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. of a width to allow safe and efficient access for prams and wheelchairs.	No example provided.
Bicycle parking and end of trip facilities	

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

PO17

a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:

   i. adequate bicycle parking and storage facilities; and

   ii. adequate provision for securing belongings; and

   iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.

b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:

   i. the projected population growth and forward planning for road upgrading and development of cycle paths; or

   ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or

   iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.

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

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

E17.1

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

Use	Minimum Bicycle Parking
Residential uses comprised of dwellings	Minimum 1 space per dwelling
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking
Non-residential uses	Minimum 1 space per 200m2 of GFA

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.

E17.2

Bicycle parking is:

a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*;

b. protected from the weather by its location or a dedicated roof structure;

c. located within the building or in a dedicated, secure structure for residents and staff;

d. adjacent to building entrances or in public areas for customers and visitors.

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

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

Editor's note - The 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.

E17.3

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.

E17.4

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.
Loading and servicing	
PO18 Loading and servicing areas: a. are not visible from any street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. are consolidated and shared with adjoining sites where possible. Note - Refer to Planning scheme policy – Centre and neighbourhood hub design.	No example provided.
Waste	
PO19 Bins and bin storage areas are designed, located and managed to prevent amenity impacts on the locality.	**E19** Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy - Waste.
Landscaping and fencing	
PO20 On-site landscaping:	No example provided.

a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. incorporates shade trees in car parking areas; d. retains mature trees wherever possible; e. contributes to quality public spaces and the microclimate by providing shelter and shade; f. maintains the achievement of active frontages and sightlines for casual surveillance. Note - All landscaping is to accord with Planning scheme policy - Integrated design.	
PO21 Surveillance and overlooking are maintained between the road frontage and the main building line.	No example provided.
Lighting	
PO22 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.	No example provided.
Amenity	
PO23 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other environmental nuisances.	No example provided.
Noise	
PO24 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.
PO25	**E25.1**

Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. 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.	Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **E25.2** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. 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.
Hazardous chemicals 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*'. Note - Terms used in this section are defined in '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO26 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	**E26.1** 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion:

	i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E26.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
	E26.2 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E26.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	E26.3 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion:

	i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation. If criteria E26.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO27 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.	**E27** 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.
PO28 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.	**E28** 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.
PO29 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.	**E29.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	E29.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO30 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide	No example provided.

replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	
Works criteria	
Utilities	
PO31 Where the site adjoins or is opposite to a Park(57), foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.	No example provided.
PO32 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**E32** Development is connected to underground electricity.
PO33 The development has access to telecommunications and broadband services in accordance with current standards.	No example provided.
PO34 Where available the development is to safely connect to reticulated gas.	No example provided.
PO35 The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.	**E35.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	E35.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO36	**E36**

The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
PO37 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO38 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.	No example provided.
PO39 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.
PO40 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E40.1** Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.

	E40.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E40.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E40.4 The lot layout allows forward access to and from the site.
PO41 Safe access is provided for all vehicles required to access the site.	**E41.1** Site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E41.2 Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design. Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.
	E41.3 Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.
PO42 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;	No example provided.

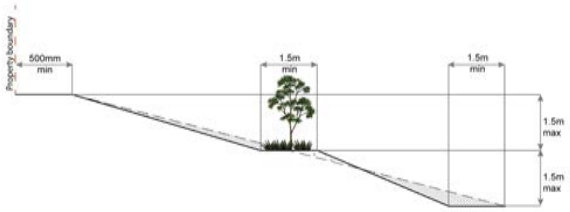
b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. 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 - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	
Stormwater	
PO43 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. 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.	No example provided.
PO44	No example provided.

Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	
PO45 Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 2 of the SPP. Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.	No example provided.
PO46 Easements for drainage purposes are provided over: a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. Note - Refer to Planning scheme policy - Integrated design for details. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Site works and construction management	
PO47 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO48 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**E48.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion;

	c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	E48.2 Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E48.3 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.
	E48.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO49 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E49** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO50 All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - Where the amount of imported or exported material is greater than $50m^3$, a haulage route must be identified and approved by Council.	**E50.1** 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.
	E50.2 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.

	Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
	E50.3 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.
PO51 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E51** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
PO52 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E52.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles of storage of machinery or goods is to occur in these areas during development works.
	E52.2 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 - The chipped vegetation must be stored in an approved location, preferably a park or public land.
PO53 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,	No example provided.

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.	
Earthworks	
PO54 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). Note - Filling or excavation works are to be completed within six months of the commencement date.	**E54.1** 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.
	E54.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	E54.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	E54.4 All filling or excavation is contained on-site.
	E54.5 All fill placed on-site is: a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).
	E54.6 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO55 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E55** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.

	Figure - Embankment 
PO56 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. Note - Public sector entity as defined in the Sustainable Planning Act 2009.	**E56.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity as defined in the Sustainable Planning Act 2009. **E56.2** Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
PO57 Filling or excavation does not result in land instability. Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO58 Development does not result in a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. and any clearing of native vegetation. 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	No example provided.

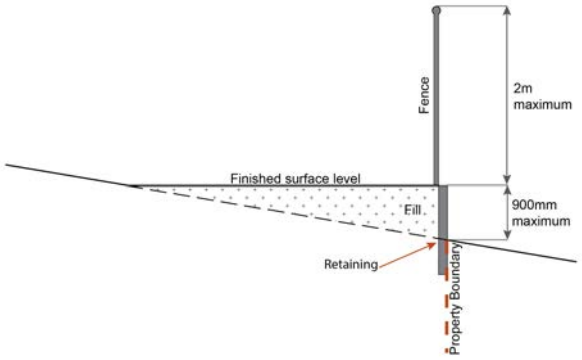
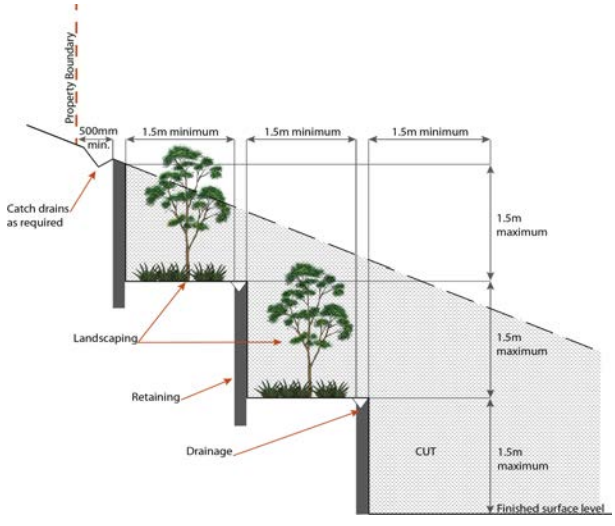
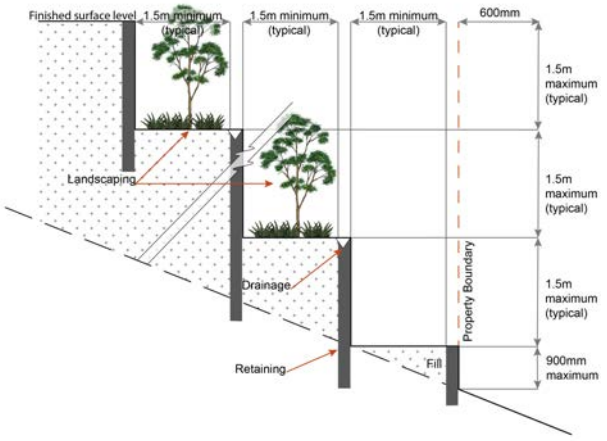
suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	
Retaining walls and structures	
PO59 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**E59** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below. **Figure - Cut** 

Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

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

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

PO60	**E60.1**
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;	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 requirements 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(84) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;

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.	b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	E60.2 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.
	E60.3 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*.
PO61 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.	**E61** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

	v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO62 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.	**E62** 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 *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Home based business (35)	
PO63 The scale and intensity of the Home based business(35): a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling house(22);	**E63.1** 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. **E63.2** The home based business(35) occupies an area of the existing dwelling or on-site structure not greater than 40m^2 gross floor area.

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.	
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO64 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E64.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E64.2** 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.
PO65 Infrastructure does not have an impact on pedestrian health and safety.	**E65** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO66 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**E66** 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.
Residential uses	
PO67 Caretaker's accommodation(10) and Dwelling units(23) are provided with adequate functional and attractive private open space that is:	**E67.1** A dwelling has a clearly defined, private outdoor living space that is:

a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity; b. designed and constructed to achieve adequate privacy for occupants from other dwelling units(23) and centre uses; c. accessible and readily identifiable for residents, visitors and emergency services; d. located to not compromise active frontages.	a. as per the table below; **Use** / **Minimum Area** / **Minimum Dimension** Ground level dwellings All dwelling types: 16m^2 / 4m Above ground level dwellings 1 bedroom or studio,: 8m² / 2.5m 2 or more bedrooms: 12m² / 3.0m b. accessed from a living area; c. sufficiently screened or elevated for privacy; d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks; e. balconies orientate to the street; f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures, retaining 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). External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.
PO68 Caretaker's accommodation(10) and Dwelling units(23) are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses. Note - Refer to State Government standards for CPTED. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E68** The dwelling: a. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses; b. clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services; c. is provided with a separate entrance to that of any non-residential use on the site; d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use.

	Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.
Telecommunications facility (81) Editor's note - In accordance with the Federal legislation Telecommunications facilities (81) must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO69 Telecommunications facilities(81) are co-located with existing telecommunications facilities(81), Utility installation(86), Major electricity infrastructure(43) or Substation(80) if there is already a facility in the same coverage area.	**E69.1** New telecommunication facilities(81) are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	E69.2 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.
PO70 A new Telecommunications facility(81) is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E70** A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO71 Telecommunications facilities(81) do not conflict with lawful existing land uses both on and adjoining the site.	**E71** 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.
PO72 The Telecommunications facility(81) does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity;	**E72.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	E72.2 In all other areas towers do not exceed 35m in height.
	E72.3 Towers, equipment shelters and associated structures are of a design, colour and material to:

h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	E72.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	E72.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E72.6 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. 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.
PO73 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E73** 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.
PO74 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.	**E74** All equipment comprising the Telecommunications facility[(81)] which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	

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

Note - 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.

PO75	E75
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.	Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m 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.

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	
PO76 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.
PO77 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	
PO78	No example provided.

Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	
PO79 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: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	No example provided.
PO80 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO81 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO82 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being	No example provided.

used for animal husbandry[4] and animal keeping[5] activities.	
PO83 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO84 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.	No example provided.
PO85 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. 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.	No example provided.
PO86 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities;	No example provided.

c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO87 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. 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.	No example provided.
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.	
PO88 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**E88** 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.
PO89 Demolition and removal is only considered where:	No example provided.

a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	
PO90 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.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO91 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**E91** Development does not involve the construction of any buildings or structures within a Pumping station buffer.
PO92 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. 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.	**E92** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.

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.	
PO93 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.
PO94 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. 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.	No example provided.
PO95 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO96 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.	**E96** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.

	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.
PO97 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.	**E97** 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.
PO98 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	**E98.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E98.2** 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.
PO99 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. 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.
Additional criteria for development for a Park(57)	
PO100	**E100**

Development for a Park[57] ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	Development for a Park[57] ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO101 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E101** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)	
PO102 Landscaping a. complements the coastal landscape character and amenity; b. has known resilience and robustness in the coastal environment; Fences and walls: a. do not appear visually dominant or conspicuous within its setting; b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening; c. use materials and colours that are complementary to the coastal environment. 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.	**E102** Where located in the Locally Important (Coast) scenic amenity overlay: a. landscaping comprises indigenous coastal species; b. fences and walls are no higher than 1m; and c. existing pine trees, palm trees, mature fig and cotton trees are retained. d. where over 12m in height, the building design includes the following architectural character elements: 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;

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.

6.2.1.7 Specialised centre precinct

6.2.1.7.1 Purpose - Specialised centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Specialised centre precinct:

    a. Development is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network.

        Note - Refer to the centre network identified in Table 6.2.1.1 Moreton Bay centres network.

    b. Development is contained within precinct boundaries and does not result in the expansion of Specialised centre precincts into adjoining zones or the establishment of new Specialised centre precincts.

    c. Specialised centres specifically accommodate large bulky goods retail activities, which due to their size, location or servicing requirements, are not located within the region's other centre precincts. Uses not of a bulky goods nature only service the convenience needs of users while on site.

    d. 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 specialised centre.

    e. Facilities and infrastructure are provided to improve pedestrian connectivity and walkability between key destinations within and external to the site through public realm improvements.

    f. Development ensures the safety, comfort and enjoyment of residents, visitors and workers.

    g. The design, siting and construction of buildings within a specialised centre:

        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. provides attractive frontages that address internal and external public spaces and adjoining arterial roads;

        iv. provides for active and passive surveillance of the public spaces and road frontages;

        v. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces.

    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 generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.

k. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

l. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:

i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:

A. the provision of replacement, restoration, rehabilitation planting and landscaping;
B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.

v. protecting native species and protecting and enhancing species habitat;
vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
x. ensuring effective and efficient disaster management response and recovery capabilities;
xi. where located in an overland flow path:

A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;

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

m. Development in the Specialised centre precinct is for one or more of the uses identified below:

• Caretaker's accommodation(10) • Car wash(11) • Emergency services(25)	• Garden centre(31) • Hardware and trade supplies(32)	• Outdoor sales(54) • Showroom(78)

n. Development in the Specialised centre precinct does not include one or more of the following uses:

• Air services(3) • Animal husbandry(4) • Animal keeping(5) • Aquaculture(6) • Bar(7) • Brothel(8) • Cemetery(12) • Child care centres(13) • Club(14) • Community care centre(15) • Community residence(16) • Community use(17) • Crematorium(18) • Cropping(19) • Detention facility(20) • Dwelling unit(23) • Dual occupancy(21) • Dwelling house • Educational Establishment(24) • Extractive industry(27)	• Hotel(37) • Intensive animal industry(39) • Intensive horticulture(40) • Low impact industry(42) • Major sport, recreation and entertainment facility(44) • Market(46) • Marine industry(45) • Medium impact industry(47) • Motor sport facility(48) • Multiple dwelling(49) • Nature-based tourism(50) • Nightclub entertainment facility(51) • Non-resident workforce accommodation(52) • Office(53) • Outdoor sport and recreation(55) • Parking station(58) • Permanent plantation(59) • Port services(61) • Relocatable home park(62)	• Resort complex(66) • Retirement facility(67) • Roadside stall(68) • Rooming accommodation(69) • Rural industry(70) • Rural workers' accommodation(71) • Sales office(72) • Service industry(73) • Shop(75) - if for a supermarket, department or discount department store or having a gfa less than 500m^2 • Shopping centre(76) - if including a supermarket, department or discount department store or a shop(75) having a gfa less than 500m^2 • Short-term accommodation(77) • Special industry(79) • Theatre(82) • Tourist attraction(83) • Tourist park(84)

• Food and drink outlet[28] - if including a drive through • Function facility[29] • Health care services[29] • High impact industry[34] • Home based business[35] • Hospital[36]	• Renewable energy facility[63] • Research and technology industry[64] • Residential care facility[65]	• Transport depot[85] • Warehouse[88] • Winery[90]

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

Part H - Criteria for assessable development - Specialised centre precinct

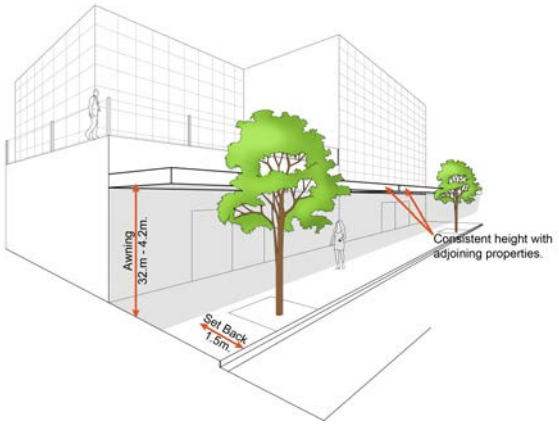
Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part H, Table 6.2.1.7.1 as well as the purpose statement and overall outcomes of this code.

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

Table 6.2.1.7.1 Assessable development - Specialised centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Centre network and function	
PO1 Uses and activities: a. provide only for large bulky goods retail activities; or provide only for the immediate needs of users while on-site and do not provide for the day-to-day convenience needs of customers; b. are of a size, scale and range of services commensurate with the role and function of this precinct within the centres network. Note - Refer to Moreton Bay centres network Table 6.2.1.1.	**E1.1** Food and drink outlets[28]: a. are located internally within large bulky goods tenancies, and do not have an external frontage; b. are ancillary and subordinate to the large bulky goods activities; c. have the same opening hours as the large bulky goods tenancy. **E1.2** All other uses, no example provided.
Active frontage	
PO2 Buildings and individual tenancies address street frontages and other areas of pedestrian movement.	No example provided.

Setbacks	
PO3 Side and rear setbacks are of a dimension to: a. cater for required openings, the location of loading docks and landscaped buffers etc.; b. protect the amenity of adjoining sensitive land uses.	No example provided.
Site area	
PO4 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	
PO5 The height of buildings reflect the individual character of the centre.	**E5** Building height does not exceed the maximum height identified on Overlay map - Building heights.
Built form	
PO6 Awnings are provided at the ground level fronting pedestrian footpaths. Awnings: a. provide adequate protection for pedestrians from solar exposure and inclement weather; b. are integrated with the design of the building and the form and function of the street; c. are compatible with awnings on adjoining buildings where possible.	**E6** Buildings incorporate an awning that: a. is cantilevered; b. extends from the face of the building; c. has a minimum height of 3.2m and not more than 4.2m above pavement level; d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage; e. aligns with adjoining buildings to provide continuous shelter where possible.

	Figure - Awning requirements 
PO7 All buildings exhibit a high standard of design and construction, which: a. adds visual interest to the streetscape (e.g.variation in materials, patterns, textures and colours, a consistent building line, blank walls that are visible from public places are treated to not negatively impact the surrounding amenity); b. contributes to a safe environment (e.g. through the use of lighting and not resulting in concealed recesses or potential entrapment areas); c. incorporates architectural features within the building facade at the street level to create human scale.	No example provided.
PO8 Building entrances: a. are readily identifiable from the road frontage; b. add visual interest to the streetscape; c. are designed to limit opportunities for concealment; d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; e. Include footpaths that connect with adjoining sites; f. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance. Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.	No example provided.

Car parking	
PO9 The provision of car parking spaces is: a. appropriate for the use; b. avoids an oversupply of car parking spaces. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**E9** Car parking is provided in accordance with Schedule 7 - Car parking. Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.
PO10 Car parking is designed to avoid the visual impact of large areas of surface car parking.	No example provided.
PO11 Car parking design includes innovative solutions, including on-street parking and shared parking areas. Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.	No example provided.
PO12 The design of car parking areas: a. does not impact on the safety of the external road network; b. ensures the safe movement of vehicles within the site; c. interconnects with car parking areas on adjoining sites wherever possible.	**E12** All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.
PO13 The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are: a. located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. are of a width to allow safe and efficient access for prams and wheelchairs.	No example provided.
Loading and servicing	

PO14 Loading and servicing areas: a. are not visible from any street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. are consolidated and shared with adjoining sites where possible. Note - Refer to Planning scheme policy - Centre and neighbourhood hub design	No example provided.
Waste	
PO15 Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.	**E15** Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping and fencing	
PO16 On-site landscaping: a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. incorporates shade trees in car parking areas; d. retains mature trees wherever possible; e. contributes to quality public spaces and the microclimate by providing shelter and shade; f. maintains the achievement of active frontages and sightlines for casual surveillance. Note - All landscaping is to accord with Planning scheme policy - Integrated design.	No example provided.
PO17 Surveillance and overlooking are maintained between the road frontage and the main building line.	No example provided.
Lighting	

PO18 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.	No example provided.
Amenity	
PO19 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other environmental nuisances.	No example provided.
Noise	
PO20 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.
PO21 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. 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.	**E21.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **E21.2** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.

	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.
Hazardous chemicals 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*'. Note - Terms used in this section are defined in '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO22 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	**E22.1** 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E22.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
	E22.2 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours:

	i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E22.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	E22.3 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: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation. If criteria E22.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO23 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.	**E23** 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.
PO24	**E24**

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.	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.
PO25 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.	**E25.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	E25.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO26 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No example provided.
Works criteria	

Utilities	
PO27 Where the site adjoins or is opposite to a Park(57), foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.	No example provided.
PO28 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**E28** Development is connected to underground electricity.
PO29 The development has access to telecommunications and broadband services in accordance with current standards.	No example provided.
PO30 Where available the development is to safely connect to reticulated gas.	No example provided.
PO31 The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.	**E31.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	E31.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO32 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**E32** Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
PO33 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO34	No example provided.

Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.	
PO35 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.
PO36 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E36.1** Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.
	E36.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E36.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E36.4 The lot layout allows forward access to and from the site.

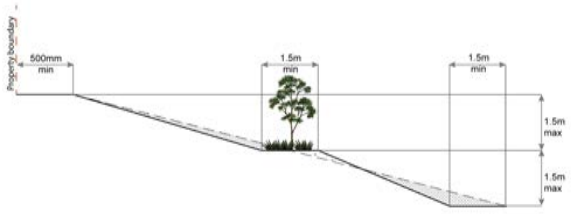
PO37 Safe access is provided for all vehicles required to access the site.	**E37.1** Site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E37.2 Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design. Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.
	E37.3 Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.
PO38 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. 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.	No example provided.

Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	
Stormwater	
PO39 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. 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.	No example provided.
PO40 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No example provided.
PO41 Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 2 of the SPP. Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.	No example provided.

PO42 Easements for drainage purposes are provided over: a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. Note - Refer to Planning scheme policy - Integrated design for details. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Site works and construction management	
PO43 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO44 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**E44.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	E44.2 Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E44.3

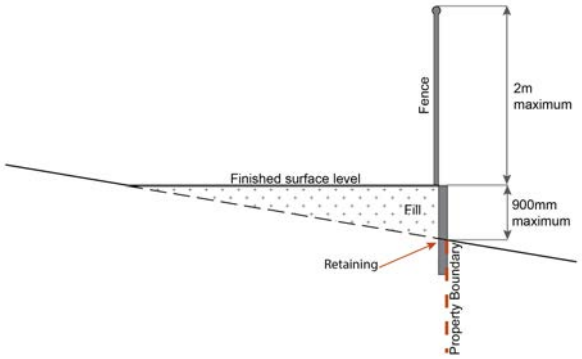
	The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	E44.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO45 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E45** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO46 All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - Where the amount of imported or exported material is greater than $50m^3$, a haulage route must be identified and approved by Council.	**E46.1** 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.
	E46.2 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. Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
	E46.3 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.
PO47 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E47** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed.

	Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
PO48 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E48.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles of storage of machinery or goods is to occur in these areas during development works.
	E48.2 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 - The chipped vegetation must be stored in an approved location, preferably a park or public land.
PO49 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.	No example provided.
Earthworks	
PO50 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site;	**E50.1** 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.
	E50.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.

g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). Note - Filling or excavation works are to be completed within six months of the commencement date.	**E50.3** Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	E50.4 All filling or excavation is contained on-site.
	E50.5 All fill placed on-site is: a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).
	E50.6 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO51 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E51** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO52 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. Note - Public sector entity as defined in the Sustainable Planning Act 2009.	**E52.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
	E52.2 Filling or excavation that would result in any of the following is not carried out on-site:

	a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
PO53 Filling or excavation does not result in land instability. Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO54 Development does not result in a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. and any clearing of native vegetation. 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.	No example provided.
Retaining walls and structures	
PO55 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**E55** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on boundary



c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;

d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

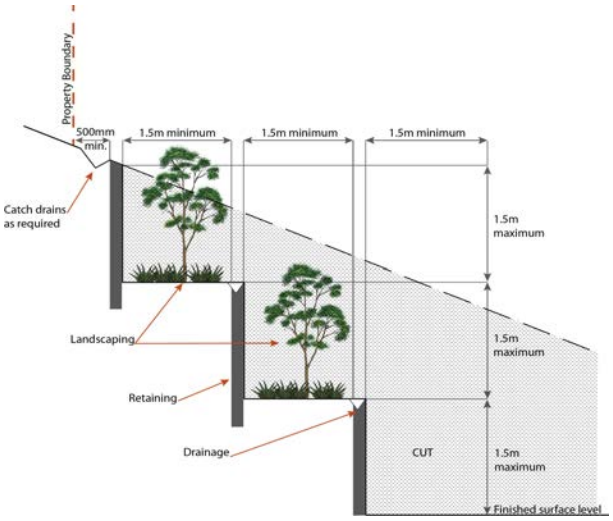
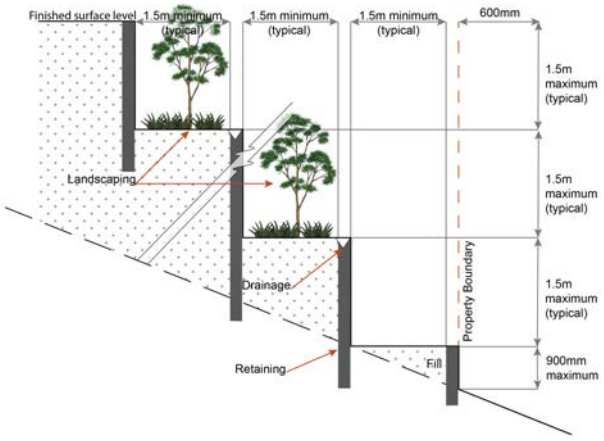


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

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

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

PO56	**E56.1**
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;	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(84) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground

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.	hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	E56.2 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.
	E56.3 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*.
PO57 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.	**E57** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided);

	iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO58 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.	**E58** 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 *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Home based business [(35)]	
PO59 The scale and intensity of the Home based business[(35)]: 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 and road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling house[(22)];	**E59.1** 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. **E59.2** The home based business[(35)] occupies an area of the existing dwelling or on-site structure not greater than 40m^2 gross floor area.

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.	
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO60 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E60.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E60.2** 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.
PO61 Infrastructure does not have an impact on pedestrian health and safety.	**E61** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO62 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**E62** 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.
Residential uses	
PO63 Caretaker's accommodation(10) and Dwelling units(23) are provided with adequate functional and attractive private open space that is:	**E63** A dwelling has a clearly defined, private outdoor living space that is:

a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity; b. designed and constructed to achieve adequate privacy for occupants from other dwelling units(23) and centre uses; c. accessible and readily identifiable for residents, visitors and emergency services; d. located to not compromise active frontages.	a. as per the table below; **Use** / **Minimum Area** / **Minimum Dimension in all directions** Ground level dwellings All dwelling types: 16m² : 4m Above ground level dwellings 1 bedroom or studio: 8m² : 2.5m 2 or more bedrooms: 12m² : 3.0m b. accessed from a living area; c. sufficiently screened or elevated for privacy; d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks; e. balconies orientate to the street; f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures, retaining 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).
PO64 Caretaker's accommodation(10) and Dwelling units(23) are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses. Note - Refer to State Government standards for CPTED. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E64** The dwelling: a. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses; b. clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services; c. is provided with a separate entrance to that of any non-residential use on the site; d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use. Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.

Telecommunications facility (81) Editor's note - In accordance with the Federal legislation Telecommunications facilities (81)must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO65 Telecommunications facilities(81) are co-located with existing telecommunications facilities(81), Utility installation(86), Major electricity infrastructure(43) or Substation(80) if there is already a facility in the same coverage area.	**E65.1** New telecommunication facilities(81) are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	E65.2 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.
PO66 A new Telecommunications facility(81) is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E66** A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO67 Telecommunications facilities(81) do not conflict with lawful existing land uses both on and adjoining the site.	**E67** 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.
PO68 The Telecommunications facility(81) does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E68.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	E68.2 In all other areas towers do not exceed 35m in height.
	E68.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	E68.4

	All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	E68.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E68.6 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. 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.
PO69 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E69** 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.
PO70 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.	**E70** All equipment comprising the Telecommunications facility(81) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply) Note - 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.	

PO71	E71
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.	Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m 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.

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	
PO72	No example provided.

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.	
PO73 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	
PO74 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO75 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:	No example provided.

a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	
PO76 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO77 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO78 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry(4) and animal keeping(5) activities.	No example provided.
PO79 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.

Vegetation clearing and access, edge effects and urban heat island effects	
PO80 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.	No example provided.
PO81 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. 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.	No example provided.
PO82 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO83 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.	No example provided.

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.	
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	

PO84
 	
Development:
 	
a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route;
b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;
c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:
 	
i. locating the furthest distance possible from the transportation route;
ii. habitable rooms being located the furthest from the transportation route;
iii. shielding and screening private outdoor recreation space from the transportation routes.
	E84
	
	The following uses are not located within the 100m wide transport route buffer:
	
	a. Caretaker's accommodation(10), except where located in the Extractive industry zone;
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22);
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

PO85 Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	**E85.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **E85.2** A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
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.	

PO86 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**E86** 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.
PO87 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No example provided.
PO88 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.	No example provided.
PO89 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. 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.	**E89** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.

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.	
PO90 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.
PO91 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. 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.	No example provided.
PO92 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO93 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.	**E93** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. 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.
PO94 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.	**E94** 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.
PO95 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	**E95.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E95.2** 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.
PO96 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. 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.
Additional criteria for development for a Park(57)	
PO97 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:	**E97** Development for a Park(57) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.

a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	
Riparian and wetland setbacks	
PO98 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E98** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.