6.2.6 General residential zone code

6.2.6.1 Application - General residential zone

This code applies to undertaking development in the General residential 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 only to accepted development subject to requirements in the 6.2.6.1 'Coastal communities precinct';

2. Part B of the code applies only to assessable development in the 6.2.6.1 'Coastal communities precinct';

3. Part C of the code applies only to accepted development subject to requirements in the 6.2.6.2 'Suburban neighbourhood precinct';

4. Part D of the code applies only to assessable development in the 6.2.6.2 'Suburban neighbourhood precinct';

5. Part E of the code applies only to accepted development subject to requirements in the 6.2.6.3 'Next generation neighbourhood precinct';

6. Part F of the code applies only to assessable development in the 6.2.6.3 'Next generation neighbourhood precinct';

7. Part G of the code applies only to accepted development subject to requirements in the 6.2.6.4 'Urban neighbourhood precinct';

8. Part H of the code applies only to assessable development in the 6.2.6.4 'Urban neighbourhood precinct'.

6.2.6.2 Purpose - General residential zone

1. The purpose of the General residential zone code is to provide for residential activities supported by a range of community uses and small-scale services, facilities and infrastructure that cater for local residents.

2. The purpose of the General residential zone is to provide mechanisms to promote and implement an appropriate mix of dwelling types across the coastal communities, suburban neighbourhood, next generation neighbourhood and urban neighbourhood precincts to accommodate a range of household sizes, age groups, socio-economic groups, cultures and ability levels within the community.

3. The purpose of the General residential zone is to implement the policy direction set out in Part 3, Strategic framework.

4. The General residential zone includes 4 precincts which have the following purpose:

    a. The Coastal Communities precinct provides for established coastal areas offering a lifestyle choice being characteristic of its location. New development will be generally infill; low-density scale and intensity, consistent with and complementary to the established settlement form prominent in these areas. These areas will have access to community services commensurate to the established populations.

b. The Suburban neighbourhood precinct provides low density, low intensity development. Detached Dwelling houses[(22)] are therefore the predominant housing form. These areas will have access to community facilities and activities, day-to-day convenience retail and commercial uses, that are generally of a small scale and some public transport.

c. The Next generation neighbourhood precinct provides the greatest mix of dwelling types to support densities that are moderately higher than traditional suburban areas. Housing forms include detached dwellings on a variety of lot sizes with a greater range of attached dwellings and low to medium rise apartment buildings. These areas will have convenient access to centres, community facilities and higher frequency public transport.

d. The Urban neighbourhood precinct provides a mix of dwelling types and sizes with an emphasis on attached dwellings and apartment buildings. Medium to high density neighbourhoods are located within walking distance of a diverse range of services and facilities.

Editor's note - Subheadings may be used to differentiate between criteria for accepted development subject to requirements and assessable development. Alternatively, the code table may be broken up into further “parts” to assist with useability.

Editor's note - Further use of subheadings to identify criteria specific to a zone precinct or local plan precinct may be included.

Editor's note - Supporting material such as tables and figures may be used in support of the above assessment benchmark. These may be contained within the assessment column or referenced within the outcomes and located at the back of code.

Editor's note - Notes may be included within a performance outcome or acceptable example highlighting other legislation to be complied with. For example, an Australian standard to support an acceptable example or local laws, or providing guidance on interpretation of a performance outcome.

6.2.6.1 Coastal communities precinct

6.2.6.1.1 Purpose - Coastal communities precinct

The purpose of the code will be achieved through the following overall outcomes for the Coastal communities precinct:

a. Residential development in the Coastal communities of Donnybrook, Toorbul, Meldale, Dohles Rocks and Beachmere maintain the small-scale, low density character of coastal communities. The predominant form of development is low rise, detached dwellings on large residential lots.

b. Intensification of land uses in this precinct is not envisaged. Residential uses have a maximum site density of 15 dwellings per hectare.

c. The form and nature of future development is compatible with and recognise the key characteristics of the precinct.

d. New buildings within the Coastal communities precinct are provided with urban services.

e. New buildings achieve a high standard of amenity for residents and neighbours and maintain and enhance the vegetated and low intensity built character of the precinct.

f. Community activities:

   i. do not negatively impact adjoining residents or the streetscape;

   ii. do not undermine the viability of existing or future centres.

g. Retail and commercial activities:

   i. are clustered with other non-residential uses forming a neighbourhood hub;

   ii. are centred around a 'Main Street' central core fostering opportunities for social and economic exchange;

   iii. are of a small scale, appropriate for a neighbourhood hub;

   iv. do not negatively impact adjoining residents or the streetscape;

   v. are subordinate in function and scale to all centres within the region.

h. The design, siting and construction of non-residential uses:

   i. maintains a human scale, through appropriate building heights and form;

   ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces;

   iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;

   iv. promotes active transport options and ensures an oversupply of car parking is not provided;

   v. does not result in large internalised shopping centres[(76)] (e.g. Large external blank walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.

i. 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.

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

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

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

m. 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.

n. Development in the Coastal communities precinct includes one or more of the following:

• Child care centre[13] • Club[14] • Community care centre[15] • Community residence[16] • Community use[17] • Dwelling house[22]	• Educational establishment[24] • Emergency services[25] • Health care services[33] • Home based business[35] • Place of worship[60]	• Where in a Neighbourhood Hub: - Food and drink outlet[28] - Hardware and trade supplies[32] -Health care services[33] - Office[53] - Service industry[73] - Shop [75] - Veterinary services[87] - Market[46]

o. Development in the Coastal communities precinct does not include any of the following:

• Adult store[1] • Agricultural supplies store[2] • Air services[3] • Animal husbandry[4] • Animal keeping[5] • Aquaculture[6] • Bar[7] • Brothel[8] • Bulk landscape supplies[9] • Caretaker's accommodation[10] • Car wash[11] • Cemetery[12] • Crematorium[18] • Cropping[19] • Detention facility[20] • Environment facility[26] • Extractive industry[27]	• Hospital[36] • Hotel[37] • Intensive animal industry[39] • Intensive horticulture[40] • Low impact industry[42] • Major sport, recreation and entertainment facility[44] • Marine industry[45] • Medium impact industry[47] • Motor sport facility[48] • Multiple dwelling - Where not on a lot identified on 'Figure 6.2.6.1.1 Main Street Area' [49] • Nature-based tourism[50] • Nightclub entertainment facility[51] • Non-resident workforce accommodation[52] • Outdoor sales[54] • Parking station[58]	• Research and technology industry[64] • Residential care facility • Resort complex[66] • Retirement facility[67] • Roadside stall[68] • Rooming accommodation[69] • Rural industry[70] • Rural workers' accommodation[71] • Sales office[72] • Service station[74] • Short-term accommodation[77] • Showroom[78] • Special industry[79] • Theatre[82] • Tourist attraction[83] • Tourist park[84]

• Function facility[29] • Funeral parlour[30] • Garden centre[31] • Hardware and trade supplies[32] - If more than 250m^2 GFA. • High impact industry[34]	• Permanent plantation[59] • Port services[61] • Relocatable home park[62] • Renewable energy facility[63]	• Transport depot[85] • Warehouse[88] • Wholesale nursery[89] • Winery[90]

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

6.2.6.1.2 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 6.2.6.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 6.2.6.1.1, 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 PO
RAD1	PO2
RAD2	PO3
RAD3	PO5
RAD4	PO7
RAD5	PO10
RAD6	PO13
RAD7	PO15-PO20
RAD8	PO14
RAD9	PO22
RAD10	PO23
RAD11	PO23
RAD12	PO25
RAD13	PO27
RAD14	PO29
RAD15	PO30
RAD16	PO32
RAD17	PO34
RAD18	PO35

Requirements for accepted development (RAD)	Corresponding PO
RAD19	PO32
RAD20	PO36
RAD21	PO36-PO41
RAD22	PO38
RAD23	PO42
RAD24	PO42
RAD25	PO42
RAD26	PO43
RAD27	PO44
RAD28	PO46
RAD29	PO46
RAD30	PO46
RAD31	PO46
RAD32	PO46
RAD33	PO46
RAD34	PO46
RAD35	PO46
RAD36	PO65
RAD37	PO66
RAD38	PO67
RAD39	PO67
RAD40	PO67
RAD41	PO67
RAD42	PO69
RAD43	PO52
RAD44	PO56
RAD45	PO56
RAD46	PO59
RAD47	PO60
RAD48	PO62
RAD49	PO63
RAD50	PO70
RAD51	PO71-PO82
RAD52	PO71-PO82

Requirements for accepted development (RAD)	Corresponding PO
RAD53	PO83
RAD54	PO83
RAD55	PO86
RAD56	PO86
RAD57	PO86
RAD58	PO89
RAD59	PO88-PO90, PO92-PO94
RAD60	PO88-PO90
RAD61	PO91
RAD62	PO95
RAD63	PO96

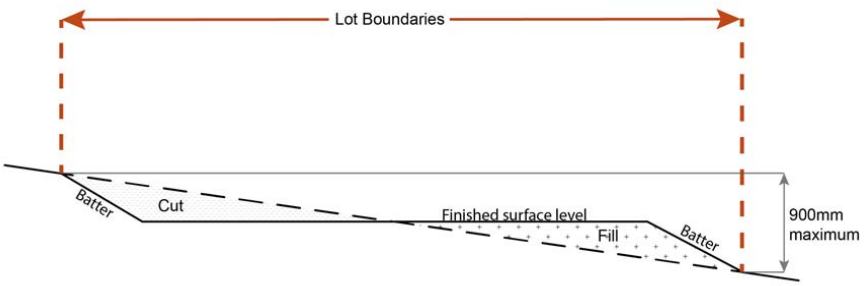
Part A—Requirements for accepted development - Coastal communities precinct

Table 6.2.6.1.1 Requirements for accepted development - Coastal communities precinct

Requirements for accepted development	
General requirements	
Building height (Residential uses)	
RAD1	Building height does not exceed: a. that shown on Overlay map - Building heights; or b. for lots identified on 'Figure 6.2.6.1.1 Main Street Area', 15 metres; or c. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	
RAD2	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks (Residential uses)	
RAD3	Setbacks comply with Table 6.2.6.1.3 - Setbacks (Residential uses). Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).
Site cover (Residential uses)	
RAD4	Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).
Lighting	
RAD5	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS4282 (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	
RAD6	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	
RAD7	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.
RAD8	Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park[(57)], foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.
Access	
RAD9	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
RAD10	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.
RAD11	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	
RAD12	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.
RAD13	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	
RAD14	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD15	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.
RAD16	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.
RAD17	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.
RAD18	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD19	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	
RAD20	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

RAD21	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.
RAD22	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.

RAD23	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.
RAD24	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.
RAD25	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*.
RAD26	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.

RAD27	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	
Home based business [35]	
RAD28	Home based business(s)[35] are fully enclosed within the existing dwelling or on-site structure.
RAD29	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.
RAD30	Service and delivery vehicles do not exceed one Small rigid vehicle (SRV) at any one time.
RAD31	Vehicle parking for the Home based business[35] on-site is limited to 1 car or Small rigid vehicle (SRV).
RAD32	Home based business(s)[35] occupy an area of the existing dwelling or on-site structure not greater than 40m^2 GFA.
RAD33	Home based business(s)[35] do not involve manufacturing. Note - manufacturing as defined in the *Food Act 2006* is permitted.
RAD34	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day. Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
RAD35	For a bed and breakfast, the use: a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of 1 meal per day; d. accommodates a maximum of 6 people at any one time. Note - For a Bed and Breakfast RAD28 - RAD34 above do not apply.
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.	
RAD36	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.

RAD37	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.
RAD38	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.
RAD39	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD40	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD41	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.
RAD42	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.
Retail, commercial and community uses	
RAD43	Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground level is to maintain visibility of the internal activity from the street and not obscure surveillance of the street. **Figure - Glazing** 

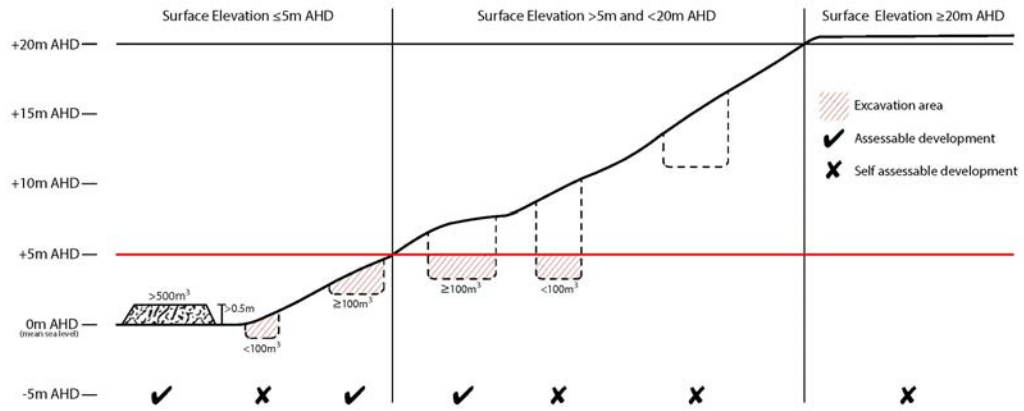
RAD44	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
RAD45	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
RAD46	Where involving an extension (building work), bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD47	Where involving an extension (building work) it does not result in a reduction in the amount or standard of established landscaping on-site.
RAD48	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of *Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting*. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
RAD49	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.

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.

RAD50	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.

RAD51	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.

RAD52	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.
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.	
RAD53	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
RAD54	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.
RAD55	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.
RAD56	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.
RAD57	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD58	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.
RAD59	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
RAD60	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD61	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.
RAD62	Development for a material change of use or building work for a Park**(57)** ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following 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.	
RAD63	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations. Note - The minimum setback distance applies to the each side of waterway.
Transport noise corridors (refer Overlay map - Transport noise corridors)	

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

Part B - Criteria for assessable development - Coastal communities precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part B, Table 6.2.6.1.2 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 6.2.6.1.2 Assessable development - Coastal communities precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Density	
PO1 Residential development: a. contributes to the coastal community character consisting primarily of low-density, detached dwellings as the predominant built form; b. has a maximum site density of 15 dwellings per ha (excluding dual occupancies) or for lots identified on 'Figure 6.2.6.1.1 Main Street Area' a maximum site density of 75 dwellings per ha.	No example provided.
Building height (Residential uses)	
PO2 Buildings and structures have a height that: a. is consistent with the existing low rise character predominant in the Coastal communities precinct; b. responds to the topographic features of the site including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape and the wider receiving environment; d. responds to the height of development on adjoining land where contained within another precinct or zone. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E2** Building height does not exceed: a. that shown on Overlay map - Building heights; or b. for lots identified on 'Figure 6.2.6.1.1 Main Street Area', 15 metres; or c. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	

PO3 The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties.	**E3** Building height does not exceed the maximum height identified on Overlay map - Building heights except for architectural features associated with religious expression on Place of worship(60) and Educational establishment(24) buildings.
Setbacks (Residential uses)	
PO4 Residential buildings and structures are setback to: a. be consistent with the predominant prevailing setbacks in the area where buildings are generally positioned further away from the street and further apart from each other; b. result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining properties; c. maintain private open space areas that are of a size and dimension to be usable and functional; d. maintain the privacy of adjoining properties. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E4** Setbacks comply with Table 6.2.6.1.3 'Setbacks' - Setbacks (Residential uses). Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).
Setbacks (Non-residential uses)	
PO5 Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.	**E5.1** For the primary street frontage, buildings are constructed: a. to the property boundary; or b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining.
	E5.2 For the secondary street frontage, setbacks are consistent with adjoining buildings.
PO6 Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses.	No example provided.
Site cover (Residential uses)	

PO7 Residential buildings and structures will ensure that site cover: a. does not result in a site density that is inconsistent with the character of the area; b. does not result in an over development of the site; c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc); d. reflects the detached, low density, low intensity coastal community character. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E7** Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).
Water sensitive urban design	
PO8 Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.	No example provided.
Sensitive land use separation	
PO9 Sensitive land uses within 250m of land in the Industry zone - General industry precinct must mitigate any potential exposure to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing. 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.	**E9** Development is designed and operated to ensure that: a. it meets the criteria outlined in the Planning Scheme Policy – Noise; and b. the air quality objectives in the *Environmental Protection (Air) Policy 2008*, are met.
Amenity	
PO10 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.	No example provided.
Noise	
PO11 Noise generating uses do not adversely affect existing or potential noise sensitive uses.	No example provided.

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.	
PO12 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.	**E12.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **E12.2** 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.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO13 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	
PO14 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.
PO15 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**E15** Development is connected to underground electricity.
PO16 The development has access to telecommunications and broadband services in accordance with current standards.	No example provided.
PO17 Where available the development is to safely connect to reticulated gas.	No example provided.
PO18 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.	**E18.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	E18.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO19 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**E19** 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.
PO20 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO21 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.
PO22 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.	**E22.1** 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.
	E22.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E22.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E22.4 The lot layout allows forward access to and from the site.
PO23 Safe access is provided for all vehicles required to access the site.	**E23.1** Site access and driveways are designed and located in accordance with:

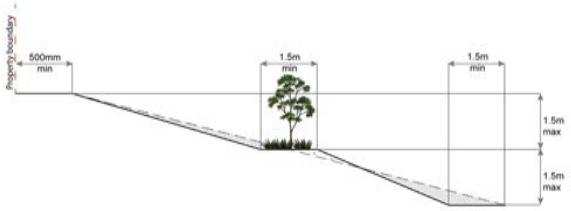
	a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E23.2 Internal 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.
	E23.3 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.
PO24 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	No example provided.

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	
PO25 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.
PO26 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.
PO27 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.
PO28 Easements for drainage purposes are provided over:	No example provided.

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.	
Site works and construction management	
PO29 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO30 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.	**E30.1** 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.
	E30.2 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.
	E30.3 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.

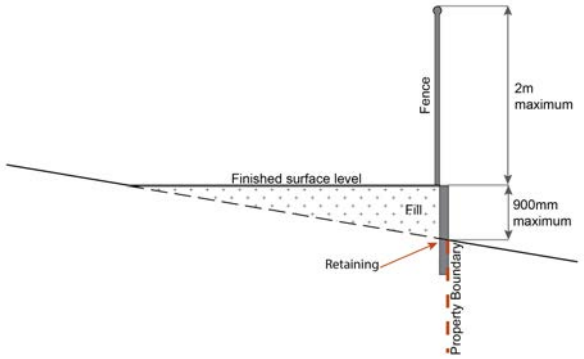
	E30.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO31 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E31** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO32 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.	**E32.1** 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.
	E32.2 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).
	E32.3 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.
PO33 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E33** 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.
PO34	**E34.1**

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.	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.
	E34.2 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.
PO35 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	
PO36 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.	**E36.1** 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.
	E36.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	E36.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	E36.4

	All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.
	E36.5 All filling or excavation is contained on-site.
	E36.6 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).
	E36.7 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.
PO37 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E37** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO38 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.	**E38.1** 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.
	E38.2 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.
PO39 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.
PO40 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	
PO41 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**E41** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on boundary



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

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

Figure - Cut

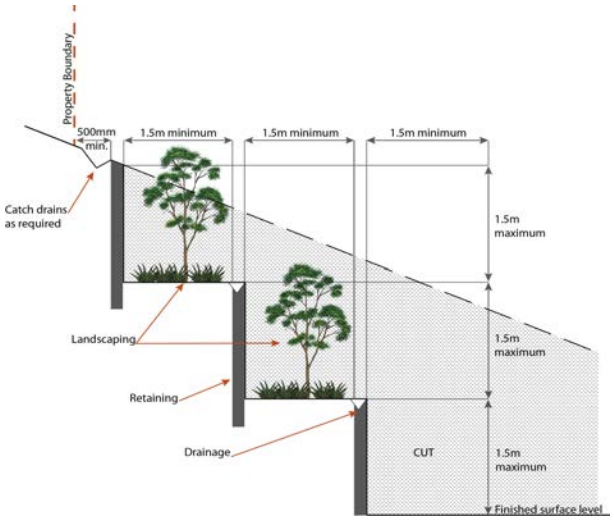
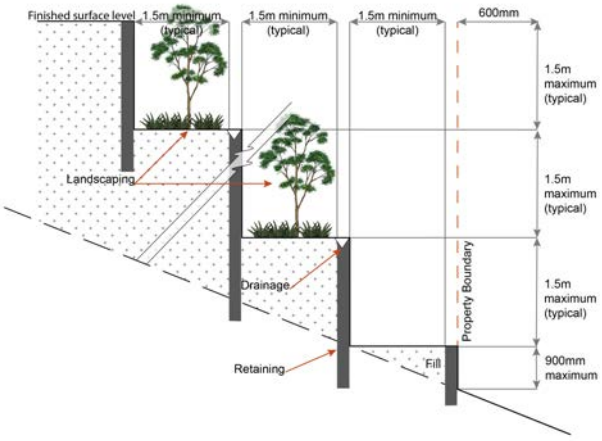


Figure - Fill



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.

PO42 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another;	**E42.1** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks(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.
	E42.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	E42.3 On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
PO43 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.	**E43** 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.
PO44 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.	**E44** 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	
Dual occupancies(21)	
PO45 Dual Occupancies are infrequent and dispersed within the streetscape. Note - Refer to Planning scheme policy - Residential design for dispersal method and calculation.	**E45** Are located on lots with an area of 1000m^2 or greater.
Home based business(35)	
PO46 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;	No example provided.

b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; c. does not adversely impact the amenity of adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling; e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; f. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties; g. ensures service and delivery vehicles do not negatively impact the amenity of the area.	
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO47 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.	**E47.1** 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. **E47.2** 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.
PO48 Infrastructure does not have an impact on pedestrian health and safety.	**E48** 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.
PO49	**E49**

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.
Retail, commercial and community uses	
PO50 Community activities: a. are located to: i. cluster with other non-residential activities to form a neighbourhood hub (this may include being located within or adjacent to an existing neighbourhood hub); or ii. establishing a new neighbourhood hub (as described in the PO below) on a main street; b. are located on allotments that have appropriate area and dimensions for the siting of: i. buildings and structures; ii. vehicle servicing, deliveries, parking, manoeuvring and circulation; iii. landscaping and open space including buffering; c. are of a small scale, having regard to the surrounding character; d. are serviced by public transport; e. do not negatively impact adjoining residents or the streetscape.	No example provided.
PO51 The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub does not occur.	No example provided.
PO52 Non-residential uses address and activate streets and public spaces by: a. ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement;	No example provided.

b. new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space; c. locating car parking areas behind or under buildings to not dominate the street environment; d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. The use of windows or glazing and avoiding blank walls with the use of sleeving); e. providing visual interest to the façade (e.g. Windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale.	
PO53 All buildings exhibit a high standard of design and construction, which: a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enable differentiation between buildings; c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. Included building entrances that are readily identifiable from the road frontage; f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces.	No example provided.
PO54 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between the street frontage and the entrance to the building; b. provides safety and security of people and property at all times; c. does not impede active transport options;	No example provided.

<table>
<tr><td>d. does not impact on the safe and efficient movement of traffic external to the site;

e. is consolidated and shared with adjoining sites wherever possible.</td><td></td></tr>
<tr><td>PO55

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 route 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.</td><td>No example provided.</td></tr>
<tr><td rowspan="2">PO56

The number of car parking spaces is managed to:

a. avoid significant impacts on the safety and efficiency of the road network;

b. avoid an oversupply of car parking spaces;

c. avoid the visual impact of large areas of open car parking from road frontages and public areas;

d. promote active and public transport options;

e. promote innovative solutions, including on-street parking and shared parking areas.

Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</td><td>E56.1

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.</td></tr>
<tr><td>E56.2

All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</td></tr>
<tr><td>PO57

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</td><td>E57.1

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

<table><tr><th>Use</th><th>Minimum Bicycle Parking</th></tr><tr><td>Residential uses comprised of dwellings</td><td>Minimum 1 space per dwelling</td></tr></table></td></tr>
</table>

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.

E57.2

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.

E57.3

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.

E57.4

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.
PO58 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. where possible loading and servicing areas are consolidated and shared with adjoining sites.	No example provided.
PO59 Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.	No example provided.
PO60 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. retains mature trees wherever possible; d. does not create safety or security issues by creating potential concealment areas or interfering with sight lines; e. maintains the achievement of active frontages and sight lines for casual surveillance. Note - All landscaping is to accord with Planning scheme policy - Integrated design.	No example provided.
PO61 Surveillance and overlooking are maintained between the road frontage and the main building line.	**E61** No fencing is provided forward of the building line.

PO62 Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive land uses.	No example provided.
PO63 The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.	**E63** Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
Telecommunications facility (81) Editor's note - In accordance with the Federal legislation Telecommunications facilities (81)must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO64 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.	**E64.1** 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.
	E64.2 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.
PO65 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.	**E65** 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.
PO66 Telecommunications facilities(81) do not conflict with lawful existing land uses both on and adjoining the site.	**E66** 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.
PO67 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;	**E67.1** 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.
	E67.2

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.	In all other areas towers do not exceed 35m in height.
	E67.3 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.
	E67.4 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.
	E67.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E67.6 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.
PO68 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E68** 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.
PO69 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.	**E69** 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.

PO70	E70
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	
PO71 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.
PO72 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	

PO73 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO74 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.
PO75 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	
PO76 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	
PO77 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;	No example provided.

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.	
PO78 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	
PO79 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.
PO80 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.
PO81 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	
PO82 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 Offset 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.	
PO83 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.	**E83** 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.
PO84 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.	
PO85 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.
PO86 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.	**E86** 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)	
PO87 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.	**E87** 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.	
PO88 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.
PO89 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.
PO90 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.
PO91 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.	**E91** 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.

PO92 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.	**E92** 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.
PO93 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	**E93.1** 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. **E93.2** 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.
PO94 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)	
PO95 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;	**E95** 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.

b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	
Riparian and wetland setbacks	
PO96 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.	**E96** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply) Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code	

Figure 6.2.6.1.1 Main Street Area

Table 6.2.6.1.3 Setbacks

Residential uses										
Height of wall	**Frontage primary**			**Frontage secondary to street**			**Frontage secondary to lane**	**Side** **To OMP and wall**	**Rear** **To OMP and wall**	**Canal** **To OMP and wall**
	To wall	**To OMP**	**To covered car parking space**	**To wall**	**To OMP**	**To covered car parking space**	**To OMP, wall and covered car parking space**			
Less than 4.5m	Min 6m	Min 4.5m	Min 5.4m	Min 3m	Min 2m	Min 5.4m	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5m to 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m
Greater than 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m up to 7.5m in height; plus 0.5m for every 3m in height or	Min 2m up to 7.5m in height; plus 0.5m for every 3m in height or	Min 4.5m

								part thereof over 7.5m	part thereof over 7.5m	

Note - Excludes pools and class 10 buildings. For requirements for pools and class 10 buildings and structures refer to the QDC

6.2.6.2 Suburban neighbourhood precinct

6.2.6.2.1. Purpose - Suburban neighbourhood precinct

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

    a. The suburban neighbourhood precinct consists of a primarily residential urban fabric providing predominantly low density, low rise, detached housing on a variety of lot sizes with a maximum site density of 15 dwellings per hectare or a maximum site density of 75 dwellings per hectare if complying with b. v. below.

    b. Residential activities consist of:

        i. Detached dwelling houses[22], predominantly on traditional lots;

        ii. Detached dwelling houses[22] on narrow lots and Dual Occupancies[21] where they are dispersed within the streetscape or are located within easy walking distance to services (centre, public transport node, community facilities) or park;

        iii. Domestic outbuildings are subordinate in appearance and function to the dwelling;

        iv. Retirement facilities[67], Residential care facilities[65], and Relocatable home parks[62] are located within easy walking distance of a centre;

        v. Multiple dwellings[49], Rooming accommodation[69], short-term accommodation[77] and tourist park[84] only establish where they will support a higher order or district centre or a train station by being adjacent (within 400m walking distance) to that higher order or district centre or train station.

        vi. The built form of concentrated residential uses and managed communities (e.g. townhouse developments, retirement facility[67], residential care facility[65], relocatable home parks[62]) are designed to integrate with the surrounding neighbourhood.

    c. The design, siting and construction of residential uses are to:

        i. contribute to an attractive streetscape with priority given to pedestrians;

        ii. encourage passive surveillance of public spaces;

        iii. result in privacy and residential amenity consistent with the low density residential character of the area;

        iv. provide a diverse and attractive built form;

        v. provide a low rise built form compatible with its surrounds;

        vi. incorporate sub-tropical urban design principles that respond to local climatic conditions;

        vii. incorporate sustainable practices including maximising energy efficiency and water conservation;

        viii. incorporate natural features and respond to site topography;

        ix. cater for appropriate car parking and manoeuvring areas on site;

        x. be of a scale and density consistent with the low density residential character of the area;

        xi. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure.

    d. Non-residential uses in the suburban neighbourhood precinct take the form of community activities, corner stores, neighbourhood hubs or local centres.

e. Community activities:

   i. establish in a location that may be serviced by public transport;

   ii. do not negatively impact adjoining residents or the streetscape;

   iii. do not undermine the viability of existing or future centres.

f. Corner stores may establish as standalone uses (not part of a neighbourhood hub) where:

   i. the store is of a scale that remains subordinate to all centres and neighbourhood hubs within the region;

   ii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. The corner store should not be within 1600m of another corner store, neighbourhood hub or centre measured from the centre of the corner store, neighbourhood hub or centre;

   iii. they are appropriately designed and located to include active frontages.

g. Retail and commercial activities (forming part of a neighbourhood hub):

   i. cluster with other non-residential uses (excluding corner stores) forming a neighbourhood hub;

   ii. are centred around a 'Main Street' central core fostering opportunities for social and economic exchange;

   iii. are of a small scale, appropriate for a neighbourhood hub;

   Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment benchmarks.

   iv. do not negatively impact adjoining residents or the streetscape;

   v. are subordinate in function and scale to all centres within the region.

h. The design, siting and construction of non-residential uses:

   i. maintains a human scale, through appropriate building heights and form;

   ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces;

   iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;

   iv. promotes active transport options and ensures an oversupply of car parking is not provided;

   v. does not result in large internalised shopping centres (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.

i. Neighbourhood hub expansion (into adjoining lots) or the establishment of a new neighbourhood hub only occurs where:

   i. it is of a scale that remains subordinate to all centres within the region;

   ii. the expansion (into adjoining lots) will strengthen the existing neighbourhood hub as an important neighbourhood activity node;

iii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. New neighbourhood hubs are to service a currently unserviced catchment. The centre of a neighbourhood hub should not be located within 1600m of another neighbourhood hub or centre measured from the centre of each hub or centre;

iv. for a new neighbourhood hub, it is located on sub-arterial or collector road;

v. they are appropriately designed and located to include active frontages around a 'main street' core and are staged where relevant to retain key (highly accessible) sites for long term development.

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

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

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

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

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

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

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

n. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.

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

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

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

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

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

p. Development in the Suburban neighbourhood precinct includes 1 or more of the following:

• Child care centre(13) • Club(14) • Community care centre(15) • Community residence(16) • Community use(17) • Dual occupancy(21) • Dwelling house(22) • Dwelling unit(23) • Educational establishment(24) • Emergency services(25) • Health care services(33) • Home based business(35) • Multiple dwelling - if within 400m walking distance of a higher order or district centre or a train station • Place of worship(60)	• Relocatable home park(62) - if within 800m walking distance of a higher order or district centre • Residential care facility(65) - if within 800m walking distance of a higher order or district centre • Retirement facility(67) - if within 800m walking distance of a higher order or district centre	• Sales office(72) • Shop(75) - if for a corner store • Where in a Neighbourhood hub: - Food and drink outlet(28) - Health care services(33) - Hardware and trade supplies(32) - Office(53) - Service industry(73) - Shop(75) - Veterinary services(87)

Note - Refer to Overlay map - Centre walking distances

q. Development in the Suburban neighbourhood precinct does not include any of the following:

- Adult store(1)
- Agricultural supplies store(2)
- Air services(3)
- Animal husbandry(4)
- Animal keeping(5)
- Aquaculture(6)
- Bar(7)
- Brothel(8)
- Cemetery(12)
- Crematorium(18)
- Cropping(19)
- Detention facility(20)
- Extractive industry(27)
- High impact industry(34)
- Hardware and trade supplies(32) - if 250m^2 GFA or more
- Hotel(37)
- Intensive animal industry(39)
- Intensive horticulture(40)
- Low impact industry(42)
- Marine industry(45)
- Medium impact industry
- Motor sport facility(48)
- Multiple dwelling(49) - if not within 400m of a higher order centre or district centre or a train station
- Nature-based tourism(50)
- Nightclub entertainment facility(51)
- Non-resident workforce accommodation(52)
- Outdoor sales(54)
- Parking station(58)
- Permanent plantation(59)
- Port services(61)
- Renewable energy facility(63)
- Research and technology industry(64)
- Rooming accommodation(69) - if not within 400m of a higher order centre or district centre or a train station
- Rural industry(70)
- Rural workers' accommodation(71)
- Service Station(74) - if standalone use
- Short-term accommodation(77) - if not within 400m of a higher order centre or district centre or a train station
- Showroom(78)
- Special industry(79)
- Theatre(82)
- Tourist attraction(83)
- Tourist park(84) - if not within 400m of a higher order centre or district centre or a train station
- Transport depot(85)
- Warehouse(88)
- Wholesale nursery(89)
- Winery(90)

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

6.2.6.2.2 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 C, Table 6.2.6.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part C Table 6.2.6.2.1, 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 PO
RAD1	PO2
RAD2	PO3
RAD3	PO4
RAD4	PO4
RAD5	PO7
RAD6	PO12
RAD7	PO15
RAD8	PO17-PO22
RAD9	PO16
RAD10	PO24
RAD11	PO25
RAD12	PO25
RAD13	PO27
RAD14	PO29
RAD15	PO31
RAD16	PO32
RAD17	PO34
RAD18	PO36
RAD19	PO37
RAD20	PO34
RAD21	PO38
RAD22	PO38-PO43
RAD23	PO40
RAD24	PO44
RAD25	PO44
RAD26	PO44
RAD27	PO45
RAD28	PO46
RAD29	PO48
RAD30	PO48
RAD31	PO48
RAD32	PO48

Requirements for accepted development (RAD)	Corresponding PO
RAD33	PO48
RAD34	PO48
RAD35	PO48
RAD36	PO48
RAD37	PO48
RAD38	PO52
RAD39	PO52
RAD40	PO52
RAD41	PO52
RAD42	PO52
RAD43	PO52
RAD44	PO52
RAD45	PO54
RAD46	PO55
RAD47	PO56
RAD48	PO56
RAD49	PO56
RAD50	PO56
RAD51	PO58
RAD52	PO63
RAD53	PO67
RAD54	PO67
RAD55	PO70
RAD56	PO71
RAD57	PO73
RAD58	PO74
RAD59	PO75
RAD60	PO76-PO87
RAD61	PO76-PO87
RAD62	PO88
RAD63	PO89
RAD64	PO90
RAD65	PO91
RAD66	PO92

Requirements for accepted development (RAD)	Corresponding PO
RAD67	PO92
RAD68	PO93
RAD69	PO93
RAD70	PO96
RAD71	PO96
RAD72	PO96
RAD73	PO97
RAD74	PO98
RAD75	PO98
RAD76	PO101
RAD77	PO99
RAD78	PO99
RAD79	PO99
RAD80	PO98
RAD81	PO100
RAD82	PO100
RAD83	PO102
RAD84	PO103-PO104
RAD85	PO105
RAD86	PO108
RAD87	PO107-PO109, PO111-PO113
RAD88	PO107-PO109
RAD89	PO110
RAD90	PO114
RAD91	PO115
RAD92	PO116
RAD93	PO117
RAD94	PO118
RAD95	PO118
RAD96	PO119

Part C—Requirements for accepted development - Suburban neighbourhood precinct

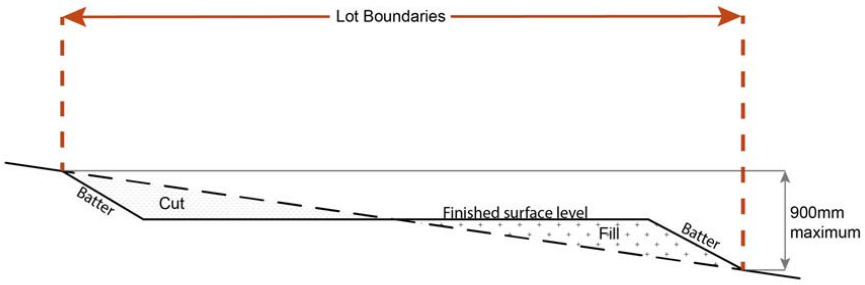
Table 6.2.6.2.1 Requirements for accepted development - Suburban neighbourhood precinct

Requirements for accepted development

General requirements	
Building height (Residential uses)	
RAD1	Building height does not exceed: a. that mapped on Overlay map – Building heights; or b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	
RAD2	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks (Residential uses)	
RAD3	Setbacks (excluding built to boundary walls) comply with Table 6.2.6.2.3 'Setbacks'- Setbacks (Residential uses). Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).
RAD4	Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. of a length and height stated in Table 6.2.6.2.4 'Built to boundary walls (Residential uses)'; b. setback from the side boundary: i. not more than 20mm; or ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm; c. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.
Site cover (Residential uses)	
RAD5	Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).
Lighting	
RAD6	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters of the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD7	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	
RAD8	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.
RAD9	Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park[(57)], foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.
Access	
RAD10	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
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.

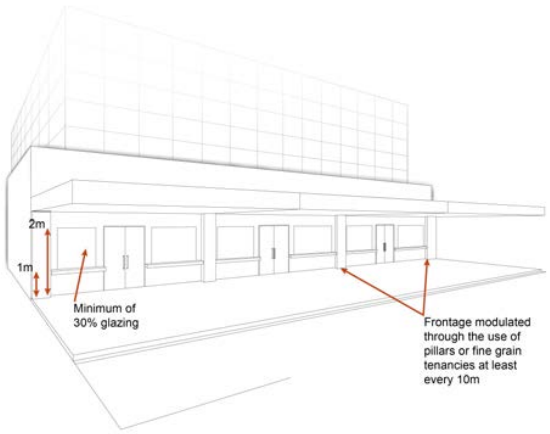
Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.

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.

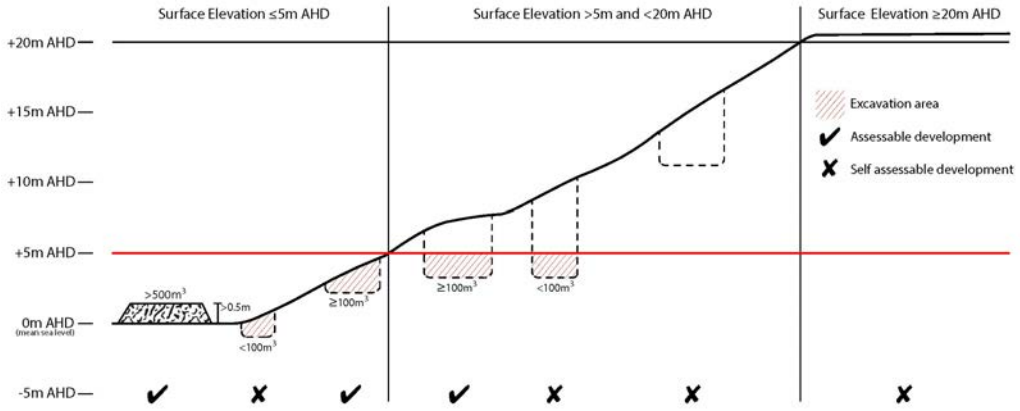
	Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific requirements	
Home based business [35]	
RAD29	Home based business(s)[35] are fully enclosed within the existing dwelling or on-site structure.
RAD30	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.
RAD31	Service and delivery vehicles do not exceed one Small rigid vehicle (SRV) at any one time.
RAD32	Vehicle parking for the Home based business[35] on-site is limited to 1 car or Small rigid vehicle (SRV).
RAD33	Home based business(s)[35] occupy an area of the existing dwelling or on-site structure not greater than 40m^2 gross floor area.
RAD34	Home based business(s)[35] do not involve manufacturing. Note - manufacturing as defined in the *Food Act 2006* is permitted.
RAD35	The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.
RAD36	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day. Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
RAD37	For a bed and breakfast, the use: a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of 1 meal per day; d. accommodates a maximum of 6 people at any one time. Note - For a Bed and Breakfast SO29 - SO36 above do not apply.
Sales office [72]	
RAD38	Car parking spaces are provided in accordance with Schedule 7 - Car parking.
RAD39	Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1.
RAD40	Sales office[72] has direct vehicular access to a dedicated road constructed in accordance with Planning scheme policy - Integrated design.
RAD41	Fencing adjoining a street (other than a laneway) or public open space does not exceed 1.2 metres in height.

RAD42	The sales office[72] is used for the sale of land or buildings on the same site as the sales office[72] or an adjoining site.
RAD43	The sales office[72] has a clearly identifiable pedestrian entry that is visible and accessible from the primary frontage.
RAD44	The use of the premises for a sales office[72] is for a maximum of 2 years after the commencement of the use.
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.	
RAD45	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.
RAD46	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.
RAD47	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.
RAD48	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD49	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD50	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.
RAD51	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.
Retail, commercial and community uses	

RAD52	Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground level is to maintain visibility of the internal activity from the street and not obscure surveillance of the street. **Figure - Glazing** 
RAD53	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.
RAD54	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
RAD55	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD56	Where involving an extension (building work) it does not result in a reduction in the amount or standard of established landscaping on-site.
RAD57	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of *Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting*. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
RAD58	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
Values and constraints requirements 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 - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m^3 and 500m^3 respectively.	
RAD59	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 criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.

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

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

RAD60	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.
RAD61	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)	
RAD62	Development does not result in more than one dwelling house[22] per lot within separation areas.
RAD63	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].
RAD64	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.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD65	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].
RAD66	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD67	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.	
RAD68	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.

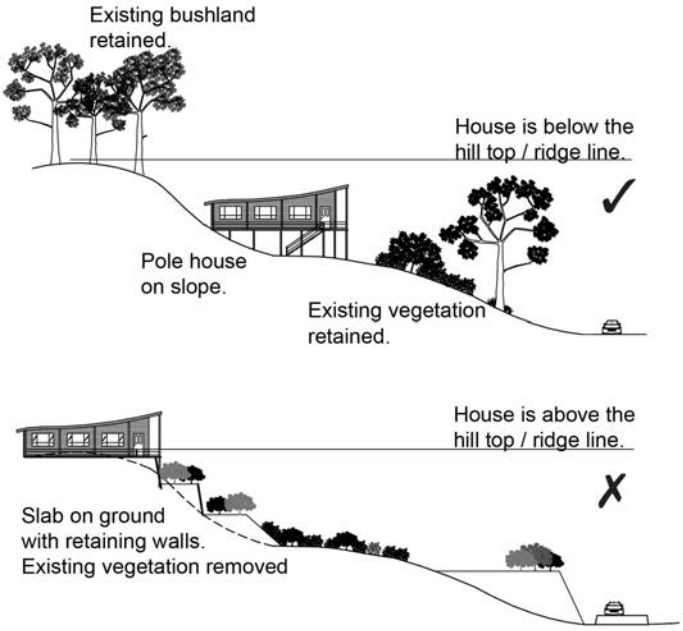
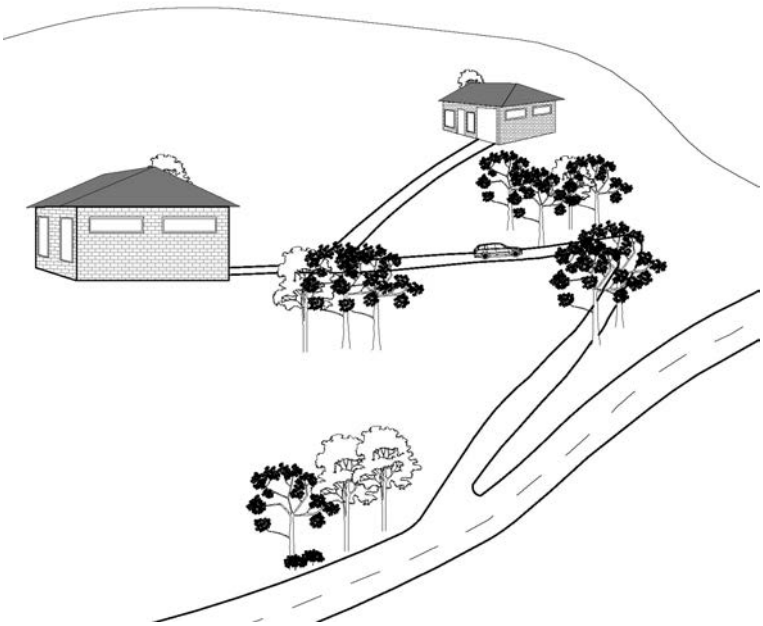
	Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD69	A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, 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.
RAD70	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.
RAD71	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.
RAD72	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)	
RAD73	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)**.
RAD74	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD75	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.

RAD76	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD77	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD78	On-site sewerage facilities in a Water supply buffer for a dwelling house(22) include: a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD79	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD80	Development involving Permanent plantation(59) within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD81	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD82	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.

RAD83	Development does not include the following uses located within a landfill 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).

RAD84	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.
RAD85	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD86	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.
RAD87	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
RAD88	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD89	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.
RAD90	Development for a material change of use or building work for a Park[57] ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following 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.	
RAD91	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.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)	

RAD92	Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not: a. located on a hill top or ridge line; and b. all parts of the building and structure are located below the hill top or ridge line. 
RAD93	Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways: a. go across land contours and do not cut straight up slopes; b. follow natural contours, not resulting in batters or retaining walls being greater than 1m in height. 
RAD94	Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:

	<table><tr><th colspan="3">Colours from Australian Standard AS2700s – 1996</th></tr><tr><td>G12 – Holly</td><td>G53 – Banksia</td><td>N44 – Bridge Grey</td></tr><tr><td>G13 – Emerald</td><td>G54 – Mist Green</td><td>N45 – Koala Grey</td></tr><tr><td>G14 – Moss Green</td><td>G55 – Lichen</td><td>N52 – Mid Grey</td></tr><tr><td>G15 – Rainforest Green</td><td>G56 – Sage Green</td><td>N54 – Basalt</td></tr><tr><td>G16 – Traffic Green</td><td>G62 – Rivergum</td><td>N55 – Lead Grey</td></tr><tr><td>G17 – Mint Green</td><td>G64 – Slate</td><td>X54 – Brown</td></tr><tr><td>G21 – Jade</td><td>G65 – Ti Tree</td><td>X61 – Wombat</td></tr><tr><td>G22 – Serpentine</td><td>N25 – Birch Grey</td><td>X62 – Dark Earth</td></tr><tr><td>G23 – Shamrock</td><td>N32 – Green Grey</td><td>X63 – Iron Bark</td></tr><tr><td>G24 – Fern Green</td><td>N33 – Lightbox Grey</td><td>Y51 – Bronze Olive</td></tr><tr><td>G25 – Olive</td><td>N35 – Light Grey</td><td>Y61 – Black Olive</td></tr><tr><td>G34 – Avocado</td><td>N41 – Oyster</td><td>Y63 – Khaki</td></tr><tr><td>G52 – Eucalyptus</td><td>N42 – Storm Grey</td><td>Y66 – Mudstone</td></tr><tr><td></td><td>N43 – Pipeline Grey</td><td></td></tr></table>
RAD95	Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.
RAD96	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.

Transport noise corridors (refer Overlay map - Transport noise corridors)

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

Part D—Criteria for assessable development - Suburban neighbourhood precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria are set out in Part D, Table 6.2.6.2.2 as well as the purpose statement and overall outcomes of this code.

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

Table 6.2.6.2.2 Assessable development - Suburban neighbourhood precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	

Density	
PO1 The Suburban neighbourhood precinct has a low residential density of a maximum of 15 dwellings per hectare (site density) except for Dual occupancies(21). OR Maximum site density of 75 dwellings per ha if: a. for Relocatable home park, Residential care facility or Retirement facility, within 800m walking distance of a higher order or district centre; or b. for Multiple dwelling, Rooming accommodation, Short-term accommodation or tourist park within 400m walking distance of a higher order or district centre or a train station.	No example provided.
Building height (Residential uses)	
PO2 Buildings and structures have a height that: a. is consistent with the low rise character of the Suburban neighbourhood precinct; b. responds to the topographic features of the site, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape; d. responds to the height of development on adjoining land where contained within another precinct or zone. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E2** Building height does not exceed: a. that mapped on Overlay map – Building heights; or b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	
PO3 The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties.	**E3** Building height does not exceed the maximum height identified on Overlay map - Building heights except for architectural features associated with religious expression on Place of worship(60) and Educational establishment(24) buildings.
Setbacks (Residential uses)	
PO4 Residential buildings and structures are setback to:	**E4.1** Setbacks (excluding built to boundary walls) comply with Table 6.2.6.3 - Setback (Residential uses).

a. be consistent with the low density suburban character where buildings are positioned further away from footpaths and further apart from each other and maximise private open space at the rear; b. result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites; c. maintain private open space areas that are of a size and dimension to be usable and functional; d. maintain the privacy of adjoining properties; e. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; f. limit the length, height and opening of boundary walls to maximise privacy and amenity on adjoining properties; g. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure; h. built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties. Note - Refer to Planning scheme policy - Residential design for details and examples.	Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details). **E4.2** Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. of a length and height in Table 6.2.6.2.4 'Built to boundary walls (Residential uses)'; b. setback from the side boundary: i. not more than 20mm; or ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm; c. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.
Setbacks (Non-residential uses)	
PO5 Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.	**E5.1** For the primary street frontage buildings are constructed: a. to the property boundary; or b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining. **E5.2** For the secondary street frontage, setbacks are consistent with adjoining buildings.
PO6 Side and rear setbacks cater for driveway(s), services, utilities and buffers requires to protect the amenity of adjoining sensitive land uses.	No example provided.
Site cover (Residential uses)	

PO7 Residential buildings and structures will ensure that site cover: a. does not result in a site density that is inconsistent with the character of the area; b. does not result in an over development of the site; c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc); d. reflects the low density character of the area. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E7** Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).
Built form	
PO8 The development has a built form consistent with a low rise detached dwelling house[(22)] that addresses the street.	No example provided. Note - Refer to Planning scheme policy - Residential design for details and examples.
Water sensitive urban design	
PO9 Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.	No example provided.
Sensitive land use separation	
PO10 Sensitive land uses within 250m of land in the Industry zone - General industry precinct must mitigate any potential exposure to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing. 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..	**E10** Development is designed and operated to ensure that: a. it meets the criteria outlined in the Planning Scheme Policy – Noise; b. the air quality objectives in the *Environmental Protection (Air) Policy 2008*, are met.
PO11 Vulnerable land uses within 1,500m of any existing Tier 1, 2 or 3 MHF is compatible with MHF risks.	No example provided.

Note - To demonstrate compliance with this performance outcome a impact assessment report may be required.	
Amenity	
PO12 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.	No example provided.
Noise	
PO13 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.
PO14 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.	**E14.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **E14.2** 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.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO15 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	
PO16 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.
PO17 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**E17** Development is connected to underground electricity.
PO18 The development has access to telecommunications and broadband services in accordance with current standards.	No example provided.
PO19 Where available the development is to safely connect to reticulated gas.	No example provided.

PO20 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.	**E20.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	E20.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO21 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**E21** 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.
PO22 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO23 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.
PO24 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.	**E24.1** 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.
	E24.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E24.3

	The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E24.4 The lot layout allows forward access to and from the site.
PO25 Safe access is provided for all vehicles required to access the site.	**E25.1** 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.
	E25.2 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.
	E25.3 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.
PO26 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	No example provided.

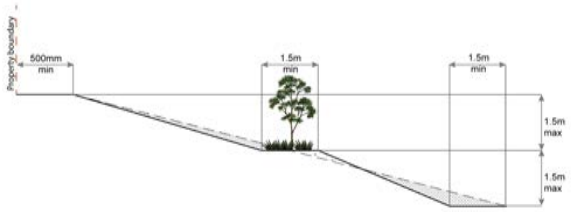
should be prepared in accordance with Planning scheme policy - Integrated transport assessment. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. Note - To demonstrate compliance with 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	
PO27 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.
PO28 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	No example provided.

required to demonstrate achievement of this performance outcome.	
PO29 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.
PO30 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	
PO31 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO32 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.	**E32.1** 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.
	E32.2 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.
	E32.3 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.
	E32.4 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.
PO33 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E33** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO34 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.	**E34.1** 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.
	E34.2 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).
	E34.3

	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.
PO35 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E35** 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.
PO36 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.	**E36.1** 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. **E36.2** 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.
PO37 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	
PO38	**E38.1**

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.	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.
	E38.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	E38.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	E38.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.
	E38.5 All filling or excavation is contained on-site.
	E38.6 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).
	E38.7 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.
PO39 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E39** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.

	Figure - Embankment 
PO40 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.	**E40.1** 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. **E40.2** 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.
PO41 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.
PO42 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	No example provided.

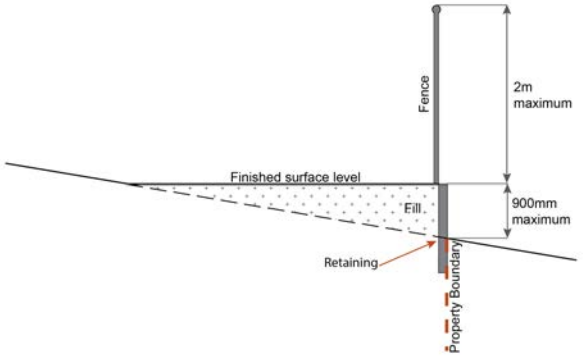
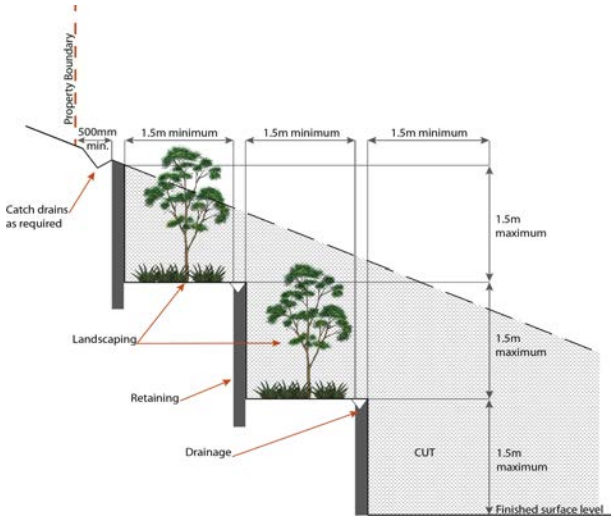
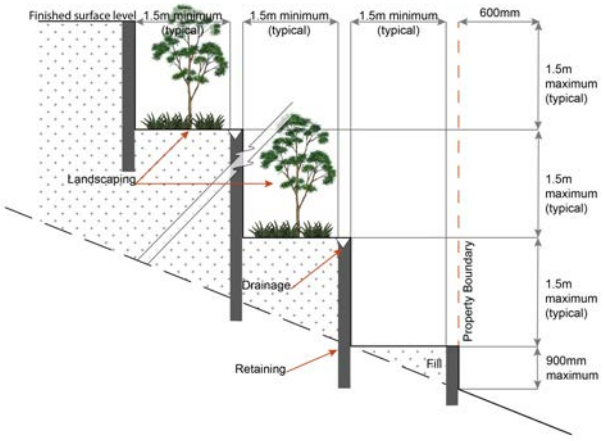
policy - Integrated design for guidance on infrastructure design and modelling requirements.	
Retaining walls and structures	
PO43 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**E43** Earth retaining structures: 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.

PO44	E44.1
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 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.
	E44.2 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.
	E44.3 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*.
PO45 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.	**E45** 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.
PO46 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.	**E46** 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	
Dual occupancies (21)	
PO47 Dual Occupancies(21) are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for a Dual Occupancy(21). Note - Refer to Planning scheme policy - Residential design for dispersal method and calculation.	**E47** Are located on lots with an area of 1000m^2 or greater.
Home based business (35)	
PO48 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;	No example provided.

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 adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling; e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; f. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties; g. ensures service and delivery vehicles do not negatively impact the amenity of the area.	
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO49 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.	**E49.1** 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. **E49.2** 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.
PO50 Infrastructure does not have an impact on pedestrian health and safety.	**E50** 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.
PO51	**E51**

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.
Sales office (72)	
PO52 The Sales office(72) is: a. designed to provide functional and safe access, manoeuvring areas and car parking spaces for the number and type of vehicles anticipated to access the site; b. temporary in nature; c. not be isolated or separated from land being displayed for sale within the office. Note - Refer to Planning scheme policy - Integrated design for access and crossover requirements.	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.	
PO53 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.	**E53.1** 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.
	E53.2 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.
PO54 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.	**E54** 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.
PO55	**E55**

Telecommunications facilities[81] do not conflict with lawful existing land uses both on and adjoining the site.	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.
PO56 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.	**E56.1** 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.
	E56.2 In all other areas towers do not exceed 35m in height.
	E56.3 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.
	E56.4 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.
	E56.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E56.6 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.
PO57	**E57**

Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
PO58 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.	**E58** 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.
Retail, commercial and community uses	
PO59 Community activities: a. are located to: i. cluster with other non-residential activities to form a neighbourhood hub (this may include being located within or adjacent to an existing neighbourhood hub); or ii. if establishing a new neighbourhood hub (as described in the PO below) be on a main street; b. are located on allotments that have appropriate area and dimensions for the siting of: i. buildings and structures; ii. vehicle servicing, deliveries, parking, manoeuvring and circulation; iii. landscaping and open space including buffering; c. are of a small scale, having regard to the surrounding character; d. are serviced by public transport; e. do not negatively impact adjoining residents or the streetscape.	No example provided.
PO60 Retail and commercial uses within a neighbourhood hub are of a scale that provide for the convenience needs or localised services of the immediate neighbourhood and do not constitute the scale or function of a Local centre.	**E60** Retail and commercial uses within a neighbourhood hub consist of no more than: a. 1 small format supermarket with a maximum GFA of 1200m^2; b. 10 small format retail or commercial tenancies with a maximum GFA of 100m^2 each.

Note - For the function and scale of a Local centre refer to Table 6.2.1.1 Moreton Bay centres network.	
PO61 The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub must: a. adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m^2; b. be located on the corner of a sub-arterial or collector road; c. form a 'Main street' having a maximum length of 200m; d. be centrally located within an 800m radial catchment; e. be separated from other neighbourhood hubs and centres by 1600m, measured from the centre of each neighbourhood hub or centre.	No example provided.
PO62 Corner stores may establish as standalone uses where: a. having a maximum GFA of 250m^2; b. the building adjoins the street frontage and has its main pedestrian entrance from the street frontage; c. Not within 1600m of another corner store, neighbourhood hub or centre.	No example provided.
PO63 Non-residential uses address and activate streets and public spaces by: a. ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space; c. locating car parking areas behind or under buildings to not dominate the street environment;	No example provided.

d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. The use of windows or glazing and avoiding blank walls with the use of sleeving); e. providing visual interest to the façade (e.g. Windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale.	
PO64 All buildings exhibit a high standard of design and construction, which: a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enable differentiation between buildings; c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. include building entrances that are readily identifiable from the road frontage; f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces.	No example provided.
PO65 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between the street frontage and the entrance to the building; b. provides safety and security of people and property at all times; c. does not impede active transport options;	No example provided.

<table>
<tr><td>d. does not impact on the safe and efficient movement of traffic external to the site;

e. is consolidated and shared with adjoining sites wherever possible.</td><td></td></tr>
<tr><td>PO66

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 route 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.</td><td>No example provided.</td></tr>
<tr><td rowspan="2">PO67

The number of car parking spaces is managed to:

a. avoid significant impacts on the safety and efficiency of the road network;

b. avoid an oversupply of car parking spaces;

c. avoid the visual impact of large areas of open car parking from road frontages and public areas;

d. promote active and public transport options;

e. promote innovative solutions, including on-street parking and shared parking areas.

Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</td><td>E67.1

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.</td></tr>
<tr><td>E67.2

All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</td></tr>
<tr><td>PO68

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</td><td>E68.1

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

<table><tr><th>Use</th><th>Minimum Bicycle Parking</th></tr><tr><td>Residential uses comprised of dwellings</td><td>Minimum 1 space per dwelling</td></tr></table></td></tr>
</table>

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.

E68.2

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.

E68.3

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.

E68.4

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.
PO69 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. where possible loading and servicing areas are consolidated and shared with adjoining sites.	No example provided.
PO70 Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.	No example provided.
PO71 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. retains mature trees wherever possible; d. does not create safety or security issues by creating potential concealment areas or interfering with sightlines; e. maintains the achievement of active frontages and sight lines for casual surveillance. Note - All landscaping is to accord with Planning scheme policy - Integrated design.	No example provided.
PO72 Surveillance and overlooking are maintained between the road frontage and the main building line.	**E72** No fencing is provided forward of the building line.
PO73	No example provided.

Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive land uses.	
PO74 The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.	**E74** Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
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 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.	**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.
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:	No example provided.

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.	
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; 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:	No example provided.

a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	
Vegetation clearing and water quality	
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;	No example provided.

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.	
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 Offset Act 2014, apply.	No example provided.
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.	
PO88 Development does not increase the number of people living in the Extractive Resources separation area.	**E88** One dwelling house[(22)] permitted per lot within separation area.
PO89	**E89**

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.
	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).

PO90 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.	**E90** 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.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	

PO91
 	
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.
	E91
	
	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).

PO92	**E92.1**

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.	Development does not create a new vehicle access point onto an Extractive resources transport route. **E92.2** 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.	
PO93 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.	**E93** 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.
PO94 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.	
PO95 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.
PO96 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.	**E96** 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)	
PO97 Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.	**E97** The following uses are not located 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].
PO98 Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.	**E98.1** Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.
	E98.2 Incineration or burial of waste within a Water supply buffer is not undertaken onsite.
	E98.3 Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
	E98.4 Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.
	E98.5 Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
PO99 On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality. Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.	**E99** Secondary treated wastewater treatment systems within a Water supply buffer include: a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.

PO100 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;	**E100** 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.
PO101 Development is located and designed to maintain required access to Bulk water supply infrastructure.	**E101** Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
PO102 Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.	**E102** The following uses are not located within a Landfill 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)**.
PO103 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)	**E103** 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)

PO104 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.
PO105 Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development: a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	**E105** Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.
PO106 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.	**E106** 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.	
PO107	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.	
PO108 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.
PO109 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.
PO110 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.	**E110** 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.
PO111	**E111**

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.
PO112 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	**E112.1** 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. **E112.2** 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.
PO113 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)	
PO114 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;	**E114** 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.

b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	
Riparian and wetland setbacks	
PO115 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.	**E115** 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)	
PO116 Development: a. avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; b. retain the natural character or bushland settings as the dominant landscape characteristic; c. is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment.	**E116** Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not: a. located on a hill top or ridge line; b. all parts of the building and structure are located below the hill top or ridge line.
PO117 Development: a. does not adversely detract or degrade the quality of views, vista or key landmarks; b. retains the natural character or bushland settings as the dominant landscape characteristic.	**E117** Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways: a. go across land contours, and do not cut straight up slopes; b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height.
PO118 Buildings and structures incorporate colours and finishes that:	**E118.1** Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:

a. are consistent with a natural, open space character and bushland environment;
b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment;
c. are not visually dominant or detract from the natural qualities of the landscape.

Colours from Australian Standard AS2700s – 1996		
G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey
G13 – Emerald	G55 – Lichen	N45 – Koala Grey
G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey
G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt
G16 – Traffic Green	G64 – Slate	N55 – Lead Grey
G17 – Mint Green	G65 – Ti Tree	X54 – Brown
G21 – Jade	N25 – Birch Grey	X61 – Wombat
G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth
G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark
G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive
G25 – Olive	N41 – Oyster	Y61 – Black Olive
G34 – Avocado	N42 – Storm Grey	Y63 – Khaki
G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone
G53 – Banksia		

E118.2

Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.

PO119

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.

E119

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.

Vegetation that contributes to bayside character and identity are: a. retained; b. protected from development diminishing their significance.	

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

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

Table 6.2.6.2.3 Setbacks

Residential uses										
Height of wall	**Frontage primary**			**Frontage secondary to street**			**Frontage secondary to lane**	**Side non-built to boundary wall** **To OMP and wall**	**Rear** **To OMP and wall**	**Canal** **To OMP and wall**
	To wall	**To OMP**	**To covered car parking space**	**To wall**	**To OMP**	**To covered car parking space**	**To OMP, wall and covered car parking space**			
Less than 4.5m	Min 4.5m	Min 3m	Min 5.4m	Min 3m	Min 2m	Min 5.4m	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5m to 8.5m	Min 4.5m	Min 3m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m
Greater than 8.5	Min 4.5m	Min 3m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height or part thereof over 8.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height or part thereof over 8.5m	Min 4.5m

Table 6.2.6.2.4 Built to boundary walls (Residential uses)

Lot frontage width	**Mandatory / Optional**	**Length and height of built to boundary wall**
		Suburban neighbourhood precinct
Less than 7.5m	Mandatory - both sides unless a corner lot	As per QDC
7.5m to 12.5m	Mandatory - one side	As per QDC
>12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m	As per QDC
Greater than 18m	As per QDC	

6.2.6.3 Next generation neighbourhood precinct

6.2.6.3.1 Purpose - Next generation neighbourhood precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Next generation neighbourhood precinct:

    a. The Next generation neighbourhood precinct supports site densities between 15 and 75 dwellings per hectare.

    b. Neighbourhoods will have a mix of residential uses, tenure and densities on a variety of lot sizes providing housing choice and affordability for different lifestyle choices and life stages to meet diverse community needs.

    c. Neighbourhoods are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity.

    d. Medium to high density uses (e.g. Multiple dwelling(49), Relocatable home park(62), Residential care facility(65), Retirement facility(67), Rooming accommodation(69), Short-term accommodation(77)) are located in proximity to a range of services and public transport stops(s) or station(s).

    e. The design, siting and construction of residential uses are to:

        i. contribute to an attractive streetscape with priority given to pedestrians;

        ii. encourage passive surveillance of public spaces;

        iii. results in privacy and residential amenity consistent with the low to medium density residential character intended for the area;

        iv. provide a diverse and attractive built form;

        v. orientate to integrate with the street and surrounding neighbourhood;

        vi. incorporate sub-tropical urban design principles that respond to local climatic conditions;

        vii. incorporate sustainable practices including maximising energy efficiency and water conservation;

        viii. incorporate natural features and respond to site topography;

        ix. cater for appropriate car parking and manoeuvring areas on-site;

        x. be of a scale and density consistent with the low to medium density residential character intended for the area;

        xi. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure;

        xii. ensure domestic outbuildings are subordinate in appearance and function to the dwelling.

    f. Non-residential uses in the next generation neighbourhood precinct take the form of community activities, corner stores, neighbourhood hubs or local centres.

    g. Community activities:

        i. establish in a location that may be serviced by public transport;

        ii. do not negatively impact adjoining residents or the streetscape;

        iii. do not undermine the viability of existing or future centres.

h. Corner stores may establish as a standalone use (not part of a neighbourhood hub)where:

i. the store is of a scale that remains subordinate to all centres and neighbourhood hubs within the region;

ii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. The corner store should not be within 1600m of another corner store, neighbourhood hub or centre measured from the centre of the corner store, neighbourhood hub or centre;

iii. they are appropriately designed and located to include active frontages.

i. Retail and commercial activities (forming part of a neighbourhood hub):

i. cluster with other non-residential uses (excluding corner stores) forming a neighbourhood hub;

ii. are centred around a 'Main Street' central core fostering opportunities for social and economic exchange;

iii. are of a small scale, appropriate for a neighbourhood hub;

Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment benchmarks.

iv. do not negatively impact adjoining residents or the streetscape;

v. are subordinate in function and scale to all centres within the region..

j. The design, siting and construction of non-residential uses:

i. maintains a human scale, through appropriate building heights and form;

ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces;

iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;

iv. promotes active transport options and ensures an oversupply of car parking is not provided;

v. does not result in large internalised shopping centres**(76)** (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.

k. Neighbourhood hub expansion (into adjoining lots) or the establishment of a new neighbourhood hub only occurs where:

i. it is of a scale that remains subordinate to all centres within the region;

ii. the expansion (into adjoining lots) will strengthen the existing neighbourhood hub as an important neighbourhood activity node;

iii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. New neighbourhood hubs are to service a currently unserviced catchment. The centre of a neighbourhood hub should not be located within 1600m of another neighbourhood hub or centre measured from the centre of each hub or centre;

iv. for a new neighbourhood hub, it is located on sub-arterial or collector road;

v. they are appropriately designed and located to include active frontages around a 'main street' core and are staged where relevant to retain key (highly accessible) sites for long term 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 in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.

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 Next generation neighbourhood precinct includes 1 or more of the following:

• Child care centre(13) • Clubs(14) • Community care centre(15) • Community residence(16) • Community use(17) • Dual occupancy(21) • Dwelling house(22) • Dwelling unit(23) • Educational establishment(24) • Emergency services(25) • Health care services(33)	• Home based business(35) • Multiple dwelling(49) • Place of worship(60) • Relocatable home park(62) • Residential care facility(65) • Retirement facility(67) • Rooming accommodation(69)- if within 800m walking distance of a higher order or district centre	• Sales office(72) • Shop(75) - if for a corner store • Short-term accommodation(77)- if within 800m walking distance of a higher order or district centre • Where in a Neighbourhood hub: - Food and drink outlet(28) - Health care services(33) - Hardware and trade supplies(32) - Office(53) - Service Industry(73) - Shop(75) - Veterinary services(87)

Note - Refer to Overlay map - Centre walking distances

s. Development in the Next generation neighbourhood precinct does not include any of the following:

• Adult store(1) • Agricultural supplies store(1) • Air services(3) • Animal husbandry(4)	• High impact industry(34) • Hotel(37) • Intensive animal industry(39) • Intensive horticulture(40)	• Port services(61) • Renewable energy facility(63) • Research and technology industry(64)

• Animal keeping[5] • Aquaculture[6] • Bar[7] • Brothel[8] • Cemetery[12] • Crematorium[18] • Cropping[19] • Detention facility[20] • Extractive industry[27] • Hardware and trade supplies[32] - if 250m^2 GFA or more	• Low impact industry[42] • Marine industry[45] • Medium impact industry[47] • Motor sport facility[48] • Nature-based tourism[50] • Nightclub entertainment facility[51] • Non-resident workforce accommodation[52] • Outdoor sales[54] • Permanent plantation[59]	• Rural industry[70] • Rural workers' accommodation[71] • Service Station[74] - if standalone use • Showroom[78] • Special industry[79] • Theatre[82] • Tourist attraction[83] • Transport depot[85] • Warehouse[88] • Wholesale nursery[89] • 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.

6.2.6.3.2 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 E, Table 6.2.6.3.1. Where the development does not meet a requirement for accepted development (RAD) within Part E Table 6.2.6.3.1, 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 PO
RAD1	PO2
RAD2	PO3
RAD3	PO4
RAD4	PO4
RAD5	PO7
RAD6	PO11
RAD7	PO14
RAD8	PO16-PO21
RAD9	PO15
RAD10	PO23
RAD11	PO24

Requirements for accepted development (RAD)	Corresponding PO
RAD12	PO24
RAD13	PO24
RAD14	PO26
RAD15	PO28
RAD16	PO30
RAD17	PO31
RAD18	PO33
RAD19	PO35
RAD20	PO36
RAD21	PO33
RAD22	PO37
RAD23	PO37-PO42
RAD24	PO39
RAD25	PO43
RAD26	PO43
RAD27	PO43
RAD28	PO44
RAD29	PO45
RAD30	PO46
RAD31	PO48
RAD32	PO48
RAD33	PO48
RAD34	PO48
RAD35	PO48
RAD36	PO48
RAD37	PO48
RAD38	PO48
RAD39	PO52
RAD40	PO52
RAD41	PO52
RAD42	PO52
RAD43	PO52
RAD44	PO52
RAD45	PO52

Requirements for accepted development (RAD)	Corresponding PO
RAD46	PO54
RAD47	PO55
RAD48	PO56
RAD49	PO56
RAD50	PO56
RAD51	PO56
RAD52	PO51
RAD53	PO63
RAD54	PO67
RAD55	PO67
RAD56	PO70
RAD57	PO71
RAD58	PO73
RAD59	PO74
RAD60	PO75
RAD61	PO76-PO89
RAD62	PO76-PO87
RAD63	PO88
RAD64	PO89
RAD65	PO90
RAD66	PO91
RAD67	PO92
RAD68	PO92
RAD69	PO93
RAD70	PO93
RAD71	PO96
RAD72	PO96
RAD73	PO96
RAD74	PO97
RAD75	PO98
RAD76	PO98
RAD77	PO101
RAD78	PO99
RAD79	PO99

Requirements for accepted development (RAD)	Corresponding PO
RAD80	PO99
RAD81	PO98
RAD82	PO100
RAD83	PO100
RAD84	PO102
RAD85	PO103-PO104
RAD86	PO105
RAD87	PO108
RAD88	PO107-PO109, PO111-PO113
RAD89	PO107-PO109
RAD90	PO110
RAD91	PO114
RAD92	PO115
RAD93	PO116

Part E—Requirements for accepted development - Next generation neighbourhood precinct

Table 6.2.6.3.1 Requirements for accepted development - Next generation neighbourhood precinct

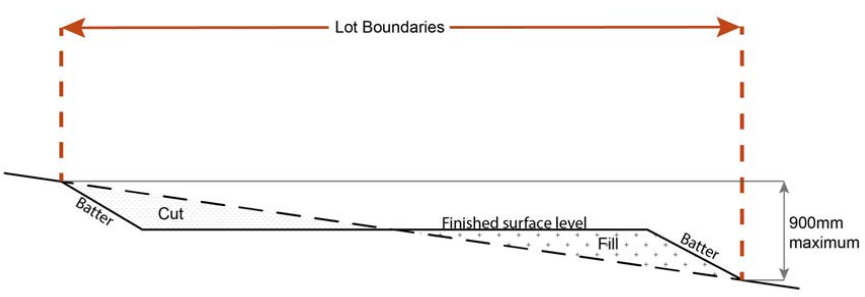
Requirements for accepted development	
General requirements	
Building height (Residential uses)	
RAD1	Building height does not exceed: a. that mapped on Overlay map – Building heights; or b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	
RAD2	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks (Residential uses)	
RAD3	Setbacks (excluding built to boundary walls) comply with Table 6.2.6.3.3 'Setbacks' - Setback (Residential uses). Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).
RAD4	Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. of a length and height in Table 6.2.6.3.4 'Built to boundary walls (Residential uses)'; b. setback from the side boundary:

	i. not more than 20mm; or ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm; c. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.
Site cover (Residential uses)	
RAD5	Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.

Building height	Lot Size					
	300m^2 or less	301- 400m^2	401- 500m^2	501- 1000m^2	1001- 2500m^2	Greater than 2501m^2
8.5m or less	75%	70%	60%	60%	60%	60%
>8.5m - 12.0m	50%	50%	60%	50%	50%	50%
Greater than 12.0m	N/A	N/A	N/A	50%	40%	40%

Lighting	
RAD6	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD7	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	
RAD8	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.
RAD9	Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park(57), foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.
Access	
RAD10	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
RAD11	The driveway construction across the verge conforms to the relevant standard for the classification of the road in accordance with Planning scheme policy - Integrated design.
RAD12	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.
RAD13	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	
RAD14	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.

RAD15	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	
RAD16	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD17	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.
RAD18	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.
RAD19	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.
RAD20	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD21	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	
RAD22	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
RAD23	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.
RAD24	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:

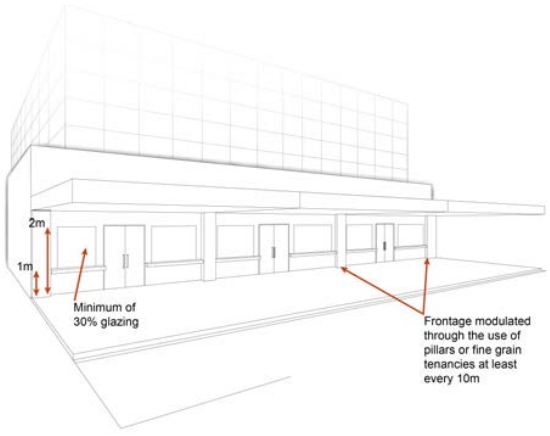
i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water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

RAD25	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.
RAD26	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.
RAD27	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*.
RAD28	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.
RAD29	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	
Dual occupancies (21)	
RAD30	Dual Occupancies(21) are located on lots with a total road frontage of 25m or greater.
Home based business (35)	
RAD31	Home based business(s)(35) are fully enclosed within the existing dwelling or on-site structure.
RAD32	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.

RAD33	Service and delivery vehicles do not exceed one Small rigid vehicle (SRV) at any one time.
RAD34	Vehicle parking for the Home based business[35] on-site is limited to 1 car or Small rigid vehicle (SRV).
RAD35	Home based business(s)[35] occupy an area of the existing dwelling or on-site structure not greater than $40m^2$ gross floor area.
RAD36	Home based business(s)[35] do not involve manufacturing. Note - Manufacturing as defined in the *Food Act 2006* is permitted.
RAD37	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day. Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
RAD38	For a bed and breakfast, the use: a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of 1 meal per day; d. accommodates a maximum of 6 people at any one time. Note - For a Bed and Breakfast SO31 - SO37 above do not apply.
Sales office [72]	
RAD39	Car parking spaces are provided in accordance with Table 6.2.6.3.5 'Car parking spaces'.
RAD40	Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1.
RAD41	Sales office[72] has direct vehicular access to a dedicated road constructed in accordance with Planning scheme policy - Integrated design.
RAD42	Fencing adjoining a street (other than a laneway) or public open space does not exceed 1.2 metres in height.
RAD43	30% of the front façade of the building (excluding the garage and front door) is made up of windows/glazing.
RAD44	The Sales office[72] has a clearly identifiable pedestrian entry that is visible and accessible from the primary frontage.
RAD45	The use of the premises for a Sales office[72] is for a maximum of 2 years after the commencement of the use.
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.	

RAD46	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.
RAD47	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.
RAD48	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.
RAD49	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD50	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD51	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.
RAD52	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.
Retail, commercial and community uses	
RAD53	Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground level is to maintain visibility of the internal activity from the street and not obscure surveillance of the street. **Figure - Glazing** 

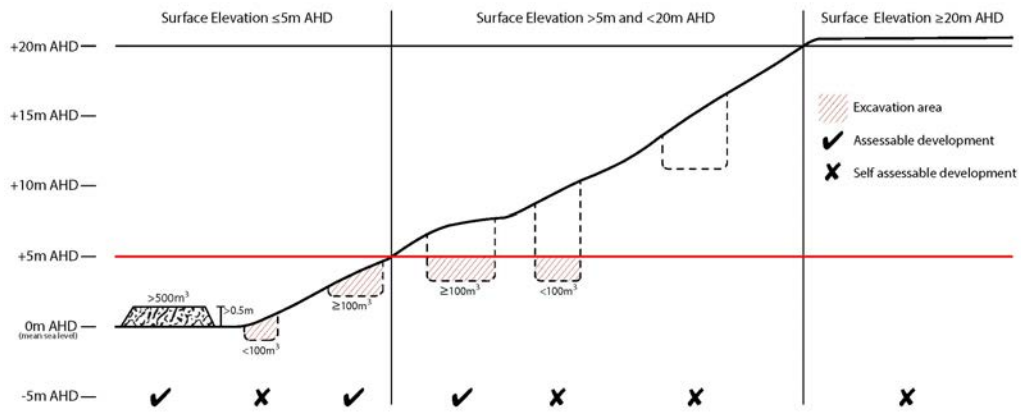
RAD54	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
RAD55	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
RAD56	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD57	Where involving an extension (building work) it does not result in a reduction in the amount or standard of established landscaping on-site.
RAD58	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of *Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting*. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
RAD59	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.

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.

RAD60	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.

RAD61	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.

RAD62	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)	
RAD63	Development does not result in more than one dwelling house[(22)] per lot within separation areas.
RAD64	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)].
RAD65	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.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD66	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].
RAD67	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD68	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.	
RAD69	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
RAD70	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.
RAD71	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.
RAD72	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.
RAD73	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)	

RAD74	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).

RAD75	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD76	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD77	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD78	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD79	On-site sewerage facilities in a Water supply buffer for a dwelling house(22) include: a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated;

	d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD80	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD81	Development involving Permanent plantation**(59)** within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD82	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD83	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD84	Development does not include the following uses located within a landfill 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)**. Editor's note - For clarification purposes, it is noted that Lots 102 to 121 in Stage 2 of DA/26954/2012/VCHG/1 are not subject to the land buffer overlay.
RAD85	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.
RAD86	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD87	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.
RAD88	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
RAD89	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD90	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.
RAD91	Development for a material change of use or building work for a Park[(57)] ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following 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.	
RAD92	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.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)	
RAD93	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.

Transport noise corridors (refer Overlay map - Transport noise corridors)

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

Part F—Criteria for assessable development - Next generation neighbourhood precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part F, Table 6.2.6.3.2 as well as the purpose statement and overall outcomes of this code.

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

Table 6.2.6.3.2 Assessable development - Next generation neighbourhood precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Density	
PO1 The Next generation neighbourhood precinct has a low to medium residential density of between 15 and 75 dwellings per ha (site density).	No example provided.
Building height (Residential uses)	
PO2 Buildings and structures have a height that: a. is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct; b. responds to the topographic features of the site, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape; d. responds to the height of development on adjoining land where contained within another precinct or zone. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E2** Building height does not exceed: a. that mapped on Overlay map – Building heights; or b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	
PO3 The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties.	**E3** Building height does not exceed the maximum height identified on Overlay map - Building heights except for architectural features associated with religious expression on Place of worship(60) and Educational establishment(24) buildings.
Setbacks (Residential uses)	
PO4	**E4.1**

Residential buildings and structures are setback to: a. be consistent with the low to medium density next generation neighbourhood character intended for the area, where buildings are positioned closer to the footpath to create more active frontages and maximise private open space at the rear; b. result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites; c. maintain private open space areas that are of a size and dimension to be usable and functional; d. maintain the privacy of adjoining properties; e. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; f. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties; g. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure; h. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties. Note - Refer to Planning scheme policy - Residential design for details and examples.	Setbacks (excluding built to boundary walls) comply with Table 6.2.6.3.3 'Setbacks' - Setback (Residential uses). Note - greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details). **E4.2** Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. of a length and height in Table 6.2.6.3.4 'Built to boundary walls (Residential uses)'; b. setback from the side boundary: i. not more than 20mm; or ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm; c. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.
Setbacks (Non-residential uses)	
PO5 Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.	**E5.1** For the primary frontage buildings are constructed: a. to the property boundary; or b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining.
	E5.2 For the secondary frontage, setbacks are consistent with adjoining buildings.
PO6	No example provided.

Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses.	
Site cover (Residential uses)	
PO7 Residential buildings and structures will ensure that site cover: a. does not result in a site density that is inconsistent with the character of the area; b. does not result in an over development of the site; c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc); d. reflects the low to medium density character intended for the area. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E7** Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below. **Building height** / **Lot Size** **300m² or less** | **301-400m²** | **401-500m²** | **501-1000m²** | **1001-2500m²** | **Greater than 2501m²** 8.5m or less: 75% | 70% | 60% | 60% | 60% | 60% >8.5m -12.0m: 50% | 50% | 60% | 50% | 50% | 50% Greater than 12.0m: N/A | N/A | N/A | 50% | 40% | 40% Note - Refer to Planning scheme policy - Residential design for method of calculation.
Movement network	
PO8 Development is designed to connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space.	**E8.1** Development provides and maintains the connections shown on: a. 'Figure 6.2.6.3.1 - Dakabin' - Dakabin; b. 'Figure 6.2.6.3.2 - Griffin' - Griffin; c. 'Figure 6.2.6.3.3 - Mango Hill East' - Mango Hill East; d. 'Figure 6.2.6.3.4 - Murrumba Downs' - Murrumba Downs; e. 'Figure 6.2.6.3.5 - Narangba East' - Narangba; f. 'Figure 6.2.6.3.6 - Rothwell' - Rothwell. **E8.2** All other areas, no example provided.
Water sensitive urban design	
PO9	No example provided.

Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.	
Sensitive land use separation	
PO10 Sensitive land uses within 250m of land in the Industry zone - general industry precinct must mitigate any potential exposure to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing. 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	**E10** Development is designed and operated to ensure that: a. it meets the criteria outlined in the Planning Scheme Policy – Noise; and b. the air quality objectives in the *Environmental Protection (Air) Policy 2008*, are met.
Amenity	
PO11 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.	No example provided.
Noise	
PO12 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.
PO13 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	**E13.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **E13.2** Noise attenuation structures (e.g. walls, barriers or fences):

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.	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.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO14 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	
PO15 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.

PO16 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**E16** Development is connected to underground electricity.
PO17 The development has access to telecommunications and broadband services in accordance with current standards.	No example provided.
PO18 Where available the development is to safely connect to reticulated gas.	No example provided.
PO19 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.	**E19.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	E19.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO20 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**E20** 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.
PO21 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO22 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.
PO23	**E23.1**

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.	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.
	E23.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E23.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E23.4 The lot layout allows forward access to and from the site.
PO24 Safe access is provided for all vehicles required to access the site.	**E24.1** 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.
	E24.2 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.
	E24.3 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.

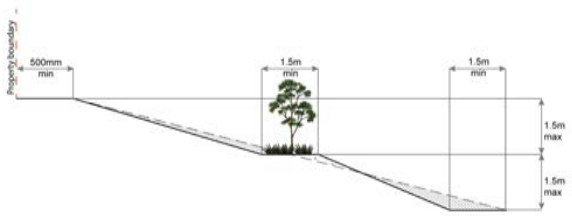
	E24.4 The driveway construction across the verge conforms to the relevant standard drawing for the classification of the road in accordance with Planning scheme policy - Integrated design.
PO25 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of 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	
PO26 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.	
PO27 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.
PO28 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.
PO29 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	

PO30 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO31 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.	**E31.1** 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.
	E31.2 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.
	E31.3 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.
	E31.4 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.
PO32 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E32** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.

PO33 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.	**E33.1** 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.
	E33.2 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).
	E33.3 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.
PO34 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E34** 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.
PO35 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.	**E35.1** 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.
	E35.2 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.
PO36 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	
PO37 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.	**E37.1** 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.
	E37.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	E37.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	E37.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.
	E37.5 All filling or excavation is contained on-site.
	E37.6 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).
	E37.7 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.
PO38 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E38** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO39 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.	**E39.1** 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.
	E39.2 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.
PO40 Filling or excavation does not result in land instability.	No example provided.

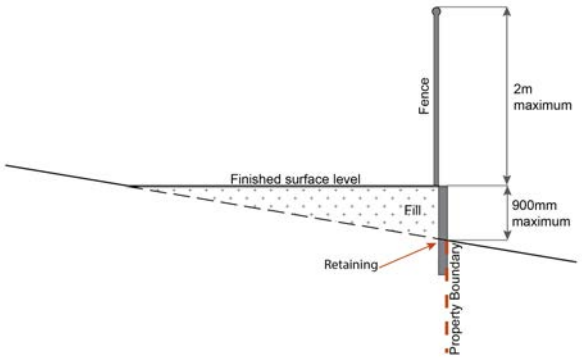
Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	
PO41 Development does 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	
PO42 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**E42** 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

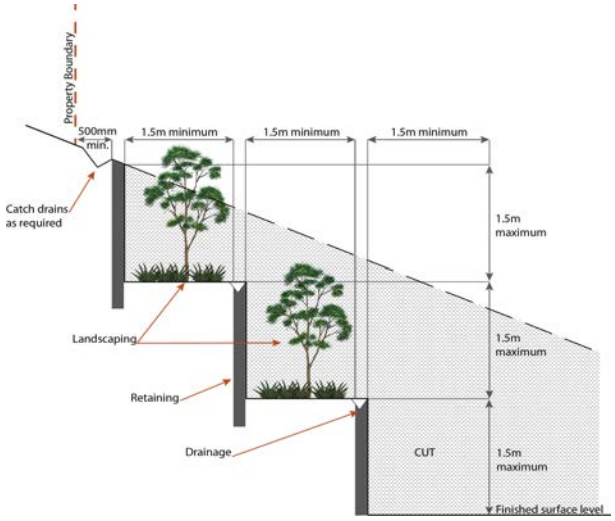
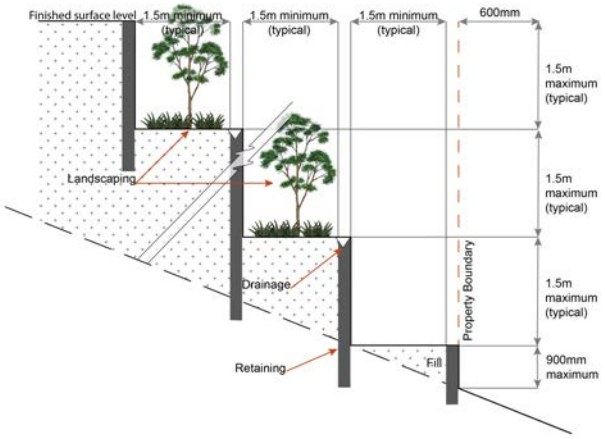


Figure - Fill



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.

PO43 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.	**E43.1** 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.
	E43.2 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.
	E43.3 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*.
PO44	**E44**

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.	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.
PO45 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.	**E45** 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	
Dual occupancies [21]	
PO46 Dual Occupancies[21]: a. are dispersed within the streetscape;	**E46** Dual occupancies[21] are dispersed within the streetscape in accordance with one or more of the following:

b. contribute to the diversity of dwelling types and forms; c. are not the predominant built form. Note - Refer to Planning scheme policy - Residential design for dispersal methods and calculation.	a. no more than 20% of sites within a block contain an existing, approved or properly made application for a dual occupancy(21); or b. a dual occupancy(21) is separated by a minimum of 6 lots (running along the street frontage) from another lot containing an existing, approved or properly made application for a dual occupancy(21); or c. a dual occupancy(21) is not located within 100m (in all directions) of an existing, approved or properly made application for a dual occupancy(21). Note - Laneway lots may contain Dual occupancies(21) (lofts) on the end two lots within a laneway. Note - Refer to Planning scheme policy - Residential design for dispersal methods and calculation.
Rooming accommodation and Short-term accommodation	
PO47 Rooming accommodation(69) and Short-term accommodation(77) are located within 800m walking distance of a higher order, district or local centre.	No example provided.
Home based business (35)	
PO48 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 and on-site manoeuvring 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 visitor to the site do not negatively impact the expected amenity of adjoining properties; g. ensure service and delivery vehicles do not negatively impact the amenity of the area.	No example provided.

Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO49 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.	**E49.1** 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. **E49.2** 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.
PO50 Infrastructure does not have an impact on pedestrian health and safety.	**E50** 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.
PO51 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.	**E51** 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.
Sales office (72)	
PO52 The sales office(72) is designed to: a. provide functional and safe access, manoeuvring areas and car parking spaces for the number and type of vehicles anticipated to access the site; b. complement the streetscape character while maintaining surveillance between buildings and public spaces; c. be temporary in nature.	No example provided.

Note - Refer to Planning scheme policy - Integrated design for access and crossover requirements.	
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.	
PO53 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.	**E53.1** 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.
	E53.2 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.
PO54 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.	**E54** 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.
PO55 Telecommunications facilities[81] do not conflict with lawful existing land uses both on and adjoining the site.	**E55** 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.
PO56 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;	**E56.1** 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.
	E56.2 In all other areas towers do not exceed 35m in height.
	E56.3 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.
	E56.4 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.
	E56.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E56.6 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.
PO57 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E57** 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.
PO58 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.	**E58** 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.
Retail, commercial and community uses	
PO59 Community activities: a. are located to:	No example provided.

i. cluster with other non-residential activities to form a neighbourhood hub (this may include being located within or adjacent to an existing neighbourhood hub); or ii. if establishing a new neighbourhood hub (as described in the PO below); be on a main street; b. are located on allotments that have appropriate area and dimensions for the siting of: i. buildings and structures; ii. vehicle servicing, deliveries, parking, manoeuvring and circulation; iii. landscaping and open space including buffering; c. are of a small scale, having regard to the surrounding character; d. are serviced by public transport; e. do not negatively impact adjoining residents or the streetscape.	
PO60 Retail and commercial uses within a neighbourhood hub are of a scale that provide for the convenience needs or localised services of the immediate neighbourhood and do not constitute the scale or function of a Local centre. Note - For the function and scale of a Local centre refer to Table 6.2.1.1 Moreton Bay centres network.	**E60** Retail and commercial uses within a neighbourhood hub consist of no more than: a. 1 small format supermarket with a maximum GFA of 1200m^2; b. 10 small format retail or commercial tenancies with a maximum GFA of 100m^2 each.
PO61 The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub must: a. adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m^2; b. be located on the corner of a sub-arterial or collector road; c. form a 'Main street' having a maximum length of 200m;	No example provided.

d. be centrally located within an 800m radial catchment; e. be separated from other neighbourhood hubs and centres by 1600m, measured from the centre of each neighbourhood hub or centre.	
PO62 Corner stores may establish as standalone uses where: a. having a maximum GFA of 250m^2; b. the building adjoins the street frontage and has its main pedestrian entrance from the street frontage; c. not within 1600m of another corner store, neighbourhood hub or centre.	No example provided.
PO63 Non-residential uses address and activate streets and public spaces by: a. ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space; c. locating car parking areas behind or under buildings to not dominate the street environment; d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. The use of windows or glazing and avoiding blank walls with the use of sleeving); e. providing visual interest to the façade (e.g. Windows or glazing, variation in colour, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale.	No example provided.
PO64 All buildings exhibit a high standard of design and construction, which: a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning);	No example provided.

b. enable differentiation between buildings; c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. include building entrances that are readily identifiable from the road frontage; f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces.	
PO65 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between the street frontage and the entrance to the building; 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. is consolidated and shared with adjoining sites wherever possible.	No example provided.
PO66 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 route 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.
PO67	**E67.1**

The number of car parking spaces is managed to:

a. avoid significant impacts on the safety and efficiency of the road network;

b. avoid an oversupply of car parking spaces;

c. avoid the visual impact of large areas of open car parking from road frontages and public areas;

d. promote active and public transport options;

e. promote innovative solutions, including on-street parking and shared parking areas.

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

Car parking is provided in accordance with Table 6.2.6.3.5 'Car parking spaces'.

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.

E67.2

All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.

PO68

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.

E68.1

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.

E68.2

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.

E68.3

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.

E68.4

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.
PO69 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. where possible loading and servicing areas are consolidated and shared with adjoining sites.	No example provided.
PO70	No example provided.

Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.	
PO71 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. retains mature trees wherever possible; d. does not create safety or security issues by creating potential concealment areas or interfering with sight lines; e. maintains the achievement of active frontages and sight lines for casual surveillance. Note - All landscaping is to accord with Planning scheme policy - Integrated design.	No example provided.
PO72 Surveillance and overlooking are maintained between the road frontage and the main building line.	**E72** No fencing is provided forward of the building line.
PO73 Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive land uses.	No example provided.
PO74 The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.	**E74** Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
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 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; 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 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 Offset Act 2014, apply.	No example provided.
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.	
PO88 Development does not increase the number of people living in the Extractive Resources separation area.	**E88** One dwelling house[22] permitted per lot within separation area.
PO89 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.	**E89** 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].
PO90 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.	**E90** 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.

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

PO91
 	
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.
	E91
	
	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).

PO92 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.	**E92.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **E92.2** 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.

PO93 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.	**E93** 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.
PO94 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.
PO95 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.
PO96 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.	**E96** 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.

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.	
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	

PO97
 	
Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.
	E97
	
	The following uses are not located 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).

PO98 Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.	**E98.1** Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.
	E98.2 Incineration or burial of waste within a Water supply buffer is not undertaken onsite.
	E98.3 Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
	E98.4

	Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.
	E98.5 Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
PO99 On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality. Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.	**E99** Secondary treated wastewater treatment systems within a Water supply buffer include: a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
PO100 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;	**E100** 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.
PO101 Development is located and designed to maintain required access to Bulk water supply infrastructure.	**E101** Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
PO102	**E102**

Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.	The following uses are not located within a Landfill 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).

PO103 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)	**E103** 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)
PO104 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.
PO105 Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development:	**E105** Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.

a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	
PO106 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.	**E106** 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.	
PO107 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.
PO108 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.	
PO109 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.
PO110 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.	**E110** 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.
PO111 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.	**E111** 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.
PO112 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	**E112.1** 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. **E112.2** 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.
PO113	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)	
PO114 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.	**E114** 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	
PO115 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.	**E115** 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)	
PO116 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.	**E116** 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.
Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply) Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code	

Table 6.2.6.3.3 Setbacks

Residential uses										
Height of wall	**Frontage primary**			**Frontage secondary to street**			**Frontage secondary to lane**	**Side non-built to boundary wall To OMP and wall**	**Rear To OMP and wall**	**Canal To OMP and wall**
	To wall	**To OMP**	**To covered car parking space**	**To wall**	**To OMP**	**To covered car parking space**	**To OMP, wall and covered car parking space**			
Less than 4.5m	Min 3m	Min 2m	Min 5.4m	Min 2m	Min 1m	Min 5.4m	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5m to 8.5m	Min 3m	Min 2m	N/A	Min 2m	Min 1m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m

Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height or part thereof over 8.5m	Min 5m	Min 4.5m

Table 6.2.6.3.4 Built to boundary walls (Residential uses)

Lot frontage width	Mandatory / optional	Length and height of built to boundary wall
		Next generation neighbourhood
Less than 7.5m	Mandatory - both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 7.5m
7.5m to 12.5m	Mandatory - one side	Max Length: 60% of the length of the boundary Max Height: 7.5m
>12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 7.5m
Greater than 18m	As per QDC	

Table 6.2.6.3.5 Car parking spaces

Site proximity	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
Within 800m walkable Catchment* of a higher order centre	Non-residential	1 per 30m^2 GFA	1 per 50m^2 GFA
	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
Other (Wider catchment)	Non-residential	1 per 20m^2 GFA	1 per 30m^2 GFA
	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	1 per dwelling + staff spaces	1 per 5 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)**.

Movement network Figures

Figure 6.2.6.3.1 - Dakabin

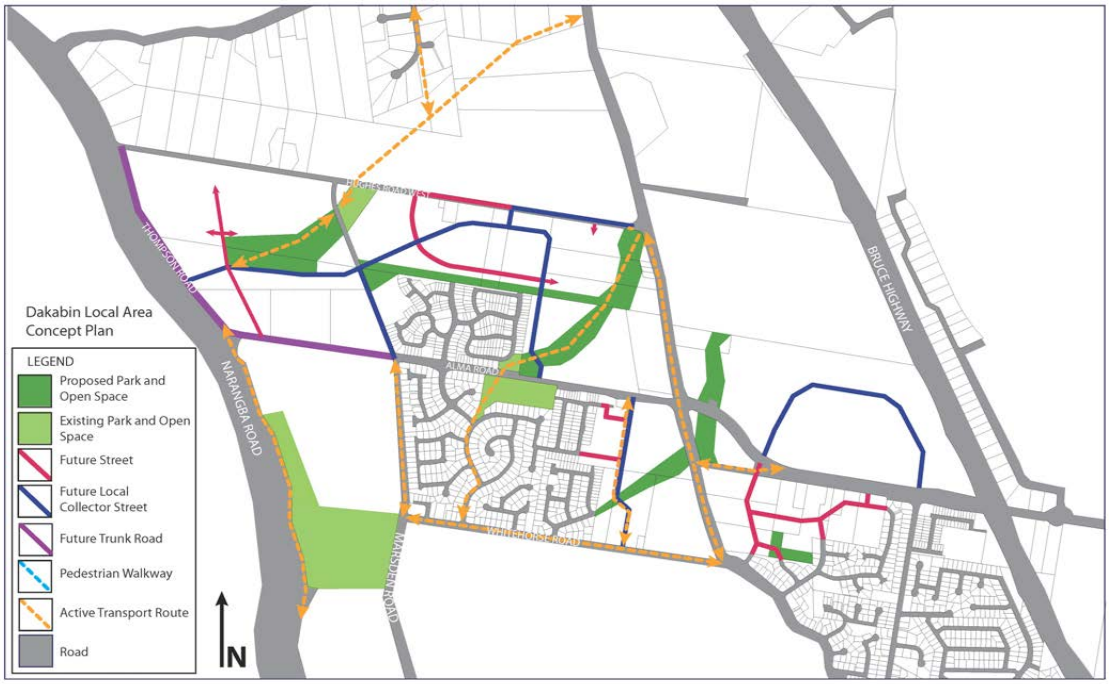


Figure 6.2.6.3.2 - Griffin

Figure 6.2.6.3.3 - Mango Hill East

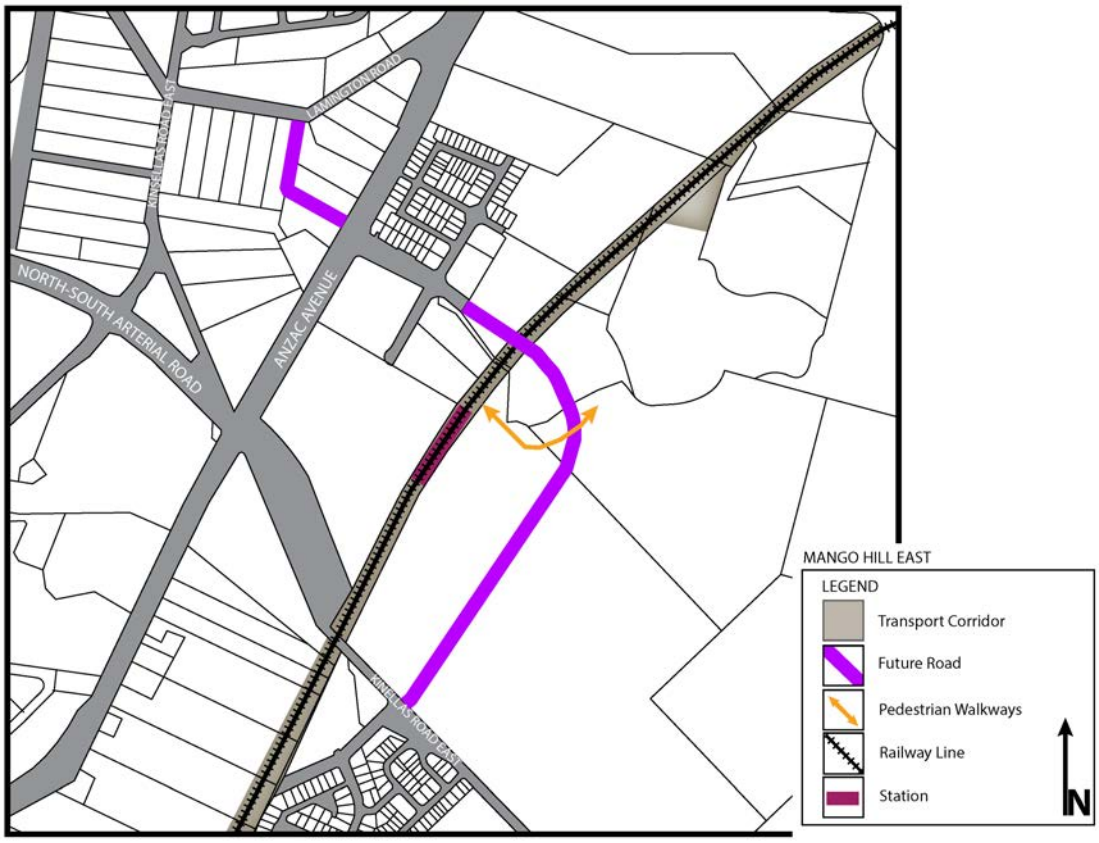


Figure 6.2.6.3.4 - Murrumba Downs

Figure 6.2.6.3.5 - Narangba East

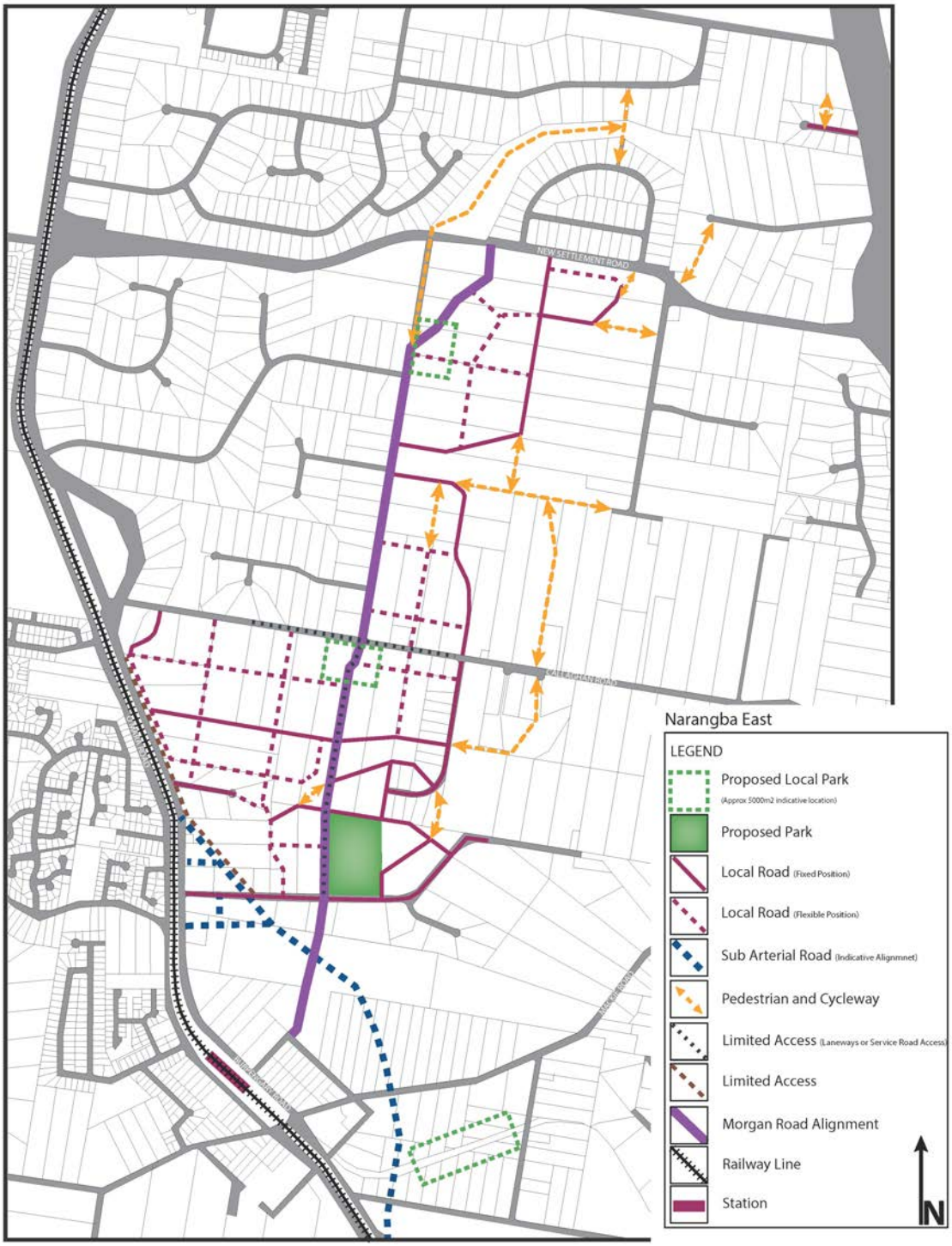
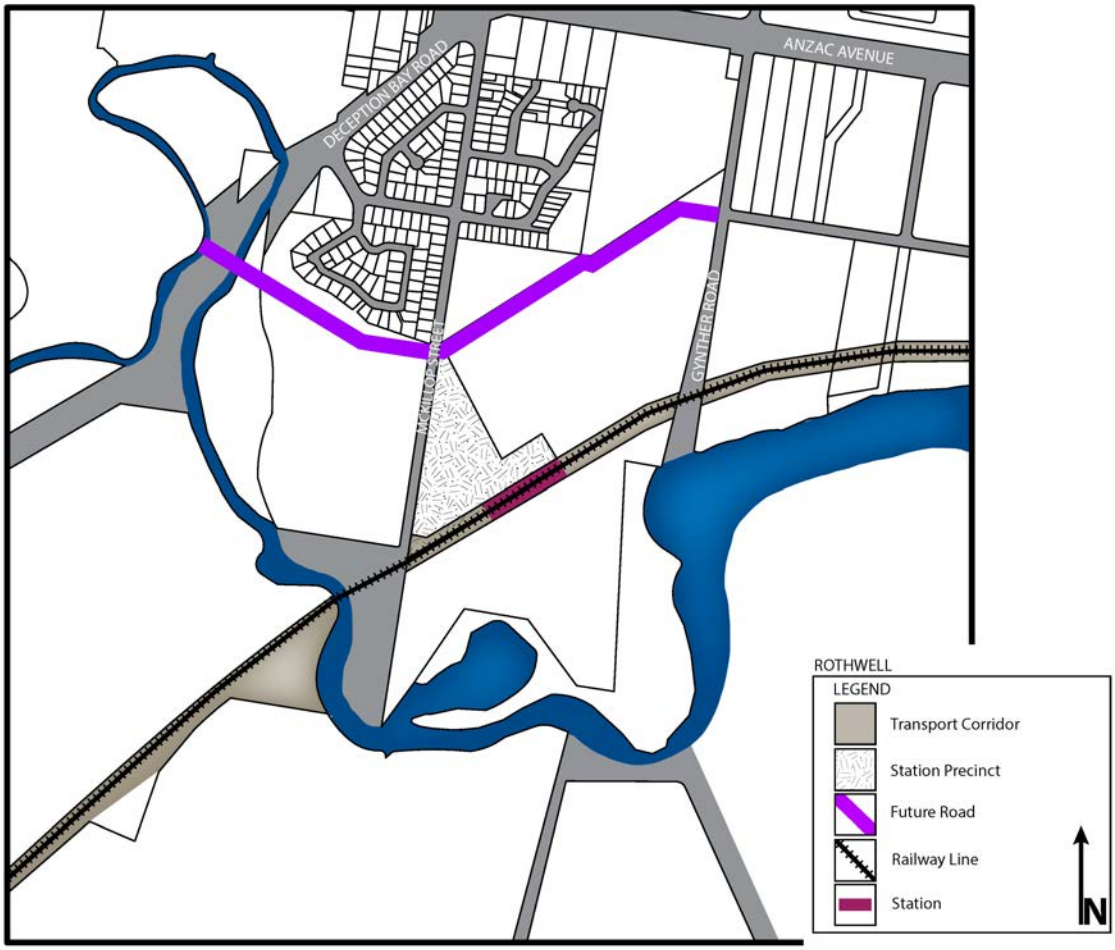


Figure 6.2.6.3.6 - Rothwell



6.2.6.4 Urban neighbourhood precinct

6.2.6.4.1 Purpose - Urban neighbourhood precinct

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

    a. The Urban neighbourhood precinct will mainly comprise of a series of residential neighbourhoods that will each achieve a site density of at least 45 dwellings per hectare and can support the provision of local services.

    b. Neighbourhoods will have a mix of residential uses (e.g. apartments, plexes, terrace etc), tenure and densities providing housing choice and affordability for different lifestyle choices and life stages to meet diverse community needs.

    c. The scale and density of development facilitates an efficient land use pattern that supports compact, walkable and sustainable communities that are well connected to centres, community and social infrastructure.

    d. Neighbourhoods are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity.

    e. The design siting and construction of residential uses are to:

        i. contribute to an attractive streetscape with priority given to pedestrians;

        ii. encourage passive surveillance of public spaces;

        iii. result in privacy and residential amenity consistent with the medium to high density residential character of the area;

        iv. orientate to integrate with the street and surrounding neighbourhood;

        v. provide a diverse and attractive built form where buildings are located closer to the street and encourage active frontages;

        vi. incorporate sub-tropical urban design principles that respond to local climatic conditions;

        vii. incorporate sustainable practices including maximising energy efficiency and water conservation;

        viii. incorporate natural features and respond to site topography;

        ix. be of a scale and density consistent with the medium to high density residential character of the area;

        x. locate car parking so as not to dominate the street;

        xi. cater for appropriate car parking and manoeuvring areas on-site;

        xii. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure.

    f. Non-residential uses in the urban neighbourhood precinct take the form of community activities, corner stores, mixed use buildings or neighbourhood hubs.

    g. Community activities:

        i. establish in a location that may be serviced by public transport;

ii. do not negatively impact adjoining residents or the streetscape;

iii. do not undermine the viability of existing or future centres.

h. Corner stores may establish as stand alone uses (not part of a neighbourhood hub) where:

i. the store is of a scale that remains subordinate to all centres and neighbourhood hubs within the region;

ii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. The corner store should not be within 1600m of another corner store, neighbourhood hub or centre measured from the centre of the corner store, neighbourhood hub or centre;

iii. they are appropriately designed and located to include active frontages.

i. Mixed use buildings may incorporate retail and commercial activities (not part of a neighbourhood hub or a corner store) where:

i. forming part of a mixed use building with residential uses;

ii. of a small scale and only servicing convenience needs;

iii. the activities consist of; a small convenience store, personal services, speciality stores and do not include a full-line supermarket, department store (including a discount department store) or showroom**(78)**;

iv. they are appropriately designed and located to include an active frontage.

j. New retail and commercial uses (other than a corner store or mixed use building) only establish within this precinct if:

i. within an existing or future neighbourhood hub identified in the planning scheme (e.g. Overlay map - Neighbourhood hubs and community activities); or

ii. the urban neighbourhood precinct does not adjoin a higher order or district centre (e.g. Clontarf, Woody Point, Scarborough); or

iii. on land adjoining or opposite a train station.

k. Retail and commercial activities (forming part of a neighbourhood hub and not for a corner store or mixed use building):

i. cluster with other non-residential uses forming a neighbourhood hub;

ii. are centred around a 'Main Street' central core, that is adjoining or adjacent to a train station (platform entrance/exit) fostering opportunities for social and economic exchange;

iii. are of a small scale, appropriate for a neighbourhood hub;

Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment benchmark.

iv. do not negatively impact adjoining residents or the streetscape;

v. are subordinate in function and scale to all centres within the region.

l. The design, siting and construction of non-residential uses:

i. maintains a human scale, through appropriate building heights and form;

ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces;

iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;

iv. promotes active transport options and ensures an oversupply of car parking is not provided;

v. does not result in large internalised shopping centres[(76)] (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.

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 in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.

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 Urban neighbourhood precinct includes one or more of the following:

• Bar(7) • Child care centre(13) • Club(14) • Community care centre(15) • Community residence(16) • Community use(17) • Dwelling unit(23) • Educational establishment(24) • Emergency services(25) • Health care services(33)	• Home based business(35) • Hotel(37) • Multiple dwelling(49) • Place of worship(60) • Residential care facility(65) • Retirement facility(67) • Rooming accommodation(69) • Shop(75) - if for a corner store or part of a mixed use building • Short-term accommodation(77)	• Tourist park(84) • Where in a Neighbourhood hub or part of a mixed use building: - Food and drink outlet(28) - Health care service(33) - Hardware and trade supplies(32) - Office(53) - Service industry(73) - Shop(75) - Veterinary services(87)

t. Development in the Urban neighbourhood precinct does not include any of the following:

• Adult store(1)	• Intensive animal industry(39)	• Port services(61)

• Agricultural supplies store(2) • Air services(3) • Animal husbandry(4) • Animal keeping(5) • Aquaculture(6) • Cemetery(12) • Crematorium(18) • Cropping(19) • Detention facility(20) • Dual Occupancy(21) - other than part of a mixed use building • Extractive industry(27) • High impact industry(34)	• Intensive horticulture(40) • Low impact industry(42) • Marine industry(45) • Medium impact industry(47) • Motor sport facility(48) • Nature-based tourism(50) • Nightclub entertainment facility(51) • Non-resident workforce accommodation(52) • Permanent plantation(59)	• Renewable energy facility(63) • Research and technology industry(64) • Rural industry(70) • Service Station(74) - where it is a standalone use • Special industry(79) • Tourist attraction(83) • Transport depot(85) • Warehouse(88) • Wholesale nursery(89) • 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.

6.2.6.4.2 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 G, Table 6.2.6.4.1. Where the development does not meet a requirement for accepted development (RAD) within Part G Table 6.2.6.4.1, 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 PO
RAD1	PO3
RAD2	PO4
RAD3	PO5
RAD4	PO5
RAD5	PO8
RAD6	PO12
RAD7	PO15
RAD8	PO17-PO22
RAD9	PO16
RAD10	PO24

Requirements for accepted development (RAD)	Corresponding PO
RAD11	PO25
RAD12	PO25
RAD13	PO27
RAD14	PO29
RAD15	PO31
RAD16	PO32
RAD17	PO34
RAD18	PO36
RAD19	PO37
RAD20	PO34
RAD21	PO38
RAD22	PO38-PO43
RAD23	PO40
RAD24	PO44
RAD25	PO44
RAD26	PO44
RAD27	PO45
RAD28	PO46
RAD29	PO47
RAD30	PO47
RAD31	PO47
RAD32	PO47
RAD33	PO47
RAD34	PO47
RAD35	PO47
RAD36	PO47
RAD37	PO47
RAD38	PO51
RAD39	PO51
RAD40	PO51
RAD41	PO51
RAD42	PO51
RAD43	PO51
RAD44	PO51

Requirements for accepted development (RAD)	Corresponding PO
RAD45	PO53
RAD46	PO54
RAD47	PO55
RAD48	PO55
RAD49	PO55
RAD50	PO55
RAD51	PO57
RAD52	PO62
RAD53	PO66
RAD54	PO66
RAD55	PO69
RAD56	PO70
RAD57	PO72
RAD58	PO73
RAD59	PO74
RAD60	PO75-PO86
RAD61	PO75-PO86
RAD62	PO87
RAD63	PO88
RAD64	PO88
RAD65	PO89
RAD66	PO89
RAD67	PO92
RAD68	PO92
RAD69	PO92
RAD70	PO93
RAD71	PO93
RAD72	PO96
RAD73	PO94
RAD74	PO94
RAD75	PO94
RAD76	PO93
RAD77	PO95
RAD78	PO95

Requirements for accepted development (RAD)	Corresponding PO
RAD79	PO97-PO98
RAD80	PO101
RAD81	PO100-PO102, PO104-PO106
RAD82	PO100-PO102
RAD83	PO103
RAD84	PO107
RAD85	PO108
RAD86	PO109

Part G—Requirements for accepted development - Urban neighbourhood precinct

Table 6.2.6.4.1 Requirements for accepted development - Urban neighbourhood precinct

Requirements for accepted development	
General requirements	
Building height (Residential uses)	
RAD1	Building height: a. is within the minimum and maximum mapped on Overlay map – Building heights; or b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	
RAD2	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks (Residential uses)	
RAD3	Setbacks (excluding eaves, sun shading devices, built to boundary walls) comply with Table 6.2.6.4.3 'Setbacks' - Setback (Residential uses). Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).
RAD4	Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. of a length and height in Table 6.2.6.4.4 'Built to boundary walls (Residential uses)'; b. setback from the side boundary: i. not more than 20mm; or ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm; c. on the low side of a sloping lot.

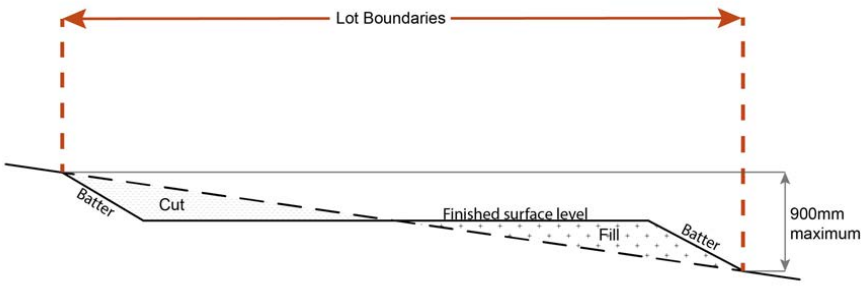
Requirements for accepted development	
	Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.
Site cover (Residential uses)	
RAD5	Site cover (excluding patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.

Building height	Lot Size		
	800- 1000m^2	1001- 2500m^2	Greater than 2501m^2
8.5m or less	60%	60%	60%
>8.5m to 12.0m	50%	50%	50%
>12.0m to 21m	50%	40%	40%
>21m to 27m	N/A	35%	35%
Greater than 27m	N/A	25%	25%

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

Lighting	
RAD6	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD7	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;

Requirements for accepted development	
	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	
RAD8	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.
RAD9	Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park(57), foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.
Access	
RAD10	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
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;

Requirements for accepted development	
	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:

Requirements for accepted development	
	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.

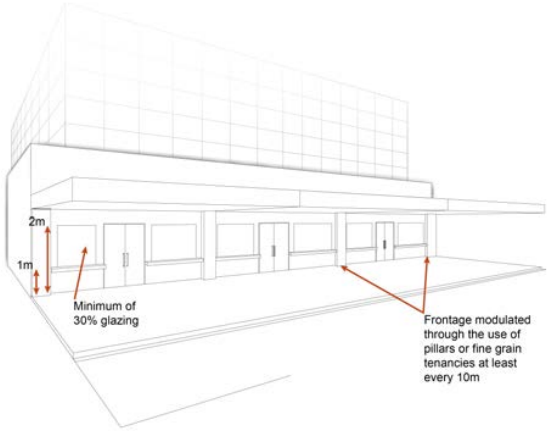
Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.

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:

Requirements for accepted development	
	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	
Home based business [35]	
RAD29	Home based business(s)[35] are fully enclosed within the existing dwelling or on-site structure.
RAD30	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.
RAD31	Service and delivery vehicles do not exceed one Small rigid vehicle (SRV) at any one time.

Requirements for accepted development	
RAD32	Vehicle parking for the Home based business[(35)] on-site is limited to 1 car or Small rigid vehicle (SRV).
RAD33	Home based business(s)[(35)] occupy an area of the existing dwelling or on-site structure not greater than 40m^2 gross floor area.
RAD34	Home based business(s)[(35)] do not involve manufacturing. Note - Manufacturing as defined in the *Food Act 2006* is permitted.
RAD35	The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.
RAD36	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day. Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
RAD37	For a bed and breakfast, the use: a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of one (1) meal per day. Note - For a Bed and Breakfast SO29 - SO36 above do not apply.
Sales office [(72)]	
RAD38	Car parking spaces are provided in accordance with Table 6.2.6.4.5 'Car parking spaces'.
RAD39	Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1.
RAD40	Sales office[(72)] has direct vehicular access to a dedicated road constructed in accordance with Planning scheme policy - Integrated design.
RAD41	Fencing adjoining a street (other than a laneway) or public open space does not exceed 1.2 metres in height.
RAD42	30% of the front façade of the building (excluding the garage and front door) is made up of windows/glazing.
RAD43	The Sales office[(72)] has a clearly identifiable pedestrian entry that is visible and accessible from the primary frontage.
RAD44	The use of the premises for a Sales office[(72)] is for a maximum of 2 years after the commencement of the use.
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.	

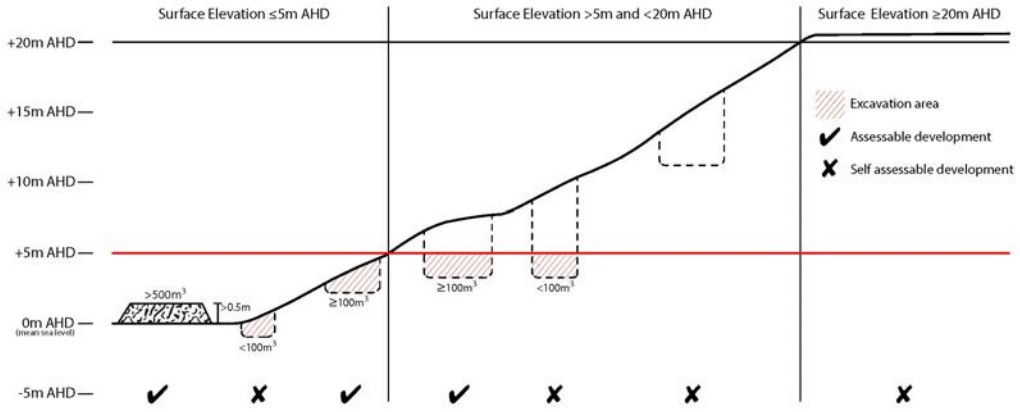
Requirements for accepted development	
RAD45	A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
RAD46	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
RAD47	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.
RAD48	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD49	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD50	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.
RAD51	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.
Retail, commercial and community uses	
RAD52	Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground level is to maintain visibility of the internal activity from the street and not obscure surveillance of the street.

Requirements for accepted development	
	Figure - Glazing 
RAD53	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.
RAD54	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
RAD55	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD56	Where involving an extension (building work) does not result in a reduction in the amount or standard of established landscaping on-site.
RAD57	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of *Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting*. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
RAD58	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
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.	
RAD59	Development does not involve:

Requirements for accepted development

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.

Requirements for accepted development	
RAD60	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.
RAD61	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 transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD62	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];

Requirements for accepted development	
	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].
RAD63	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD64	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.	
RAD65	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
RAD66	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.
RAD67	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.
RAD68	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.

Requirements for accepted development	
RAD69	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)	
RAD70	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD71	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD72	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD73	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD74	On-site sewerage facilities in a Water supply buffer for a dwelling house**(22)** include: a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD75	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD76	Development involving Permanent plantation**(59)** within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD77	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD78	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD79	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)	

Requirements for accepted development	
RAD80	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.
RAD81	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
RAD82	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD83	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.
RAD84	Development for a material change of use or building work for a Park[(57)] ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following 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.	
RAD85	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.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)	
RAD86	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:

Requirements for accepted development

i. curving balcony edges and walls, strong vertical blades and wall planes;

ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;

iii. Roof top outlooks, tensile structure as shading devices; and

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

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

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

Transport noise corridors (refer Overlay map - Transport noise corridors)

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

Part H—Criteria for assessable development - Urban neighbourhood precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part H, Table 6.2.6.4.2 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 6.2.6.4.2 Assessable development - Urban neighbourhood precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Density	
PO1 The Urban neighbourhood precinct has a medium to high residential density of at least 45 dwellings per ha (site density).	**E1** Residential uses have a minimum site density of: a. 75 dwellings per ha for sites shown on: i. 'Figure 6.2.6.4.1 - Kallangur' - Kallangur; ii. 'Figure 6.2.6.4.2 - Mango Hill' - Mango Hill; iii. 'Figure 6.2.6.4.3 - Mango Hill East' - Mango Hill East; iv. 'Figure 6.2.6.4.4 - Murrumba Downs' - Murrumba Downs; v. 'Figure 6.2.6.4.5 Kippa-Ring' - Kippa-Ring; or vi. Overlay map - Building heights as having a building height maximum of 27m and a minimum of 8.5m; b. 45 dwellings per hectare for all other areas.
Residential uses	
PO2 Dual Occupancies(21) and low density residential uses are not located in this precinct.	No example provided.
Building height (Residential uses)	
PO3 Buildings and structures have a height that: a. is consistent with the medium to high rise character of the Urban neighbourhood precinct; b. responds to the topographic features of the site, including slope and orientation;	**E3** Building height: a. is within the minimum and maximum mapped on Overlay map – Building heights; or b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.

c. is not visually dominant or overbearing with respect to the streetscape; d. responds to the height of development on adjoining land where contained within another precinct or zone. Note - Refer to Planning scheme policy - Residential design for details and examples.	
Building height (Non-residential uses)	
PO4 The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties.	**E4** Building height does not exceed the maximum height identified on Overlay map - Building heights except for architectural features associated with religious expression on Place of worship(60) and Educational establishment(24) buildings.
Setbacks (Residential uses)	
PO5 Residential buildings and structures are setback to: a. be consistent with medium to high density Urban neighbourhood precinct character where buildings are positioned close to the footpath to create active frontages; b. maintain private open space areas that are of a size and dimension to be usable and functional; c. maintain the privacy of adjoining properties; d. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; e. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties; f. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties; g. Provide adequate separation to particular infrastructure and water bodies to minimise adverse impacts on people, property, water quality and infrastructure. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E5.1** Setbacks (excluding built to boundary walls) comply with Table 6.2.6.4.3 'Setbacks' - Setback (Residential uses). Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details). **E5.2** Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. of a length and height in Table 6.2.6.4.4 'Built to boundary walls (Residential uses)'; b. setback from the side boundary: i. not more than 20mm; or ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm; c. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.

Setbacks (Non-residential uses)

PO6

Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.

E6.1

For the primary street frontage buildings are constructed:

a. to the property boundary; or

b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining.

E6.2

For the secondary frontage, setbacks are consistent with adjoining buildings.

PO7

Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses.

No example provided.

Site cover (residential uses)

PO8

Residential buildings and structures will ensure that site cover:

a. does not result in a site density that is inconsistent with the character of the area;

b. does not result in an over development of the site;

c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc);

d. ensures that buildings and structures reflect the attached medium to high density urban character.

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

E8

Site cover (excluding eaves, sun shading devices,patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.

Building height	Lot Size					
	300m^2 or less	301-400m^2	401-500m^2	501-1000m^2	1001-2500m^2	Greater than 2501m^2
8.5m or less	75%	70%	60%	60%	60%	60%
>8.5m to 12.0m	50%	50%	60%	50%	50%	50%
>12.0m to 21m	N/A	N/A	50%	50%	40%	40%
>21m to 27m	N/A	N/A	N/A	N/A	35%	35%
Greater than 27m	N/A	N/A	N/A	N/A	25%	25%

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

Movement network

PO9

Development is designed to connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways

E9.1

Development provides and maintains the connections shown on:

a. 'Figure 6.2.6.4.6 - Dakabin' - Dakabin;

to adjoining development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space.	b. 'Figure 6.2.6.4.7 - Kallangur' - Kallangur; c. 'Figure 6.2.6.4.8 - Mango Hill' - Mango Hill; d. 'Figure 6.2.6.4.9 - Mango Hill East' - Mango Hill East; e. 'Figure 6.2.6.4.10 - Murrumba Downs '- Murrumba Downs; f. 'Figure 6.2.6.4.11 - Narangba east '- Narangba; g. 'Figure 6.2.6.4.12 - Petrie' - Petrie.
	E9.2 All other areas, no example provided.
Water sensitive urban design	
PO10 Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.	No example provided.
Setbacks to sensitive land uses	
PO11 Sensitive land uses within 250m of land in the Industry zone - General industry precinct must mitigate any potential exposure to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing. 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.	**E11** Development is designed and operated to ensure that: a. it meets the criteria outlined in the Planning Scheme Policy - Noise; and b. the air quality objectives in the *Environmental Protection (Air) Policy 2008*, are met.
Amenity	
PO12 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.	No example provided.
Noise	
PO13 Noise generating uses do not adversely affect existing or potential noise sensitive uses.	No example provided.

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.	
PO14 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.	**E14.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **E14.2** 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.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO15 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	
PO16 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.
PO17 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**E17** Development is connected to underground electricity.
PO18 The development has access to telecommunications and broadband services in accordance with current standards.	No example provided.
PO19 Where available the development is to safely connect to reticulated gas.	No example provided.
PO20 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.	**E20.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	E20.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO21 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**E21** 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.
PO22 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO23 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.
PO24 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.	**E24.1** 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.
	E24.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E24.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E24.4 The lot layout allows forward access to and from the site.
PO25 Safe access is provided for all vehicles required to access the site.	**E25.1** Site access and driveways are designed and located in accordance with:

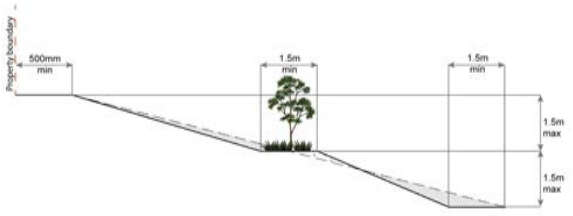
	a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E25.2 Internal 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.
	E25.3 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.
PO26 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	No example provided.

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	
PO27 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.
PO28 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.
PO29 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.
PO30	No example provided.

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.	
Site works and construction management	
PO31 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO32 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.	**E32.1** 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.
	E32.2 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.
	E32.3

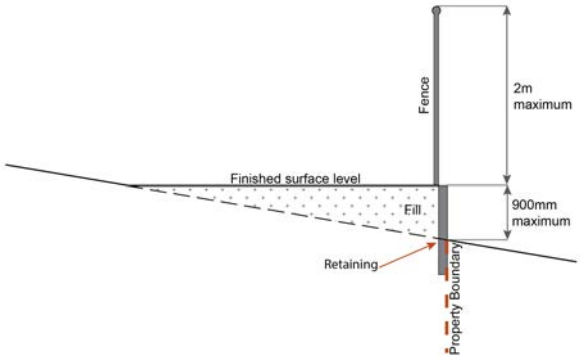
	The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	E32.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO33 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E33** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO34 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.	**E34.1** 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.
	E34.2 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).
	E34.3 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.
PO35 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E35** 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.
PO36 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.	**E36.1** 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. **E36.2** 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.
PO37 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	
PO38 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;	**E38.1** 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. **E38.2** 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.	**E38.3** Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	E38.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.
	E38.5 All filling or excavation is contained on-site.
	E38.6 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).
	E38.7 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.
PO39 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E39** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO40 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	**E40.1** 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.

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.	**E40.2** 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.
PO41 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.
PO42 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	
PO43 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**E43** 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

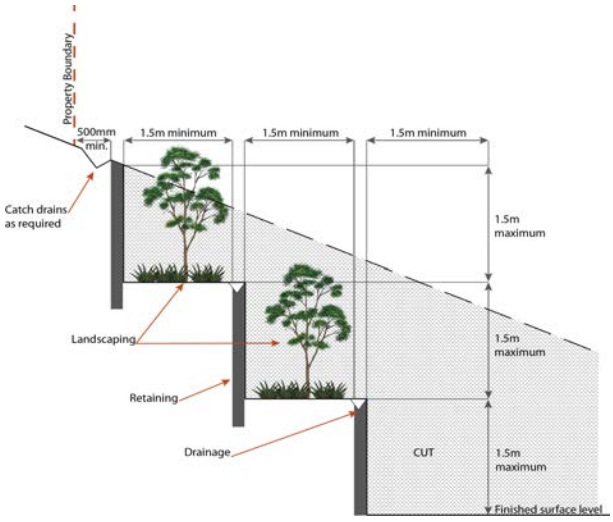
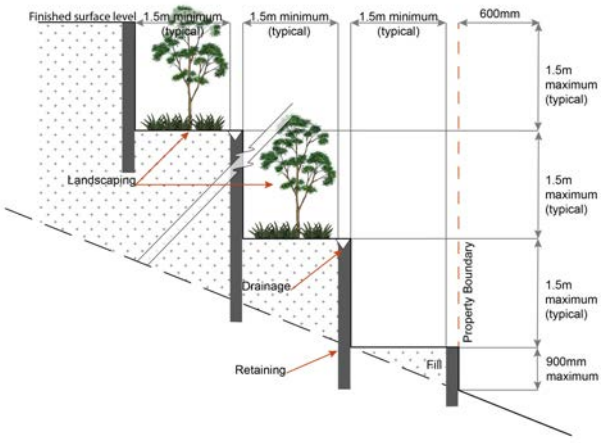


Figure - Fill



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.

PO44 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	**E44.1** 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.
	E44.2

	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.
	E44.3 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*.
PO45 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.	**E45** 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.
PO46 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.	**E46** 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)	
PO47 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; e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; f. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties; g. ensures service and delivery vehicles do not negatively impact the amenity of the area.	No example provided.
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO48 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;	**E48.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures;

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.	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. **E48.2** 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.
PO49 Infrastructure does not have an impact on pedestrian health and safety.	**E49** 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.
PO50 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.	**E50** 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.
Sales office (72)	
PO51 The Sales office(72) is designed to: a. provide functional and safe access, manoeuvring areas and car parking spaces for the number and type of vehicles anticipated to access the site; b. complement the streetscape character while maintaining surveillance between buildings and public spaces; c. be temporary in nature. Note - Refer to Planning scheme policy - Residential design for access and crossover requirements.	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.

PO52 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.	**E52.1** 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.
	E52.2 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.
PO53 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.	**E53** 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.
PO54 Telecommunications facilities(81) do not conflict with lawful existing land uses both on and adjoining the site.	**E54** 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.
PO55 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.	**E55.1** 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.
	E55.2 In all other areas towers do not exceed 35m in height.
	E55.3 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.
	E55.4

	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.
	E55.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E55.6 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.
PO56 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E56** 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.
PO57 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.	**E57** 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.
Retail, commercial and community uses	
PO58 Community activities: a. are located to:	No example provided.

i. cluster with other non-residential activities to form a neighbourhood hub (this may include being located within or adjacent to an existing neighbourhood hub); or ii. if establishing a new neighbourhood hub (as described in the PO below); be on a main street; b. are located on allotments that have appropriate area and dimensions for the sitting of: i. buildings and structures; ii. vehicle servicing, deliveries, parking, manoeuvring and circulation; iii. landscaping and open space including buffering; c. are of a small scale, having regard to the surrounding character; d. are serviced by public transport; e. do not negatively impact adjoining residents or the streetscape.	
PO59 Retail and commercial activities do not establish in this precinct unless: a. forming part of a existing or new neighbourhood hub on a site identified on Overlay map - Community activities and neighbourhood hubs; or b. forming a new neighbourhood hub where the urban neighbourhood precinct does not adjoin a higher order or district centre (e.g. Clontarf, Woody Point, Scarborough) or where adjoining or opposite a train station; or c. forming part of a mixed-use building with residential uses; or d. for a corner store.	No example provided.
PO60 Retail and commercial uses may establish as standalone uses (not part of a neighbourhood hub) where: a. for a corner store or forming part of a mixed use building;	No example provided.

b. having a maximum GFA of 250m^2; c. the building adjoins the street frontage and has its main pedestrian entrance from the street frontage.	
PO61 Retail and commercial uses within a neighbourhood hub are of a scale that provide for the convenience needs or localised services of the immediate neighbourhood and do not constitute the scale or function of a Local centre. Note - For the function and scale of a Local centre refer to Table 6.2.1.1 Moreton Bay centres network.	**E61** Retail and commercial uses within a neighbourhood hub consist of no more than: a. 1 small format supermarket with a maximum GFA of 1200m^2; b. 10 small format retail or commercial tenancies with a maximum GFA of 100m^2 each.
PO62 Non-residential uses address and activate streets and public spaces by: a. ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of the primary street frontage(s), civic space or public open space; c. locating car parking areas behind or under buildings to not dominate the street environment; d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. The use of windows or glazing and avoiding blank walls with the use of sleeving); e. providing visual interest to the façade (e.g. Windows or glazing, variation in colour, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale.	No example provided.
PO63 All buildings exhibit a high standard of design and construction, which: a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enable differentiation between buildings; c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning);	No example provided.

e. include building entrances that are readily identifiable from the road frontage; f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces.	
PO64 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between the street frontage and the entrance to the building; 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. is consolidated and shared with adjoining sites wherever possible.	No example provided.
PO65 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 route 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.
PO66 The number of car parking spaces is managed to: a. avoid significant impacts on the safety and efficiency of the road network; b. avoid an oversupply of car parking spaces; c. avoid the visual impact of large areas of open car parking from road frontages and public areas;	**E66.1** Car parking is provided in accordance with Table 6.2.6.4.5 'Car parking spaces'. 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. **E66.2**

d. promote active and public transport options; e. promote innovative solutions, including on-street parking and shared parking areas. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.
PO67 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	**E67.1** 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. **E67.2** 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.

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.

E67.3

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.

E67.4

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 the rate of 1	1, plus 1 for every 60 bicycle parking spaces

	<table><tr><td></td><td></td><td></td><td>provided thereafter</td><td>closet pan or 1 urinal for every 60 bicycle space provided thereafter</td><td>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.
PO68 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. where possible loading and servicing areas are consolidated and shared with adjoining sites.	No example provided.
PO69 Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.	No example provided.
PO70 On-site landscaping is provided, that: a. is incorporated into the design of the development;	No example provided.

b. reduces the dominance of car parking and servicing areas from the street frontage; c. retains mature trees wherever possible; d. does not create safety or security issues by creating potential concealment areas or interfering with sight lines; e. maintains the achievement of active frontages and sight lines for casual surveillance. Note - All landscaping is to accord with Planning scheme policy - Integrated design.	
PO71 Surveillance and overlooking are maintained between the road frontage and the main building line.	**E71** No fencing is provided forward of the building line.
PO72 Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive land uses.	No example provided.
PO73 The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.	**E73** Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
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.	
PO74 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:	**E74** Development does not involve:

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 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	
PO75 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:	No example provided.

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.	
PO76 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	
PO77 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO78 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.	
PO79 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	
PO80 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	
PO81 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.
PO82 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	
PO83 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.
PO84 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.
PO85 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	
PO86 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 Offset Act 2014, apply.	
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	

PO87
 	
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.
	E87
	
	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).

PO88 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.	**E88.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **E88.2** 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.	
PO89 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.	**E89** 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.
PO90 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.
PO91 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.
PO92 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction	**E92** Development does: a. not result in the removal of a significant tree;

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.	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)	
PO93 Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.	**E93.1** Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.
	E93.2 Incineration or burial of waste within a Water supply buffer is not undertaken onsite.
	E93.3 Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
	E93.4 Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.
	E93.5 Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
PO94 On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.	**E94** Secondary treated wastewater treatment systems within a Water supply buffer include: a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging;

Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.	b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
PO95 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;	**E95** 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.
PO96 Development is located and designed to maintain required access to Bulk water supply infrastructure.	**E96** Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
PO97 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)	**E97** 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)
PO98 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)	
PO99 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.	**E99** 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.	
PO100 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.
PO101 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.	
PO102 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.
PO103 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.	**E103** 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.
PO104 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.	**E104** 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.
PO105 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	**E105.1** 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. **E105.2** 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.
PO106	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)	
PO107 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.	**E107** 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	
PO108 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.	**E108** 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)	

PO109	E109
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.

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

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

Table 6.2.6.4.3 Setbacks

Residential uses										
Height of wall	**Frontage primary**			**Frontage secondary to street**			**Frontage secondary to lane**	**Side non-built to boundary wall**	**Rear**	**Canal**
	To wall	**To OMP**	**To covered car parking space**	**To wall**	**To OMP**	**To covered car parking space**	**To OMP, wall and covered car parking space**	**To OMP and wall**	**To OMP and wall**	**To OMP and wall**
Less than 4.5m	Min 1m	Min 1m	Min 5.4m	Min 1m	Min 1m	Min 5.4m	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5 to 8.5m	Min 1m	Min 1m	N/A	Min 1m	Min 1m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m
Greater than 8.5m	Min 5m	Min 3m	N/A	Min 2m	Min 1m	N/A	Min 0.5m	Min 2m up to 8.5m in height; plus 0.5m for every	Min 5m	Min 4.5m

								3m in height or part thereof over 8.5m		

Table 6.2.6.4.4 Built to boundary walls (Residential uses)

Lot frontage width	Mandatory / Optional	Length and height of built to boundary wall
		Urban neighbourhood precinct
Less than 7.5m	Mandatory - both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 8.5m
7.5m to 12.5m	Mandatory - one side	Max Length: 70% of the length of the boundary Max Height: 10.5m
>12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 10.5m
Greater than 18m	As per QDC	

Table 6.2.6.4.5 Car parking spaces

Site proximity	Land use	Maximum number of car spaces to be provided	Minimum number of car Spaces to be provided
Within 800m walkable Catchment* of a higher order centre	Non-residential	1 per 30m^2 GFA	1 per 50m^2 GFA
	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
Other (Wider catchment)	Non-residential	1 per 20m^2 GFA	1 per 30m^2 GFA
	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	1 per dwelling + staff spaces	1 per 5 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)**.

Density Figures

Figure 6.2.6.4.1 - Kallangur

Figure 6.2.6.4.2 - Mango Hill

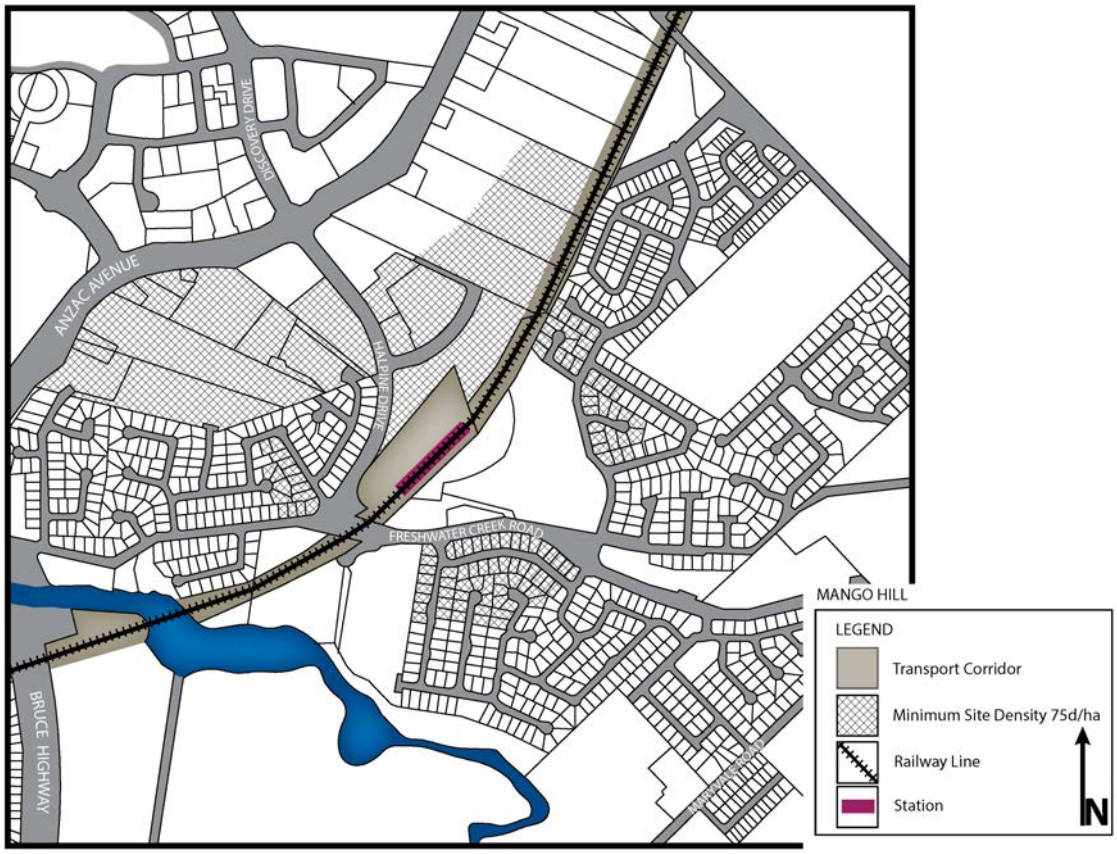


Figure 6.2.6.4.3 - Mango Hill East

Figure 6.2.6.4.4 - Murrumba Downs

Figure 6.2.6.4.5 Kippa-Ring

Movement network figures

Figure 6.2.6.4.6 - Dakabin

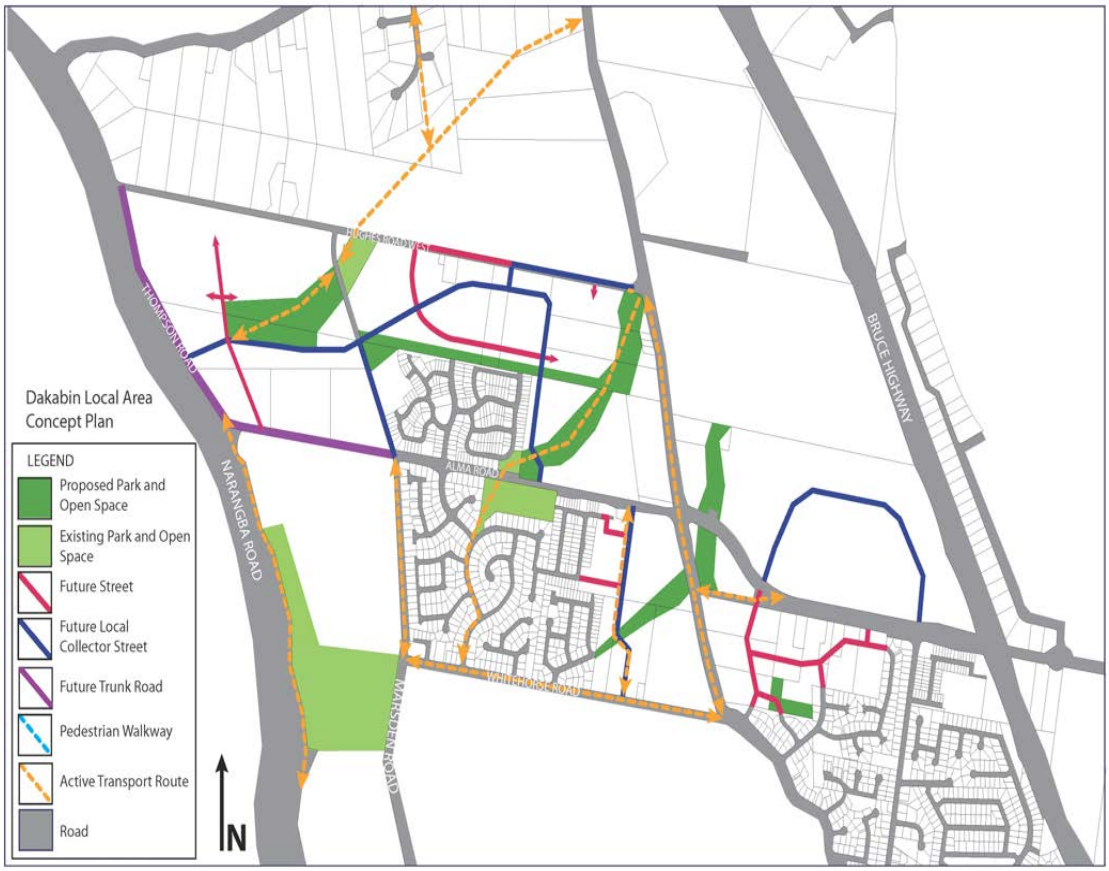


Figure 6.2.6.4.7 - Kallangur

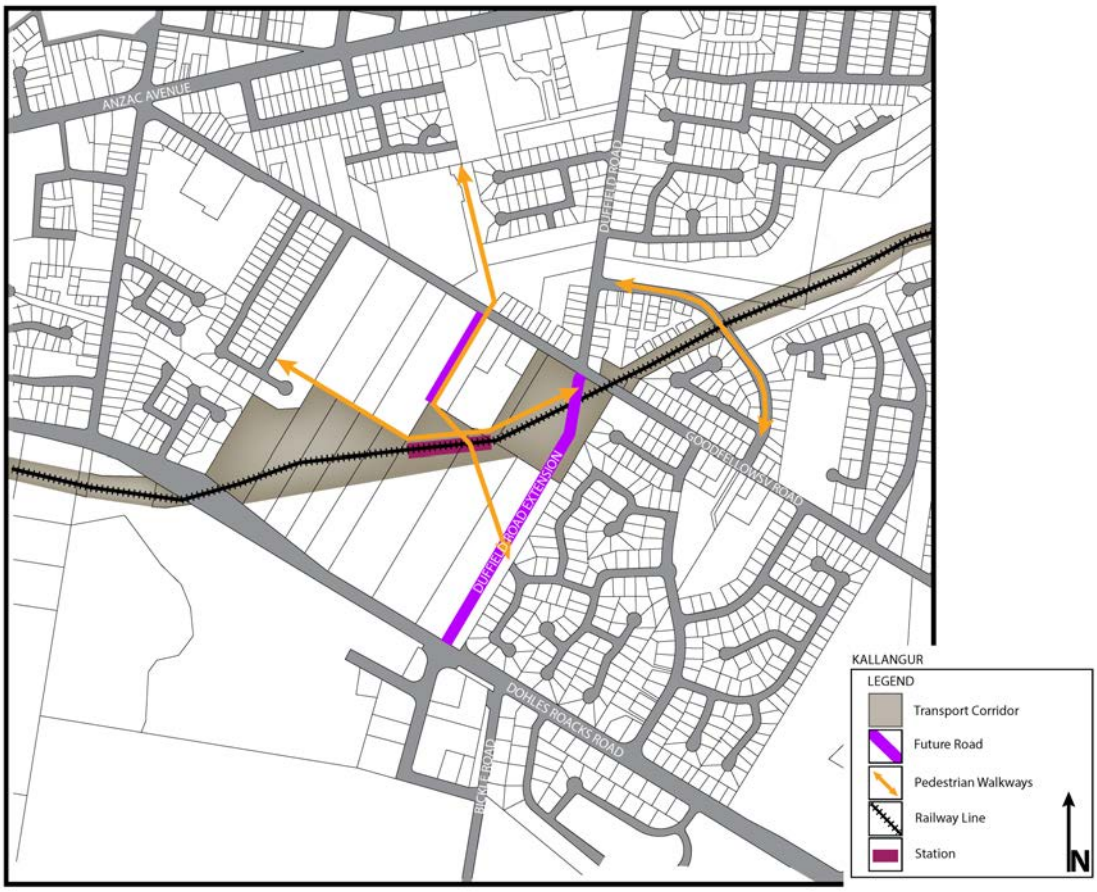


Figure 6.2.6.4.8 - Mango Hill

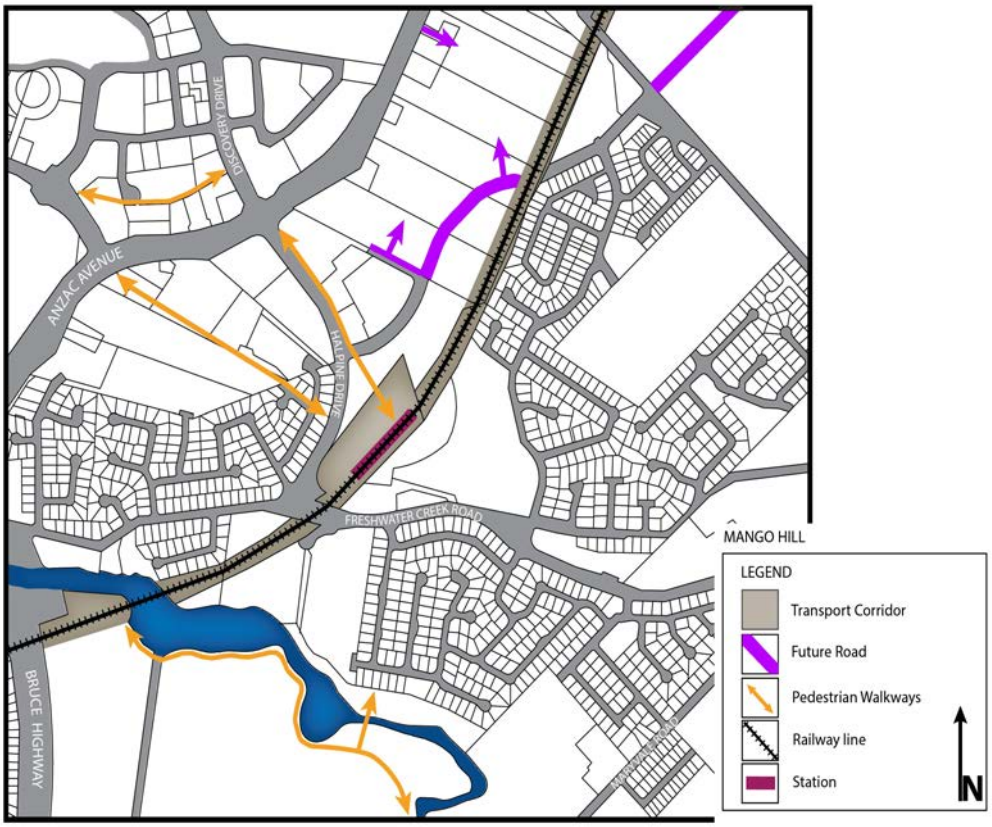


Figure 6.2.6.4.9 - Mango Hill East

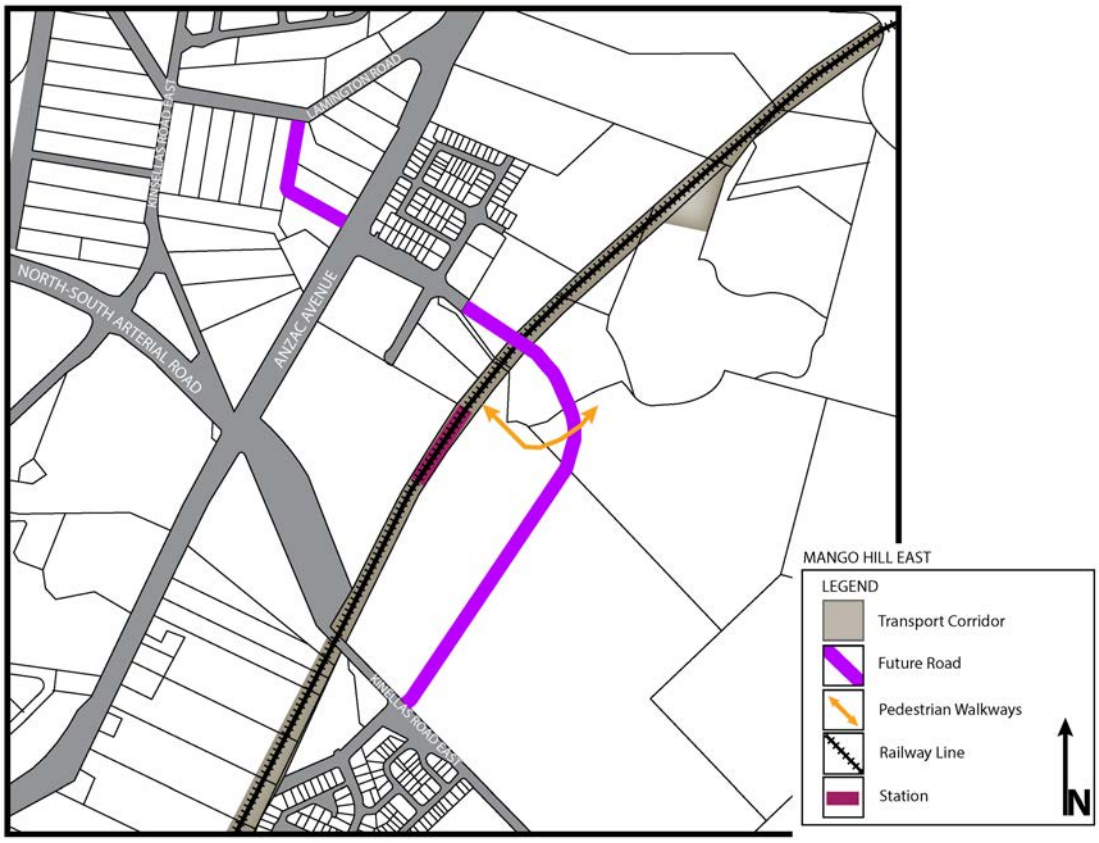


Figure 6.2.6.4.10 - Murrumba Downs

Figure 6.2.6.4.11 - Narangba east

Figure 6.2.6.4.12 - Petrie