

Appendix B - Code Response

Table of Contents:

| | | |
|---|--|----|
| A | ZONE CODE | 2 |
| B | OVERLAY CODES..... | 6 |
| | Airport Environs Overlay Code | 6 |
| | Flood Hazard Overlay Code | 12 |
| | Agricultural Overlay Code..... | 23 |
| C | DEVELOPMENT CODES..... | 27 |
| | Business uses code..... | 27 |
| A | SECONDARY CODES | 35 |
| | Landscaping code | 35 |
| | Transport, parking and access code | 42 |
| | Works, services and infrastructure (development design) code | 47 |

A ZONE CODE

General Residential Zone

| | |
|---|---|
| <p>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. The General residential zone is intended to provide for predominantly low density, low-rise residential uses on a range of urban type lot sizes. Whilst predominantly intended to accommodate dwelling houses and to a lesser extent dual occupancies, limited other residential uses may be established in the zone where compatible with the prevailing residential character and amenity of the area.</p> | <p>Performance Outcome The proposed development involves an extension and upgrade to the existing Veterinary Services on the property. The Veterinary Services is long established on this property and therefore has existing use rights. The proposed development is low density and will continue to cater for local residents in the area. The proposal is compatible with the prevailing residential character of the area.</p> |
| <p>2. The purpose of the General residential zone code will be achieved through the following over all outcomes:- a. development provides for low density housing types, primarily in the form of dwelling houses and to a lesser extent dual occupancies, that promote variety in housing size and choice;</p> | <p>Not Applicable The proposed development is for an extension to the existing Veterinary Services on the property, and does not involve a new residential use.</p> |
| <p>b. limited other residential uses such as multiple dwellings (in the form of town houses, terrace and row houses), residential care facilities and retirement facilities may be where such uses are of a scale and intensity that is compatible with the prevailing scale and residential character of surrounding development;</p> | <p>Compliant The proposed development does not involve a multiple dwelling. The proposal has a scale and intensity that is compatible with the prevailing scale and residential character of surrounding development.</p> |
| <p>c. home based businesses that integrate work and lifestyle and are of a scale, nature and intensity that is compatible with local residential character may be established in the zone;</p> | <p>Not Applicable The proposed development is for an extension to the existing Veterinary Services on the property, and does not involve a new home based business.</p> |

| | |
|---|--|
| <p>d. non-residential uses including community uses, child care centres, educational facilities, emergency services, parks, sales offices, and utility installations may also establish in the zone where they:-</p> <ul style="list-style-type: none"> i. directly support the day to day needs of the immediate residential community ; ii. are of a small-scale and low intensity ; iii. are compatible with the local residential character and amenity of the area ; iv. are accessible to the population they serve and are located on the major road network rather than local residential streets; and v. do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic (including on-street parking), electrical interference, lighting and visual impacts; | <p>Not Applicable The proposed development does not involve a community use.</p> |
| <p>e. development in the zone provides for an attractive, open and low density form of urban residential living;</p> | <p>Performance Outcome Whilst the proposed development does not involve a residential use, the proposed Veterinary Services will provide a scale and intensity appropriate for the General Residential Zone.</p> |
| <p>f. to maintain the low intensity character and residential amenity of the zone, development has a low rise built form with a maximum building height of 8.5 metres above ground level;</p> | <p>Compliant The proposed development has a low rise built form with a maximum height of no more than 8.5 metres above ground level. In this way, the proposal will maintain the low intensity character and residential amenity of the zone.</p> |

| | |
|---|---|
| <p>g. development has regard to and reflects its local setting by complementing the local built form and architectural vernacular, whilst providing for design solutions to protect against natural hazards;</p> | <p>Compliant The proposed development has regard to and reflects its local setting by contemplating the local built form and architectural vernacular, whilst providing for design solutions to protect against natural hazards.</p> |
| <p>h.residential development supports an efficient land use pattern that:- i. is well connected to other parts of the urban fabric and planned future development; ii. provides for the creation of safe, walkable and legible residential neighbourhoods that integrate with active transport networks; iii. facilitates public transport accessibility and use where available; and iv. maximises the efficient extension and safe operation of infrastructure;</p> | <p>Not Applicable The proposal does not involve a new residential development; however, will support an efficient land use pattern.</p> |
| <p>i. development does not increase the numbers of people or property (including buildings and structures) at risk due to natural hazards including flood, bushfire or landslide;</p> | <p>Compliant The proposed development will not increase the numbers of people or property at risk due to natural hazards including flood, bushfire or landslide.</p> |
| <p>j. development is located, designed and operated to be responsive to local climatic conditions and minimises the consumption of energy and water;</p> | <p>Compliant The proposed development is considered to be located, designed and operated to be responsive to local climatic conditions and minimises the consumption of energy and water.</p> |
| <p>k. development mitigates adverse impacts on Matters of State Environmental Significance, including creeks, gullies, waterways, wetlands, habitats and vegetation through appropriate location, design, operation and management;</p> | <p>Compliant The proposed development where possible will mitigate adverse impacts on Matters of State Environmental Significance, including creeks, gullies, waterways, wetlands, habitats</p> |

| | |
|--|--|
| | and vegetation through appropriate location, design, operation and management. |
| l. development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure; and | Compliant The proposal will be provided with the full range of urban services to support the development including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure. |
| m. development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure. | Compliant The proposed development will not adversely impact on the continued operation, viability and maintenance of existing infrastructure. |
| n. In addition to overall outcomes (a) to (m) above, development in Precinct MDR – Medium density residential:- i. provides for a mix of medium density residential dwelling choices and forms including dual occupancies and multiple dwellings (such as town houses, villas, terrace and row houses); ii. encourages and facilitates urban consolidation and provides for a maximum net residential density of 25 equivalent dwellings per hectare; iii. maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as micro-climate impacts, privacy and overlooking, and building massing and scale relative to surrounding development; iv. provides a streetscape character that reflects the regional township character and is maintained through appropriate landscaping and the design and siting of development. | Not Applicable The proposed development will not be located within Precinct MDR Medium density residential. |

B OVERLAY CODES

Airport Environs Overlay Code

| Performance outcomes | Acceptable outcomes | Comments |
|---|---|--|
| <i>Obstructions and hazards</i> | | |
| <p>PO1 Development does not cause an obstruction or hazard to the safe movement of aircraft within the airport's operational airspace through any of the following:-</p> <ol style="list-style-type: none"> the temporary or permanent intrusion of physical structures into the airport's operational airspace, particularly take-off and approach flight paths; the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers; and the emission of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance. | <p>AO1.1 Buildings, structures (both freestanding and attached to buildings, including signs, masts or antennae), cranes and other equipment, and vegetation at its mature height do not penetrate the obstacle limitation surface (OLS) or approach and take-off surfaces of an airport as identified on the Airport environs overlay map.</p> | <p>Compliant The proposed development will be an appropriate height for its location and surrounding area. The proposal will not penetrate the obstacle limitation surface (OLS).</p> <p>Disposal of waste will be managed appropriately.</p> <p>The subject site is not located within 3km of airport runways, as identified on an Airport environs overlay map.</p> <p>The proposed development will not release the following emissions into operational airspace:-</p> <ul style="list-style-type: none"> gaseous plumes with a velocity exceeding 4.3m/s; smoke, dust, ash or steam; or emissions with depleted oxygen content. |
| | <p>AO1.2 Uses involving the bulk handling or disposal of putrescible waste, such as landfill and waste transfer facilities, are not located within 13km of airport runways, as identified on an Airport environs overlay map.</p> | |
| | <p>AO1.3 Uses involving the following activities are not located within 3km of airport runways, as identified on an Airport environs overlay map:-</p> <ol style="list-style-type: none"> aquaculture, except where using a recirculating aquaculture system contained within sheds; | |

| | | |
|--|---|--|
| | <ul style="list-style-type: none"> b. cropping, where involving fruit tree farming or turf farming; c. intensive animal industry; d. animal keeping, where involving a wildlife or bird sanctuary; and e. industrial uses, where involving food processing plants or stock handling or slaughtering. | |
| | <p>AO1.4 Where uses or activities listed in AO1.3 (above) are located between 3km and 8km of airport runways, as identified on an Airport environs overlay map:-</p> <ul style="list-style-type: none"> a. potential food and waste sources are covered or otherwise secured so they do not present a food source for domestic or other wildlife; and b. for fruit tree or turf farming, wildlife deterrence measures including bird scarers and netting are incorporated. | |
| | <p>AO1.5 Where the following uses are located within 3km of airport runways, as identified on an Airport environs overlay map, potential food and waste sources are covered or otherwise secured so they are not accessible to wildlife:-</p> <ul style="list-style-type: none"> a. animal husbandry or animal keeping uses involving the keeping, handling or racing of horses; b. recreation and entertainment facilities involving outdoor theatres or cinemas; and | |

| | | |
|--|--|--|
| | <p>c. food and drink outlets with outdoor dining.</p> | |
| | <p>AO1.6 Landscaping and drainage works (including artificial waterbodies) for development located within 3km of airport runways, as identified on an Airport environs overlay map, are designed and installed to minimise bird and bat attracting potential (such as avoidance of fruiting and/or flowering plant species).</p> | |
| | <p>AO1.7 Development does not release the following emissions into operational airspace:-</p> <ol style="list-style-type: none"> a. gaseous plumes with a velocity exceeding 4.3m/s; b. smoke, dust, ash or steam; or c. emissions with depleted oxygen content. | |
| <p>PO2 Development does not include external lighting that could distract or interfere with a pilot's vision, or confuse the visual identification of runway, approach, or other navigational lighting when viewed from the air.</p> | <p>AO2.1 Outdoor lighting, including street lighting and security lighting within the Lighting and reflective surfaces area as identified on Airport environs overlay map OM001 does not include the following:-</p> <ul style="list-style-type: none"> • Upward shining lights; • Flare plumes; • Flashing lights; • Laser lights; • Sodium lights; or • Straight parallel lines of lighting between 500m to 1,000m in length | <p>Compliant Where the proposed development involves outdoor lighting, it will be not involve any of the following:</p> <ul style="list-style-type: none"> • Upward shining lights; • Flare plumes; • Flashing lights; • Laser lights; • Sodium lights; or • Straight parallel lines of lighting between 500m to 1,000m in length. |

| | | |
|---|---|---|
| | <p>AO2.2 Development within the Lighting and reflective surfaces area as identified on Airport environs overlay map OM001 does not emit light (including reflected light) that will exceed the maximum light intensity for the following areas:-</p> <ol style="list-style-type: none"> Zone A – 0 candela; Zone B – 50 candela; Zone C – 150 candela; Zone D – 450 candela. | |
| <i>Protection of Aviation facilities</i> | | |
| <p>PO3 Development does not interfere with the safe and continued functioning of aviation facilities through:-</p> <ol style="list-style-type: none"> the temporary or permanent intrusion of physical structures into the building restricted area of an Aviation facility; or the introduction of structures or devices that emit electrical or electromagnetic radiation or incorporate reflective surfaces that adversely impact on the functioning of navigation or communication facilities. | <p>AO3.1 Development involving any of the following buildings, structures or works is not located within the building restricted area of the NDB (non-directional beacon) facility, as identified on an Airport environs overlay map:-</p> <ol style="list-style-type: none"> buildings, structures or other works within 60m of the facility; or buildings or structures between 60-300m from the facility and the development will cross the zone boundary (defined as an elevation angle of 5o from ground level at the centre of the NDB antenna); <p>Note—the building restricted area for a NDB facility is provided in State Planning Policy – state interest guideline – Strategic airports and aviation facilities.</p> <p>AO3.2 Development involving any of the following buildings, structures or works is not located within the building restricted area of the VHF</p> | <p>Compliant The proposed development is not located within the building restricted area of the NDB (non-directional beacon) facility.</p> |

| | | |
|---|---|---|
| | antenna as identified on an Airport environs overlay map:- <ol style="list-style-type: none"> a. buildings or structures within 100m of the facility; or b. buildings or structures between 100m and 600m of the facility which penetrate the zone boundary (defined as an elevation angle of 2o starting at 10m AGL). Note—the building restricted area for a VHF communication facility is provided in State Planning Policy – state interest guideline – Strategic airports and aviation facilities. | |
| | AO3.3 Development does not penetrate the building restricted area for a Satellite ground station (SGS) defined as an elevation angle of 20o from ground level at the centre of the station. | |
| <i>Public safety areas</i> | | |
| PO4 Development does not increase the risk of harm to people or property within the public safety area. | AO4.1 Development within the public safety area does not involve:- <ol style="list-style-type: none"> a. a permanent or temporary use that will result in a significant increase in the number of people living, working, or congregating in the area; or b. the manufacture, use, or storage of flammable, explosive, hazardous or noxious materials. | Not Applicable The proposed development is not located within the public safety area. |
| <i>Noise and amenity</i> | | |
| | | Not Applicable |

| | | |
|--|--|--|
| <p>PO5 Development and land uses that are sensitive to noise interference or noise nuisance are located, designed and constructed to mitigate adverse noise impacts to acceptable levels.</p> | <p>AO5.1 Development within the ANEF contours identified on the Airport environs overlay map OM001a is located in accordance with the compatible and incompatible land uses identified in Table 7.2.1.3.2. OR Noise sensitive uses located within the ANEF contours incorporate noise attenuation measures to achieve compliance with Indoor design sound levels identified in Table 7.2.1.3.2.</p> | <p>The proposed development is not located within the ANEF contours.</p> |
|--|--|--|

Flood Hazard Overlay Code

| Performance outcomes ⁶ | Acceptable outcomes | Comments |
|--|---|--|
| All flood risk categories | | |
| PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment. | AO1 The processing or storage of dangerous goods or hazardous materials is: f. not undertaken in a flood risk category; or g. is located above the defined flood event plus 300mm freeboard. <i>See Figure 1</i> | Not Applicable The proposed development does not involve the storage of dangerous goods or hazardous materials. |
| PO2 Community infrastructure is able to function effectively during and immediately after flood events. | AO2 Design levels for buildings must comply with the flood immunity standards specified in Table 7.2.5.3.2 where within an identified flood risk area. <i>See Figure 2</i> | Compliant In the rare event of the site flooding, the proposed development will be able to function effectively during and immediately after flood events. All electrical switchboards and power points to be above the defined flood event. The building will also be constructed of flood resilient flooring and sheeting materials to minimise potential for property damage. |
| Development in the Very High Flood Risk Category | | |
| PO3 Development within a Very High Flood Risk Category is only for c. Animal husbandry | No acceptable outcome provided. | Not Applicable The property is subject to low and medium flood risk category. |

| | | |
|---|---|---|
| <ul style="list-style-type: none"> d. Cropping e. Environment facility f. Intensive horticulture g. Park h. Permanent plantation | | |
| <p>PO4 Development is located and designed to:</p> <ul style="list-style-type: none"> d. maintain and enhance the flood conveyance capacity of the premises; e. not increase the number of people calculated to be at risk from flooding; f. not increase the flood impact on adjoining premises; g. ensure the safety of all persons by ensuring that development levels are set above the defined flood event; h. reduce property damage; and i. provide flood safe access to buildings. | <p>For material change of use or building work AO4.1 Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> d. not located within a Very High Flood Risk Category; or e. elevated above the defined flood event; and f. elevated above the defined flood event plus 300mm freeboard where for habitable rooms. | <p>Not Applicable The property is subject to low and medium flood risk category.</p> |
| | <p>AO4.2 All building work must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises. <i>Refer to Figure 3</i> <i>Note- Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</i></p> | |
| | <p>AO4.3 New buildings are provided with flood free pedestrian and vehicle evacuation</p> | |

| | | |
|--|---|---|
| | <p>access between the building and a flood safe accessible road.</p> <p><i>Note- a flood safe accessible road includes a road where identified as no flood hazard, or in a Low flood risk category.</i></p> | |
| <p>PO5 Reconfiguring a lot is limited to boundary realignment or for creating lots by subdividing another lot for the purposes of Park or Permanent plantation only.</p> | No acceptable outcome provided. | <p>Not Applicable The property is subject to low and medium flood risk category.</p> |
| <p>PO6 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Very High flood risk hazard, and:</p> <ul style="list-style-type: none"> • indicates the position and path of all safe evacuation routes off the site; and • if within 100 metres of a Very High flood risk hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p><i>Note- A material change of use or reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in areas of Very High Risk Category is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons.</i></p> | No acceptable outcome provided. | |
| PO7 | No acceptable outcome provided. | <p>Not Applicable The property is subject to low and medium flood risk category.</p> |

| | | |
|--|--|--|
| Development does not involve filling (earthworks) or changes to existing landform or drainage lines. | | |
| Development in the High Flood Risk Category | | |
| <p>PO8 Development within a High Flood Risk Category is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> e. likelihood and frequency of flooding; f. the flood risk acceptability of development; g. the vulnerability of and safety risk to persons associated with the use; and h. associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure. | <p>For material change of use or building work AO8 Development does not include a:</p> <ul style="list-style-type: none"> c. use in the <i>Community activities defined activity group</i>; or d. Community residence; or e. Multiple Dwelling; or f. Non-resident workforce accommodation; or g. Relocatable Home Park; or h. Residential care facility; or i. Retirement facility; or j. Rooming accommodation; or k. Rural worker's accommodation; | <p>Not Applicable The property is subject to low and medium flood risk category.</p> |
| <p>PO9 Development is located and designed to:</p> <ul style="list-style-type: none"> c. maintain and enhance the flood conveyance capacity of the premises; d. not increase the number of people calculated to be at risk from flooding; e. not increase the flood impact on adjoining premises; | <p>For material change of use or building work AO9.1 Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> c. not located within a High Flood Risk Category; or d. elevated above the defined flood event; and | <p>Not Applicable The property is subject to low and medium flood risk category.</p> |

| | | |
|--|---|---|
| <p>f. ensure the safety of all persons by ensuring that development levels are set above the defined flood event; g. reduce property damage; and h. provide flood safe access.</p> | <p>e. elevated above the defined flood event plus 300mm freeboard where for habitable rooms.</p> <p>AO9.2 All building work must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises. <i>Refer to Figure 3.</i> <i>Note- Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</i></p> <p>AO9.3 New buildings are provided with flood safe pedestrian and vehicle evacuation access between the building and a flood safe accessible road. <i>Note- a flood safe accessible road includes a road where identified as no flood hazard, or in a Low risk category.</i></p> | |
| <p>PO10 Reconfiguring a lot for boundary realignment or creating lots by subdividing another lot only occurs for the purposes of Park or Permanent plantation.</p> | <p>No acceptable outcome provided.</p> | <p>Not Applicable The property is subject to low and medium flood risk category.</p> |

| | | |
|---|--|---|
| <p>PO11 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of High flood risk hazard, and:</p> <ul style="list-style-type: none"> c. indicates the position and path of all safe evacuation routes off the site; and d. if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p><i>Note- A material change of use or reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in areas of High Risk Category is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons.</i></p> | <p>No acceptable outcome provided.</p> | <p>Not Applicable The property is subject to low and medium flood risk category.</p> |
| <p>PO12 Development does not involve earthworks (filling) or changes to existing landform or drainage lines.</p> | <p>No acceptable outcome provided.</p> | |
| <p>Development in the Medium Flood Risk Category</p> | | |
| <p>PO13 Development within a Medium Flood Risk Category is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> a. likelihood and frequency of flooding; b. the flood risk acceptability of development; | <p>For material change of use or building work AO13 Development is not for:</p> <ul style="list-style-type: none"> a. use in the <i>Community activities defined activity group</i>; or b. Community residence; or c. Multiple Dwelling; or | <p>Compliant The proposed development is appropriate to the flood hazard risk having regard to the vulnerability of and safety risk to persons associated with the use. The proposed development is for a Veterinary Services and not a use in the Community activities defined activity group or any of the following land uses:</p> <ul style="list-style-type: none"> • Community residence; |

| | | |
|---|---|--|
| <p>c. the vulnerability of and safety risk to persons associated with the use; and d. associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure.</p> | <p>d. Non-resident workforce accommodation; or e. Relocatable Home Park; or f. Residential care facility; or g. Retirement facility; or h. Rooming accommodation; or i. Rural worker's accommodation;</p> | <ul style="list-style-type: none"> • Multiple Dwelling; • Non-resident workforce accommodation; • Relocatable Home Park; • Residential care facility; • Retirement facility; • Rooming accommodation; • Rural worker's accommodation. |
| <p>PO14 Development is located and designed to:</p> <ol style="list-style-type: none"> a. maintain and enhance the flood conveyance capacity of the premises; b. not increase the number of people calculated to be at risk from flooding; c. not increase the flood impact on adjoining premises; d. ensure the safety of all persons by ensuring that development levels are set to at least the defined flood level; e. reduce property damage; and f. provide road access to buildings above the level of the 1% AEP flood level. | <p>For material change of use or building work</p> <p>AO14.1 Buildings, including extensions to existing buildings are:</p> <ol style="list-style-type: none"> a. elevated above the defined flood event; and b. elevated above the defined flood event plus 300mm freeboard where for habitable rooms. <p>AO14.2 All building work must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises. <i>Refer to Figure 3</i> <i>Note- Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</i></p> <p>AO14.3</p> | <p>Compliant The proposed development will be elevated above the defined flood event. All electrical switchboards and power points will be above the defined flood event. The building will also be constructed of flood resilient flooring and sheeting materials to minimise potential for property damage.</p> <p>The proposed development will be provided with flood safe pedestrian and vehicle</p> |

| | | |
|---|--|--|
| | <p>New buildings are provided with flood safe pedestrian and vehicle evacuation access between the building and a flood safe accessible road. <i>Note- a flood safe accessible road includes a road where identified as no flood hazard, or in a Low risk category.</i></p> | <p>evacuation access between the building and Gray Street.</p> |
| | <p>Where for reconfiguring a lot AO14.4 Additional lots:-</p> <ol style="list-style-type: none"> a. are not located in areas of Medium flood risk category; or b. are demonstrated to be above the defined flood event. | |
| | <p>AO14.5 Reconfiguration and road design ensure residents are not physically isolated from adjacent urban areas that are above the 1% AEP flood level and provides a safe and clear evacuation route:</p> <ol style="list-style-type: none"> a. by locating the access into the reconfiguration above the defined flood level or connecting to a road that is above the 1% AEP flood level; b. by direct and simple routes to main roads; and c. by avoiding cul-de-sac and other non-permeable layouts. | |
| <p>PO15 Filling (earthworks) do not occur within the Emerald Growth Boundary.</p> | <p>No acceptable outcome provided.</p> | <p>Compliant Minimal earthworks are required to facilitate the development. No earthworks and filling will occur within the Emerald Growth Boundary.</p> |

| Development in the Low Flood Risk Category | | |
|---|--|--|
| <p>PO16 Development is located and designed to:</p> <ul style="list-style-type: none"> maintain hydrological function of the premises; not increase the number of people calculated to be at risk from flooding; not increase the flood impact on adjoining premises; ensure the safety of all persons by ensuring that development levels are set above the defined flood event; reduce property damage; and provide flood immune access to buildings. | <p>For material change of use or building work</p> <p>AO16.1 Buildings, including extensions to existing buildings are:</p> <ol style="list-style-type: none"> elevated above the defined flood event; and elevated above the defined flood event plus 300mm freeboard where for habitable rooms. <p><i>Refer to Figure 3</i> <i>Note- Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</i></p> <p>Where for reconfiguring a lot</p> <p>AO16.2 Additional lots:-</p> <ol style="list-style-type: none"> are not located in areas of Low flood risk category; are demonstrated to be above the defined flood event. | <p>Compliant The proposed development will be elevated above the defined flood event. All electrical switchboards and power points will be above the defined flood event. The building will also be constructed of flood resilient flooring and sheeting materials to minimise potential for property damage.</p> |
| | <p>AO16.3 Reconfiguration and road design ensure residents are not physically isolated from adjacent urban areas that are above the 1% AEP flood level and provides a safe and clear evacuation route:</p> <ol style="list-style-type: none"> by locating the access into the reconfiguration above the defined flood | |

| | | |
|--|---|---|
| | level or connecting to a road that is above the 1% AEP flood level; b. by direct and simple routes to main roads; and c. by avoiding cul-de-sac and other non-permeable layouts <i>Refer to Figure 4</i> | |
| PO17 Development involving earthworks outside the Emerald Growth Boundary and below the defined flood event protects life and property on premises and off premises through maintaining: <ol style="list-style-type: none"> flood storage capacity of land; flood conveyance function of land; flood and drainage channels; overland flow paths; and flood warning times. | No acceptable outcome provided. | Compliant Minimal earthworks are required to facilitate the development. |
| PO18 Earthworks (filling) in the Low Flood Risk category may occur within the Emerald Growth Boundary where it is demonstrated the works do not worsen flood impacts on other adjacent properties and do not increase flood severity within the Emerald Growth Boundary. | No acceptable outcome provided. | Compliant Minimal earthworks are required to facilitate the development. No earthworks and filling will occur within the Emerald Growth Boundary. |
| Development in the Balance Flood Risk Category | | |
| PO19 Development is located and designed to: <ol style="list-style-type: none"> maintain hydrological function of the premises; | For material change of use or building work AO19.1 Buildings are: | Not Applicable The subject site is not impacted by the Balance Flood Risk Category. |

| | | |
|--|---|--|
| <p>b. not increase the number of people calculated to be at risk of from flooding; c. not increase the flood impact on adjoining premises; d. ensure the safety of all persons by ensuring that development levels are set above the natural ground level; e. reduce property damage; and f. provide flood immune access to buildings.</p> | <p>a. located on the highest part of the site; and b. elevated above the natural ground level plus 300mm freeboard where for habitable rooms. <i>Refer to Figure 3</i> Where for reconfiguring a lot AO19.2 Additional lots: a. are not located in areas of Balance flood risk category AO19.3 Reconfiguration and road design ensure residents are not physically isolated from adjacent urban areas that are above the 1% AEP flood level and provides a safe and clear evacuation route:</p> <ul style="list-style-type: none"> • by locating the access into the subdivision to a road that is above the 1% AEP flood level and outside the Balance flood risk category; • by direct and simple routes to main roads; and • by avoiding cul-de-sac and other non-permeable layouts <p><i>Refer to Figure 4</i></p> | |
| <p>PO20 Development involving earthworks within the Balance flood risk category protects life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> a. flood storage capacity of land; b. flood conveyance function of land; | <p>No acceptable outcome provided.</p> | |

| | | |
|--|--|--|
| <p>c. flood and drainage channels; d. overland flow paths; and e. flood warning times.</p> | | |
|--|--|--|

Agricultural Overlay Code

| Performance outcomes | Acceptable outcomes | Comments |
|--|--|---|
| <i>Conservation of good quality agricultural land</i> | | |
| <p>PO1 Development on ALC Class A and Class B land comprises of:-</p> <ul style="list-style-type: none"> d. rural and agricultural uses that make use of and rely upon the quality of the agricultural land resource; e. other rural and agricultural uses that are compatible with the Rural zone and do not diminish the long term productivity of the agricultural land resource; and f. non-agricultural uses that can successfully co-exist with rural and agricultural uses and do not diminish agricultural productivity <p>Note—a site specific agricultural land assessment may be used to demonstrate that although the proposed development is shown on an Agriculture overlay map as being ALC Class A or Class B land, it is in fact not ALC Class A or Class B pursuant to the State Planning Policy. If such an assessment confirms that the land is not ALC Class A or Class B land (and this is independently verified where necessary), then</p> | <p>AO1.1 Development on ALC Class A and Class B land is limited to the following:-</p> <ul style="list-style-type: none"> h. primary uses in the form of animal husbandry, aquaculture, cropping, intensive animal industry, intensive horticulture, or winery, and associated buildings, structures and infrastructure¹²; i. complementary uses in the form of caretaker’s accommodation, dwelling house, home-based business, landing, nature based tourism, rural industry, rural worker’s accommodation and roadside stall where impacts on the productive capacity of ALC Class A and Class B land are minimised. <p>AO1.2 Development ensures that for any site the total area of ALC Class A and Class B land covered by all of the following does not</p> | <p>Performance Outcome The subject site whilst located in the ALC Class A, has been long established as Veterinary Services. Subsequently, the land has never been available for rural and agricultural uses. Furthermore, due to the sites location near the centre of town in a residential area, it does not make sense for the land to be uses for agricultural land uses such as animal husbandry, aquaculture, cropping, intensive animal industry, intensive horticulture. Especially without having adverse impacts on neighbouring residential amenities. As such, the proposed extensions and additions to this land use, will not result in any net loss of suitable and available agricultural land.</p> |

| | | |
|---|--|---|
| <p>performance outcome PO1 will not be relevant to the development. Editor's note—a site specific agricultural land assessment will be required to be prepared in accordance with the <i>Guidelines for Agricultural Land Evaluation</i> (State of Queensland, 2012).</p> | <p>exceed 1,000m² or 10% of the site, whichever is the lesser:-</p> <ul style="list-style-type: none"> i. buildings and structures except for buildings and structures associated with the primary use and used for a productive purpose; j. on-site car and truck parking, access and manoeuvring areas; k. on-site waste water treatment systems and sub-surface irrigation areas. <p>Note—other uses or development will only be permitted to occur on ALC Class A and Class B land where:-</p> <ul style="list-style-type: none"> j. on the balance of social, economic and environmental considerations it is demonstrated that the development is in the interests of the community; k. no suitable alternative site exists; and l. loss or fragmentation of ALC Class A and Class B land is minimised to the greatest extent possible. | |
| <i>Avoidance or mitigation of land use conflicts</i> | | |
| <p>PO2 Development for residential activities and other sensitive land uses does not adversely impact on the ongoing operational efficiency and productive agricultural use of ALC Class A and Class B land. Note—to demonstrate compliance with this performance outcome, an assessment of appropriate separation distances and buffers between the proposed development and areas of ALC Class A and Class B land may need to be</p> | <p>AO2 No acceptable outcome provided.</p> | <p>Not Applicable The proposed development does not involve a residential use.</p> |

| | | |
|--|--|---|
| undertaken in accordance with the <i>State Planning Policy – State interest guideline - Agriculture</i> . | | |
| Reconfiguring a lot and rearrangement of lot boundaries | | |
| PO3 Reconfiguring a lot on ALC Class A and Class B land does not result in lot sizes that lead to:- <ul style="list-style-type: none"> g. fragmentation of rural land and loss of land to viable rural production; h. the potential for conflict between existing or potential farming and proposed lots intended for residential or rural residential use; i. loss of farming flexibility. | AO3 Development ensures that the minimum lot size of all created lots complies with Table 8.4.3.3.2 of the Reconfiguring a lot code. | Not Applicable The proposed development does not involve Reconfiguring a lot. |
| PO4 The boundaries of existing lots containing ALC Class A and Class B land are not rearranged, unless it can be demonstrated that a rearrangement of lot boundaries would:- <ul style="list-style-type: none"> • aggregate ALC Class A and Class B resources and maximise the utility of the land for agricultural purposes; • provide for better land management; and • does not increase the potential for conflict between agricultural and non-agricultural land uses. | AO4 No acceptable outcome provided. | Not Applicable The proposed development does not involve Reconfiguring a lot. |
| Sediment and stormwater run-off | | |
| PO5 Development for non-agricultural purposes is located, designed and constructed to minimise | AO5 No acceptable outcome provided. | Compliant Sediment and stormwater run-off will be managed appropriately on site, and will not |

| | | |
|--|--|---|
| the impact of sediment and stormwater run-off on ALC Class A and Class B land. | | cause any non-worsening to neighbouring properties. |
|--|--|---|

C DEVELOPMENT CODES

Business uses code

| Performance outcomes | Acceptable outcomes | Comments |
|---|---|--|
| <i>Assessment benchmarks for business uses other than corner stores in residential areas</i> | | |
| <i>Activity centre role and function</i> | | |
| PO1 The business use is of a type, scale and intensity that is consistent with and reinforces the Central Highlands Activity Centre Network detailed in Table 8.3.1.3.2 – Activity centre network role and function. | AO1 No acceptable outcome provided. | Compliant The proposed business is of a type, scale and intensity that is consistent with and reinforces the Central Highlands Activity Centre Network. |
| <i>Building response to climate</i> | | |
| PO2 The business use is in a building which incorporates passive design responses that reflect local climatic conditions. | AO2 No acceptable outcome provided. | Compliant The proposed building will incorporate passive design responses that reflect local climatic conditions. |
| <i>Active frontages</i> | | |
| PO3 The business use is in a building that clearly defines, frames or encloses the street and is designed to create safe, vibrant and active streets and public spaces | AO3.1 Buildings address the street and have main entrances directly onto the street or other public place. | Compliant The proposed building will address the street and have main entrances directly onto Gray Street. The front building façade of the Veterinary Services building will incorporate articulation including windows and glazed doors as well as some screening. These |
| | AO3.2 | |

| | | |
|---|--|---|
| | Car parking areas and service areas are located at the rear of the building. | elements will create an attractive building to face the streetscape. The carparking area is located at the front of the property to allow easy vehicle access from Gray Street. Vehicle access is limited to two locations. |
| | AO3.3 Development provides for a minimum of 70% of the building frontage to a public street or other public space to present with clear or relatively clear windows and glazed doors. | |
| | AO3.4 Development minimises vehicular access across active street frontages. | |
| PO4 The business use provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather. | AO4.1 Any building located in a traditional main street of a Principal centre zone, Centre zone or Township zone provides for a suspended or cantilevered awning, or post supported verandah, along the road frontage of the building for the full width of the footpath. | Compliant The subject site is not located on a traditional main street. The outermost projection of any verandah provided will be no closer than 0.5m to the kerb to ensure sufficient clearance between building structures and on-street parking area. |
| | AO4.2 The outermost projection of any verandah provided is no closer than 0.5m to the kerb to ensure sufficient clearance between building structures and on-street parking area. | |
| <i>Building mass and siting</i> | | |

| | | |
|--|--|--|
| <p>PO5 The business use is in a building that enhances the character and amenity of streets and has a built form that is compatible with the scale and intensity of adjoining development.</p> | <p>AO5.1 Buildings have a total site cover:- a. not exceeding 90% in the Principal centre zone; b. not exceeding 80% in the Centre zone; c. not exceeding 40% in the Township zone; and d. not exceeding 40% in Precinct RZ1 (Gemfields Core) of the Rural zone.</p> | <p>Compliant The proposed building will enhance the character and amenity of streets and has a built form that is compatible with the scale and intensity of adjoining development. The building will have a front setback greater than 4m to Gray Street and a rear setback greater than 6m.</p> |
| | <p>AO5.2 Buildings are setback:- g. between 0m and 4m to any road frontage; and h. a minimum of 6m to the rear boundary where adjoining land in a Residential or Industry zone.</p> | |
| | <p>AO5.3 For infill development, buildings are setback within 2m of the setback of the existing buildings on an adjoining site.</p> | |
| <i>Building form</i> | | |
| <p>PO6 The business use is in a building which:- j. provides visual interest through form and facade design; k. provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces;</p> | <p>AO6.1 The building is articulated and finished in ways that respond to attractive and notable elements of adjacent buildings such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.</p> | <p>Compliant The proposed building is articulated and finished in ways that respond to attractive and notable elements of adjacent buildings such as continuity of colonnades, patios, eaves, parapet lines and roof forms.</p> |
| | <p>AO6.2</p> | |

| | | |
|--|--|---|
| <p>l. takes advantage of local climatic conditions in ways that reduce demand on non-renewable energy sources for cooling and heating; and m. responds to the character and amenity of neighbouring premises.</p> | <p>The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 10m.</p> | <p>The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 10m.</p> |
| <p><i>Gemfields Precincts</i></p> | | |
| <p>PO7 Business uses in the Gemfields Precincts should adopt setbacks, forms, styles, materials and design elements that enhance the individuality and unconventional form and style that distinguishes the character of the Gemfields.</p> | <p>AO7.1 Where located in a Gemfields Precinct, the Business use is set back: l. 10m from the lot frontage where on a lot greater than 1,000m²; or m. 6m from the lot frontage where on a lot less than 1,000m².</p> <p>AO7.2 Where buildings or structures are within 20m of the primary road frontage, the buildings incorporate articulated front facades with recesses, setbacks, or verandahs along a minimum of 50% of the length of the building.</p> <p>AO7.3 Where a Business use is within 20m of the primary road frontage, the fascia of any building visible from the road shall be constructed from one or a combination of the following materials: m. local stone; n. concrete masonry blocks; o. corrugated iron; p. fibrous cement (fibro) sheets; q. rendered brick;</p> | <p>Not Applicable The subject site is not located in the Gemfields Precinct.</p> |

| | | |
|--|--|--|
| | r. timber. <i>A07 alternative provision to QDC.</i> | |
| <i>Streetscape and on-site landscaping</i> | | |
| PO8 The business use provides on-site and landscaping and streetscape planting that creates a high level of comfort, safety and visual attractiveness for users of the centre. | A08.1 A minimum of 10% of the site is comprised of landscaping. | Compliant The proposed development provides for a significant amount of on-site landscaping and streetscape planting that creates a high level of comfort, safety and visual attractiveness for users. A minimum landscape buffer of 1m is provided between car parking areas and the street frontage. A landscape strip is also proposed along every property boundary. The development achieves the minimum of 10% landscaping throughout the site. Existing street trees within the verge at the front of the property will be retained. |
| | A08.2 Existing street trees are retained where possible to provide shade and visual interest. | |
| | A08.3 A minimum landscape buffer of 1m is provided between car parking areas and any street frontage. | |
| | A08.4 Where the development requires more than 20 on-site car parking spaces, shade trees are provided in the car parking area at a rate of 1 tree per 4 car parking spaces. | |
| <i>Amenity of surrounding residential premises</i> | | |
| PO9 The business use does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby residential premises. | A09.1 Undesirable visual, noise and odour impacts on public spaces and residential uses, are avoided or reduced by:- j. where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site context and setting, | Compliant The proposed Veterinary Services will not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby residential premises. The operational hours of the business will be limited to maintain acceptable levels of residential amenity relative to the site context and setting. Undesirable visual, noise and |

| | | |
|---|--|---|
| | <p>k. providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards;</p> <p>l. not locating site service facilities and areas along any frontage to a public street or other urban space; and</p> <p>m. locating and designing ventilation and mechanical plant to face away from adjoining residential premises.</p> | <p>odour impacts on public spaces and residential uses will also be reduced by not locating site service facilities and areas along any frontage to a public street or other urban space.</p> |
| | <p>AO9.2 Where the site shares a rear or side boundary with land in a Residential zone, buildings incorporate the following:-</p> <ul style="list-style-type: none"> • a minimum building setback of 6m to the shared boundary; • a landscaped buffer with a minimum width of 3m (including mature trees) along the shared boundary where residential uses exist on adjoining land; and • a solid, timber or block fence with a minimum height of 1.8m along the shared boundary. | |
| <p>PO10 The business use maintains the reasonable privacy and amenity of residential premises such that the use of indoor and outdoor living areas by residents is not unreasonably diminished.</p> | <p>AO10 Where the development is adjacent to an existing or approved building containing residential uses, the reasonable privacy and amenity of such uses is maintained by:-</p> <ol style="list-style-type: none"> i. siting and orienting buildings to minimise the likelihood of overlooking occurring; j. having windows and outdoor areas, (including balconies and terraces) located | <p>Compliant The proposed development will maintain the reasonable privacy and amenity of residential premises such that the use of indoor and outdoor living areas by residents is not unreasonably diminished. This will be achieved via generous setbacks from adjoining residential properties. The main building will be located and orientated away from adjacent properties to the east.</p> |

| | | |
|--|---|--|
| | and designed so that they do not look into dwellings or rooming units; and k. incorporating screening over building openings. | Screening to windows and doors will also be incorporated into this interface to prevent overlooking and loss of privacy. |
| <i>Access and service vehicles</i> | | |
| PO11 Driveways and loading and service facilities provide for safe and efficient access and servicing to business activities. | AO11.1 Where a site has frontage to a main road and a lower order road, access to the site is not provided from the main road. | Compliant The proposed driveway and loading and service facilities provides for a safe and efficient access and servicing to business activities. The development provides access to Gray Street that incorporates safe and suitable vehicle manoeuvring to and from the car parking area. |
| | AO11.2 Where development has a single road frontage and involves the development of two or more lots, a single common access driveway is provided. | |
| | AO11.3 The siting and design of on-site facilities for integrated shopping complex development ensures that:- l. shared car parking, loading bays, truck turning areas, and refuse storage and collection areas, are provided in a central location; and m. public toilets, taxi ranks, and public transport facilities are provided in appropriate and publicly accessible locations. | |
| <i>Assessment benchmarks and requirements for corner stores in residential areas</i> | | |
| PO12 | AO12.1 | Not Applicable The proposed development does not involve a corner store. |

| | | |
|--|--|--|
| <p>Where the business use involves the establishment of a corner store in a residential area, the corner store:-</p> <ul style="list-style-type: none"> i. is appropriately located in the residential area taking account of the size and configuration of the neighbourhood and the location of other existing or approved retail facilities; and j. is compatible with the scale and intensity of development in the neighbourhood. | <p>The corner store is located on a site that is more than 400m radial distance from:-</p> <ul style="list-style-type: none"> f. any existing shop; g. any site with a current approval for a shop; or h. any land included in a centre zone. | |
| <p><i>Assessment benchmarks for Adult stores</i></p> | | |
| <p>PO13 New Adult stores are appropriately located and are not in close proximity to an existing sensitive use¹.</p> | <p>AO13.1 The distance between the boundary of land occupied by a sensitive use and the entrance of a proposed adult store is the greater of the following:-</p> <ul style="list-style-type: none"> e. more than 200m according to the shortest possible route a person may lawfully take, by vehicle or on foot; or f. more than 100m measured in a straight line. | <p>Not Applicable The proposed development does not involve an adult store.</p> |

A SECONDARY CODES

Landscaping code

| Performance outcomes | Acceptable outcomes | Comments |
|--|--|---|
| <i>Landscape design generally</i> | | |
| <p>PO1 Development provides for landscaping that contributes to and creates a high quality landscape character for the site and surrounding area through:-</p> <ul style="list-style-type: none"> e. a sensitive response to site conditions, natural landforms and landscape characteristics; f. protecting and enhancing native vegetation, wildlife habitat and ecological values; g. protecting and framing significant views, vistas and areas of high scenic quality; and h. being of an appropriate scale to integrate successfully with development. | <p>AO1 No acceptable outcome provided. Note—Compliance with the landscaping code generally may be demonstrated by the preparation of a Landscaping Plan prepared in accordance with the Planning scheme policy for information that Council may require.</p> | <p>Compliant The proposed development provides for landscaping that contributes to and creates a high quality landscape character for the site and surrounding area through being of an appropriate scale to integrate successfully with development. The proposed landscaping protects and enhances native vegetation, wildlife habitat and ecological values where possible. Refer to the proposed plans in Appendix A for further details.</p> |
| <i>Retention of vegetation and topographic features in layout and design of landscaping</i> | | |
| <p>PO2 Development provides landscaping that, as far as practicable, retains, protects and enhances existing trees, vegetation and topographic</p> | <p>AO2 Existing significant trees, vegetation and topographic features are retained and</p> | <p>Compliant Existing significant trees and vegetation will be retained and incorporated into the development where possible.</p> |

| | | |
|---|--|---|
| <p>features of ecological, recreational, aesthetic and cultural value.</p> | <p>integrated within the landscaping concept for the development. OR Where significant trees and vegetation cannot practicably be retained, mature vegetation of the same or similar species is provided elsewhere on the development site.</p> | |
| <p><i>Character, amenity and screening</i></p> | | |
| <p>PO3 Development provides for landscaping that protects and enhances the character and amenity of the site, streetscape and surrounding locality.</p> | <p>AO3.1 Elements of built form are softened and integrated within a broader landscape that incorporates structured landscape planting.</p> | <p>Compliant The proposed development provides for landscaping that protects and enhances the character and amenity of the site, streetscape and surrounding locality. Elements of built form will be soften through the use of landscaping.</p> |
| | <p>AO3.2 Unless otherwise specified in an applicable use code, driveways and car parking areas are screened by:- i. a landscaping strip at least 1.5m wide where adjacent to a residential use; or j. a landscaping strip at least 2.5m wide where adjacent to a street frontage or public open space.</p> | <p>Compliant A landscape strip has been proposed along every boundary.</p> |
| | <p>AO3.3 Car parking areas are provided with a minimum of 1 shade tree for every 6 car parking spaces.</p> | <p>Compliant Landscaping areas are proposed in close proximity to the car park.</p> |

| | | |
|--|---|---|
| | <p>AO3.4 Trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by raised kerbs, wheel stops or bollards as required.</p> | <p>The proposed development will comply where applicable.</p> |
| | <p>AO3.5 Storage and utility areas are screened by vegetation and/or built screens</p> | <p>Compliant Storage and utility areas will be screened by vegetation and/or built screens.</p> |
| | <p>AO3.6 Fences and screens to street frontages:- n. achieve a minimum of 50% visual permeability; and o. do not extend further than 6 linear metres without articulation and landscape screening.</p> | <p>Compliant Appropriate boundary treatment to the Gray Street frontage has been incorporated into the design. This includes a significant landscape strip.</p> |
| <i>Streetscape landscaping</i> | | |
| <p>PO4 Development provides for streetscape landscaping that:- n. incorporates shade trees; o. contributes to the continuity and character of existing and proposed streetscapes; and p. incorporates landscape designs (including planting, pavements, street furniture, structures, etc.) that reflect and enhance the character and comfort of the streetscape.</p> | <p>AO4 No acceptable outcome provided.</p> | <p>Compliant The proposed development provides for streetscape landscaping that will incorporate shade trees, contributes to the continuity and character of existing and proposed streetscapes, and incorporates landscape designs (including planting, pavements, street furniture, structures, etc.) that reflect and enhance the character and comfort of the streetscape.</p> |
| <i>Species selection</i> | | |

| | | |
|--|--|--|
| <p>PO5 Development provides for landscaping which incorporates plant species that are:-</p> <ul style="list-style-type: none"> s. fit for the intended purpose; t. suited to local environmental conditions; u. non-toxic; and v. not declared environmental weeds. | <p>AO5.1 Landscape planting utilises a minimum of 60% of locally endemic and/or other native species as specified in the Planning scheme policy for information that Council may require.</p> | <p>Compliant Appropriate landscaping for the locality will be planted.</p> |
| <p><i>Safety, security and accessibility</i></p> | | |
| <p>PO6 Development provides for landscaping that:-</p> <ul style="list-style-type: none"> n. promotes passive surveillance of public and semi-public spaces; o. enhances personal safety and security; and p. provides universal and equitable access. | <p>AO6 Development provides landscaping which:-</p> <ul style="list-style-type: none"> • allows passive surveillance into, and visibility within, communal recreational spaces, children’s play areas/playgrounds, pathways and car parks; • incorporates trees with a minimum of 1.8m clear trunk and understorey planting that is a maximum of 0.3m in height where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways; • minimises the use of dense shrubby vegetation over 1.5m in height along open street frontages and adjacent to open space areas; | <p>Compliant The proposed development will provide landscaping where possible which:</p> <ul style="list-style-type: none"> • allows passive surveillance into, and visibility within, communal recreational spaces, pathways and car parks; • incorporates trees with a minimum of 1.8m clear trunk and understorey planting that is a maximum of 0.3m in height where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways; • minimises the use of dense shrubby vegetation over 1.5m in height along open street frontages and adjacent to open space areas; |

| | | |
|---|--|--|
| | <ul style="list-style-type: none"> incorporates pedestrian surfaces that are slip-resistant, stable and trafficable in all weather conditions; provides security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways; and provides universal access in accordance with <i>Australian Standard AS 1428: Design for Access and Mobility</i>. | <ul style="list-style-type: none"> incorporates pedestrian surfaces that are slip-resistant, stable and trafficable in all weather conditions; provides security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways; and provides universal access in accordance with <i>Australian Standard AS 1428: Design for Access and Mobility</i>. |
| <i>Climate control and energy efficiency</i> | | |
| PO7 Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation. | AO7.1 Landscaping elements are positioned to shade walls, windows and outdoor areas from summer sun. | Compliant Landscaping elements will be positioned to shade walls, windows and outdoor areas from summer sun. Landscaping will allow winter sun access to living areas, north facing windows and public spaces. |
| | AO7.2 Landscaping allows winter sun access to living areas, north facing windows and public spaces. | |
| | AO7.3 Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds. | |
| <i>Water sensitive urban design and environmental management</i> | | |
| PO8 Development provides for landscaping that promotes the efficient and sensitive use of water through appropriate plant selection and | AO8 Landscaping maximises the infiltration and conservation of water by:- <ol style="list-style-type: none"> selecting locally endemic and/or other native plant species and appropriate turf | Compliant The proposed landscaping will maximise the infiltration and conservation of water where possible. |

| | | |
|--|--|--|
| layout and by maximising opportunities for water infiltration. | species that require minimal irrigation after establishment; m. minimising impervious surfaces; n. incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and o. draining hard surface areas to landscaped areas and water sensitive urban design devices. | |
| <i>Landscape buffers for acoustic attenuation, land use separation and environmental purposes</i> | | |
| PO9 Development provides for landscape buffers that:- n. effectively protect the edges of existing native vegetation or another ecologically important area; o. achieve visual screening of acoustic attenuation devices; and p. provide separation between incompatible land uses or between major infrastructure elements (such as State-controlled roads) and land uses. | AO9 Where a landscape buffer is required by an applicable planning scheme code, it is designed, constructed and maintained in accordance with the following:- k. earth mounding is provided where necessary to achieve satisfactory acoustic attenuation, visual screening or land use separation; l. selected plant species are appropriate to meet the buffer's functional requirements; and m. plant selection includes a range of species to provide variation in form, height, colour and texture to contribute to the natural appearance of the buffer. | Not Applicable No landscape buffer is required for the development. |
| <i>Roads, services and utilities</i> | | |
| PO10 | AO10 | Not Applicable The proposed development does not involve landscaping near an intersection. |

| | | |
|---|---|--|
| <p>Development ensures that landscaping does not impede traffic visibility at access points, speed control devices and intersections.</p> | <p>Landscaping adjacent to an intersection has a maximum mature height of 1.0m to ensure vehicle sight lines are not obscured.</p> | |
| <p>PO11 Development ensures that landscaping does not adversely impact upon the provision, operation and maintenance of infrastructure.</p> | <p>AO11.1 Trees and large shrubs are located a minimum of:-</p> <ul style="list-style-type: none"> i. 6m from electricity poles and pillars; j. 4m from street lights and landscape pole top lights; k. 2m from stormwater catchment pits; and l. 1m from underground services and utilities. | <p>Compliant The proposed landscaping will be located appropriately with suitable separation distances from electricity poles, street lights, stormwater catchment pits and any underground services and utilities.</p> |
| | <p>AO11.2 Planting in areas adjacent to electricity substations or high voltage transmission line easements complies with:-</p> <ul style="list-style-type: none"> g. for Ergon Energy's assets, the <i>Ergon Energy Vegetation Management Standard</i>; and h. for Powerlink's assets, <i>Powerlink's Easement Co-use Guideline and Screening Your Home from Powerlines Guideline</i>. | |

Transport, parking and access code

| Performance outcomes | Acceptable outcomes | Comments |
|---|---|--|
| <i>Location, layout and design of on-site parking and access</i> | | |
| PO1 Development ensures that the location, layout and design of vehicle access, on-site circulation systems and parking areas is safe, convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant. | AO1.1 Development provides access driveways, internal circulation and manoeuvring areas, service areas and parking areas in accordance with the standards specified in the Planning scheme policy for development works . | Compliant The proposed development ensures that the location, layout and design of vehicle access, on-site circulation systems and parking areas is safe, convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant. Access driveways, internal circulation and manoeuvring areas, service areas and parking areas will be designed and constructed in accordance with relevant standards and policy. Refer to the Proposed Plans in Appendix A for vehicle swept paths. |
| | AO1.2 Development provides clearly defined pedestrian paths within and around on-site vehicle parking areas that:- <ul style="list-style-type: none"> a. are located in areas where people will choose to walk; and b. ensure pedestrian movement through vehicle parking areas is along aisles rather than across them. | |
| | AO1.3 Parking provided as part of a development is located on the same site as the development or on another site within 200m of the development. | |
| <i>Site access</i> | | |
| PO2 | AO2.1 | Compliant The proposed development will not interfere with any planned function safety, capacity or |

| | | |
|---|--|---|
| <p>Development ensures that the location and design of any new, or upgrades to existing, site access does not interfere with the planned function, safety, capacity and operation of the transport network.</p> | <p>The location and design of any new site access is in accordance with the standards specified in the Planning scheme policy for development works.</p> | <p>operation of the surrounding transport network. The vehicle access to the site will be constructed in accordance with relevant standards and policy. The access to the site will be consolidated to two (2) vehicle access points to reduce impacts on the immediate transport network as much as possible. This is the same as the existing situation.</p> |
| | <p>AO2.2 The location, design and construction of property accesses are in accordance with the relevant standard drawings of the Planning scheme policy for development works.</p> | |
| | <p>AO2.3 For assessable development, the number of site access driveways is minimised (usually one), with access to the lowest order transport corridor to which the site has frontage, consistent with amenity impact constraints.</p> | |
| <p><i>On-site car parking</i></p> | | |
| <p>PO3 Development provides on-site car parking for the demand and type of vehicles anticipated to be generated by the development.</p> | <p>AO3.1 Development provides on-site car parking spaces at the minimum rate specified in Table 8.4.4.3.3. Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number. OR For self-assessable development, other than a call centre, located in premises that were lawfully established prior to the commencement of the planning scheme, the number of on-site car parking spaces provided is equal to the number of spaces required at</p> | <p>Compliant The proposed development provides on-site car parking for the demand and type of vehicles anticipated to be generated by the development. The proposed number of car parking spaces is 16 spaces. This includes seven (7) car parks at the front of the property and nine (9) towards the rear. This is more than sufficient to facilitate the development, and is more than required to be compliant. Refer to the Town Planning report for further details.</p> |

| | | |
|---|---|---|
| | <p>the time the premises were lawfully established.</p> <p>AO3.2 Vehicle parking spaces are of a dimension consistent with <i>Australian Standard AS2890.1 – 1993 Parking facilities – Part 1: Off Street Car Parking</i> except that the minimum width of any car parking space shall be 2750mm.</p> | |
| <p>PO4 Development provides for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces and to be identified and reserved for such purposes.</p> | <p>AO4.1 Development provides the number of parking spaces for people with disabilities, required by the <i>Building Code of Australia</i> and in any case provides a minimum of one space.</p> <p>AO4.2 Parking spaces for people with disabilities and access to them complies with <i>AS 1428 – General Requirements for Access: Buildings and AS 2890.6 – Parking facilities (Part 6: Off-street Parking for People with Disabilities)</i>.</p> | <p>Compliant The proposed development a minimum of one car parking space for people with disabilities.</p> |
| <i>Service vehicle requirements</i> | | |
| <p>PO5 Development provides sufficient parking and access for service vehicles to meet the needs of the development.</p> | <p>AO5.1 Development provides on-site service vehicle parking bays at the minimum rates outlined in Table 8.4.4.3.3.</p> <p>AO5.2</p> | <p>Compliant The proposed development provides sufficient parking and access for service vehicles to meet the needs of the development. The development incorporates access and manoeuvrability for an MRV to the</p> |

| | | |
|--|---|---|
| | Service vehicle access, manoeuvring and parking is designed in accordance with the standards specified in <i>Australian Standard AS2890.2 – 1989 – Off Street Parking – Commercial Vehicle Facilities and Australian Standard AS2890.5 – 1993 parking facilities – Part 5 – On Street Parking</i> . | site. Swept paths have been shown for an MRV on the proposed plans in Appendix A . |
| <p>PO6 Development provides for driveways, internal circulation areas and service areas to be designed to:-</p> <ul style="list-style-type: none"> k. ensure that proposed loading, unloading, waste collection and fuel delivery facilities (if required) can satisfactorily accommodate the number and type of service vehicles expected on-site; and l. the movement of service vehicles on-site and loading and unloading operations do not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians on the site. | <p>AO6.1 Driveways, internal circulation areas, and service areas are provided to accommodate the nominated design vehicles for each development type.</p> | <p>Compliant The proposed development provides for driveways, internal circulation areas and service areas to be designed to:</p> <ul style="list-style-type: none"> • ensure that proposed loading, unloading, waste collection and fuel delivery facilities (if required) can satisfactorily accommodate the number and type of service vehicles expected on-site; and • the movement of service vehicles on-site and loading and unloading operations do not interfere with on-site amenity and the safe and convenient movement of other vehicles and pedestrians on the site. |
| | <p>AO6.2 Driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities are designed and constructed in accordance with the standards specified in <i>Australian Standard AS2890.2 – 1989 – Off Street Parking – Commercial Vehicle Facilities and Australian Standard AS2890.5 – 1993 parking facilities – Part 5 – On Street Parking</i>.</p> | |

Table 8.4.4.3.2 Assessment benchmarks for assessable development only

| Performance outcomes | Acceptable outcomes | Comments |
|----------------------|---------------------|----------|
|----------------------|---------------------|----------|

| | | |
|--|--|--|
| <i>Road and transport network</i> | | |
| <p>PO1 Development that involves the creation of new roads ensures that the road network:</p> <ul style="list-style-type: none"> p. maintains the safe and existing functioning of the existing road transport network; q. is integrated and functionally compatible with the existing and planned road network and hierarchy as identified in Map 8.4.4a, Map 8.4.4b, and Map 8.4.4c contained in the Transport, parking and access code; r. provides convenient, safe and efficient movement for all transport modes including pedestrian and bicycle networks; and s. provides for the dedication and construction of roads where required to provide access to adjoining vacant land that is intended for future development. | <p>AO1 No acceptable outcome provided. Note—the Planning Scheme policy for development works specifies standards and provides guidance for the design and construction of roads. Editor’s note—the future trunk road network is identified in the Priority Infrastructure Plan mapping in Schedule 3.</p> | <p>Not Applicable The proposed development does not involve a new road.</p> |
| <p>PO2 Development involving high trip generating land uses (such as higher density residential development or employment generators) minimises adverse impacts on surrounding land uses and the external transport network, including by the provision of infrastructure and services to increase opportunities for the use of public and active transport.</p> | <p>AO2 No acceptable outcome provided. Editor’s note—to demonstrate compliance with PO2, an applicant may prepare a Traffic Impact Assessment and/or Integrated Transport Plan in accordance with the Planning scheme policy for information that Council may require.</p> | <p>Not Applicable The proposed development does not involve high trip generating land uses.</p> |

Works, services and infrastructure (development design) code

| Performance outcomes | Acceptable outcomes | Comments |
|--|---|--|
| <i>Construction management</i> | | |
| PO1 Air emissions, noise or lighting arising from construction activities and works do not adversely impact on surrounding areas. | AO1.1 Dust emissions do not extend beyond the boundary of the site. | Compliant Air emissions, noise or lighting arising from construction activities and works will not adversely impact on surrounding areas. Dust and air emissions will not extend beyond the boundary of the site. Noise generating equipment will be enclosed to prevent adverse impacts on neighbouring properties. |
| | AO1.2 Air emissions, including odours, are not detectable at the boundary of the site. | |
| | AO1.3 Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment does not create environmental harm. | |
| | AO1.4 Outdoor lighting complies with <i>AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i> . | |
| PO2 Construction activities and works provide for:- <ul style="list-style-type: none"> c. the protection of the aesthetic and ecological values of retained vegetation; and d. impacts on fauna to be minimised. | AO2.1 The health and stability of retained vegetation is maintained during construction activities by:- <ul style="list-style-type: none"> a. clearly marking vegetation to be retained with temporary fencing and flagging tape; | Compliant Construction activities and works will provide for the protection of the aesthetic and ecological values of retained vegetation. Fencing will be temporarily installed where appropriate. Impacts on fauna will be minimised. |

| | | |
|---|---|--|
| | <ul style="list-style-type: none"> b. installing secure barrier fencing around the outer drip line and critical root zone of the vegetation; c. preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; d. using low impact construction techniques in the vicinity of vegetation to minimise interference with the vegetation; and e. removing all declared noxious weeds and environmental weeds from the site. | |
| | <p>AO2.2 All works carried out in the vicinity of retained vegetation comply with <i>AS4970 Protection of Trees on Development Sites</i> and <i>AS4687 Temporary Fencing and Hoarding</i>.</p> | |
| | <p>AO2.3 Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:-</p> <ul style="list-style-type: none"> t. all vacant hollows and nests are relocated or rendered unusable to prohibit fauna return during clearing works; and u. all fauna is suitably relocated or humanely dealt with during the pre-clearing inspections or during clearing. | |
| <p>PO3 Construction activities and works are managed such that all reasonable and practicable</p> | <p>AO3.1 Construction is undertaken in accordance with an erosion and sediment control plan (ESCP)</p> | <p>Compliant Construction activities and works will be managed such that all reasonable and practicable measures are taken to avoid or</p> |

| | | |
|---|---|--|
| <p>measures are taken to avoid or minimise adverse impacts on stormwater quality and the functionality of stormwater infrastructure from the impacts of erosion, turbidity and sedimentation, both on and downstream of the development site.</p> | <p>that demonstrates the release of sediment-laden stormwater is avoided for the nominated design storm, and minimised where the design storm is exceeded, such that target contaminants are treated to the design objectives specified in Table 8.4.5.3.2 (Construction phase – stormwater management design objectives).</p> <p>AO3.2 Erosion and Sediment control measures are designed and constructed in accordance with the document <i>Best Practice Soil and Erosion Control (IECA 2008)</i></p> | <p>minimise adverse impacts on stormwater quality and the functionality of stormwater infrastructure from the impacts of erosion, turbidity and sedimentation, both on and downstream of the development site. An erosion and sediment control plan can be conditioned on the decision notice if required.</p> |
| <p>PO4 Construction activities and works are undertaken such that existing utilities and road and drainage infrastructure:-</p> <ul style="list-style-type: none"> q. continue to function efficiently; and r. can be accessed by the relevant authority for maintenance purposes. | <p>AO4.1 Existing utilities and road and drainage infrastructure are protected or relocated in accordance with the standards specified in the Planning scheme policy for development works.</p> <p>AO4.2 The costs of any alterations or repairs to utilities and road and drainage infrastructure are met by the developer.</p> | <p>Compliant Existing utilities and road and drainage infrastructure will be protected or relocated in accordance with the standards specified in the Planning scheme policy for development works. Any damage caused will be repaired and reinstated to their original condition.</p> |
| <p>PO5 Traffic and parking generated during construction activities and works is managed to minimise impacts on the amenity of the surrounding area.</p> | <p>AO5 No acceptable outcome provided.</p> | <p>Compliant Traffic and parking generated during construction activities and works will be managed to minimise impacts on the amenity of the surrounding area.</p> |

| <i>Infrastructure, services and utilities</i> | | |
|---|---|---|
| <p>PO6 Development is provided with infrastructure, services and utilities appropriate to its setting and commensurate with its needs.</p> | <p>AO6.1 Where development is located in an urban zone, appropriate connection is provided to reticulated sewerage, water supply, stormwater drainage, electricity, gas (where available in the street) and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services.</p> | <p>Compliant The proposed development is provided with infrastructure, services and utilities appropriate to its setting and commensurate with its needs. The proposed will be appropriately connected to reticulated sewerage, water supply, stormwater drainage, electricity, gas (where available in the street) and telecommunications services.</p> |
| | <p>AO6.2 Where development is located in a non-urban zone and reticulated sewerage is not available, an on-site treatment and disposal system is provided that complies with the requirements of the <i>Plumbing and Drainage Act 2003</i>.</p> | |
| | <p>AO6.3 Where development is located in a non-urban zone and reticulated water supply is not available, development is provided with appropriate on-site rainwater collection to service the needs of the use.</p> | |
| <p>PO7 Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which:-</p> | <p>AO7.1 Infrastructure is planned, and appropriate contributions made, in accordance with the Priority Infrastructure Plan or any other applicable infrastructure charging instrument.</p> | <p>Compliant Infrastructure will be planned, designed and constructed in accordance with the Council's Priority Infrastructure Plan, and the Planning scheme policy for development works.</p> |

| | | |
|---|---|--|
| <p>w. ensures appropriate capacity to meet the current and planned future needs of the development;</p> <p>x. is integrated with and efficiently extends existing networks;</p> <p>y. minimises risk to life and property;</p> <p>z. avoids ecologically important areas;</p> <p>aa. minimises risk of environmental harm;</p> <p>bb. achieves acceptable maintenance, renewal and adaptation costs;</p> <p>cc. can be easily and efficiently maintained;</p> <p>dd. minimises potable water demand and wastewater production; and</p> <p>ee. ensures the ongoing construction or operation of the development is not disrupted;</p> <p>ff. where development is staged, each stage is fully serviced before a new stage is released; and</p> <p>gg. ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health.</p> | <p>AO7.2 Infrastructure is planned, designed and constructed in accordance with the Council's Priority Infrastructure Plan, and the Planning scheme policy for development works, or where applicable, the requirements of the service provider.</p> | |
| | <p>AO7.3 Compatible public utility services are co-located in common trenching in order to minimise the land required and the costs for underground services.</p> | |
| | <p>AO7.4 Stormwater drainage, sewerage and sullage systems are designed so that overflows do not enter residences.</p> | |
| | <p>AO7.5 Infrastructure, services and utilities are located and aligned so as to:-</p> <ul style="list-style-type: none"> q. avoid disturbance of ecologically important areas; r. minimise earthworks; and s. avoid crossing waterways or wetlands. | |
| | <p>AO7.6 Where the crossing of a waterway or wetland cannot be avoided tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works.</p> | |

| | | |
|---|--|---|
| | <p>AO7.7 The selection of materials used in the construction of infrastructure is suitable, durable, easy to maintain and cost effective, taking into account the whole of life cycle cost, and achieves best practice environmental management and energy savings.</p> | |
| | <p>AO7.8 In urban areas, electrical and telecommunications reticulation infrastructure is provided underground.</p> | |
| <i>Works over or near sewerage, water and stormwater drainage infrastructure</i> | | |
| <p>PO8 Building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:-</p> <ul style="list-style-type: none"> protects the infrastructure from physical damage; and allows ongoing necessary access for maintenance purposes. | <p>AO8 Building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the Planning scheme policy for development works.</p> | <p>Compliant Building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure will comply with the Planning scheme policy for development works.</p> |
| <i>Works over or near major electricity infrastructure or substations</i> | | |
| <p>PO9 Earthworks ensure access to major electricity infrastructure and substations is maintained.</p> | <p>AO9 Earthworks do not restrict access to substations or to and along major electricity infrastructure by utility providers using their normal vehicles and equipment.</p> | <p>Not Applicable The proposed development does not involve any works over or near major electricity infrastructure or substations.</p> |
| <p>PO10</p> | <p>AO10 No earthworks are undertaken:</p> | <p>Not Applicable</p> |

| | | |
|---|--|--|
| <p>Any earthworks are undertaken in a way which:</p> <ul style="list-style-type: none"> p. ensures stability of the land on or adjoining substations and major electricity infrastructure q. does not otherwise impact on the safety and reliability of the electricity infrastructure; and r. does not restrict the placement or use of the electricity provider's equipment. | <ul style="list-style-type: none"> q. for overhead transmission infrastructure, within 20 m of a transmission tower or pole; or r. for overhead distribution infrastructure, within 10 m of a tower, pole or stay. | <p>The proposed development does not involve any works over or near major electricity infrastructure or substations.</p> |
| <i>Excavation and filling</i> | | |
| <p>PO11 Filling and excavation works are structurally sound and are designed to support the geotechnical requirements of existing and future development.</p> | <p>AO11.1 Excavation and filling activities are carried out in accordance with <i>AS3798 Guidelines on Earthworks for Residential and Commercial Developments</i>.</p> <p>AO11.2 All filling or excavation works are designed by a Registered Professional Engineer of Queensland or certified by a statement from a Registered Professional Engineer of Queensland that the works are structurally sound.</p> | <p>Compliant Given the nature of the proposed development, it will not require much excavation or filling. However, where applicable, excavation and filling activities will be carried out in accordance with AS3798 Guidelines on Earthworks for Residential and Commercial Developments.</p> |
| <p>PO12 Excavation and filling:-</p> <ul style="list-style-type: none"> n. does not impact adversely on visual amenity or privacy; o. maintains natural landforms as far as reasonably practicable; and | <p>AO12.1 Batters have a maximum slope of 25% and are terraced at every rise of 1.5m in height with each terrace having a minimum depth of 750mm.</p> <p>AO12.2</p> | <p>Compliant Where applicable, batters will have maximum slope of 25% and terraced at every rise of 1.5m in height with each terrace having a minimum depth of 750mm.</p> |

| | | |
|---|---|--|
| <p>p. ensures the stability and longevity of retaining walls and batter faces to protect the safety of people and properties.</p> | <p>Retaining walls are setback a minimum of half the height of the retaining wall from the boundary of the site and the setback area is landscaped or screened.</p> | |
| <p>PO13 Filling or excavation does not cause significant impacts through truck movements, dust or noise, on the amenity of the locality in which the works are undertaken or along routes taken to transport the material.</p> | <p>AO13.1 Excavation and filling activities are conducted between the hours of 7am and 6pm Monday to Saturday, excluding public holidays, and for a total duration not exceeding 4 weeks.</p> <p>AO13.2 Dust from excavation and filling is managed by the:</p> <ul style="list-style-type: none"> m. covering of unearthed material in windy conditions; n. covering of vehicles hauling material to or from the site; and o. the wetting of unearthed material or exposed earth in windy conditions. <p>AO13.3 Areas of fill and excavation are graded, compacted and planted and/or mulched immediately after the dumping operation is complete.</p> <p>AO13.4 Where an area of more than 1,000m³ of fill and excavation is involved, the filling and excavation is staged, with previous stages being progressively finished and rehabilitated (e.g graded, compacted and planted and/or mulched) to reduce visual impacts, dust generation, erosion and sedimentation.</p> | <p>Compliant Filling or excavation will not cause significant impacts through truck movements, dust or noise, on the amenity of the locality in which the works are undertaken or along routes taken to transport the material. Where applicable, excavation and filling activities will be conducted between the hours of 7am and 6pm Monday to Saturday, excluding public holidays, and for a total duration not exceeding 4 weeks.</p> |

| | | |
|--|--|--|
| <p>PO14 Filling and excavating does not adversely impact on the structural integrity or operational performance of existing infrastructure or engineering works.</p> | <p>AO14 No acceptable outcome provided.</p> | |
| <p>PO15 Excavation and filling is undertaken in a manner that minimises erosion and sedimentation of the site and adjoining properties.</p> | <p>AO15.1 Sediment fences, earth berms and temporary drainage are provided and located to prevent sediment being transported to adjoining properties, roads, waterways, and/or drainage systems.</p> <p>AO15.2 Erosion and Sediment control measures are designed and constructed in accordance with the document <i>Soil Erosion & Sediment Control – Engineering Guidelines for Queensland Construction Sites 1995</i>.</p> | <p>Compliant Erosion and Sediment control measures will be designed and constructed in accordance with the document <i>Soil Erosion & Sediment Control – Engineering Guidelines for Queensland Construction Sites 1995</i>.</p> |
| <p>PO16 Filling or excavation does not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the site.</p> | <p>AO16 Development provides that:-</p> <ul style="list-style-type: none"> i. no contaminated material is used as fill; j. for excavation, no contaminated material is excavated or contaminant disturbed; and k. waste materials are not used as fill, including:- <ul style="list-style-type: none"> a. commercial waste; b. construction/demolition waste; c. domestic waste; d. garden/vegetation waste; and e. industrial waste. | <p>Compliant No contaminated material will be used as fill.</p> |
| | | <p>Compliant</p> |

| | | |
|---|--|---|
| <p>PO17 Filling and excavation:-</p> <ul style="list-style-type: none"> e. provides a finished surface level that is free draining and flood free; f. does not interfere with or change the overland flowpath of water across the site; g. does not direct or discharge water onto an adjoining site; and h. does not result in a reduction of flood conveyance or storage capacity either upstream or downstream of the site. | <p>AO17.1 The excavation or filling does not concentrate or divert stormwater onto adjoining land to a degree which is worse than that which existed prior to the works.</p> <p>AO17.2 Excavation or filling does not result in the ponding or permanent retention of surface water either on the site or on adjoining land.</p> <p>AO17.3 No filling is carried out in a waterway.</p> | <p>The excavation or filling will not concentrate or divert stormwater onto adjoining land to a degree which is worse than that which existed prior to the works.</p> |
| <p><i>Water quality</i></p> | | |
| <p>PO18 Development is planned and designed to achieve stormwater design objectives taking into account the site based constraints.</p> | <p>AO18 A site stormwater quality management plan (SQMP) is prepared, and:</p> <ul style="list-style-type: none"> j. is consistent with any local area stormwater management planning; and k. provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 8.4.5.3.2 (construction phase – stormwater management design objectives) and Table 8.4.5.3.3 (post construction phase – stormwater management design objectives), or current best practice environmental managements, reflecting land use constraints, such as: | <p>Not Applicable A site stormwater quality management plan is not required for the development.</p> |

| | | |
|---|---|---|
| | <ul style="list-style-type: none"> a. erosive, dispersive, sodic and/or saline soil types; b. landscape features (including landform); c. acid sulfate soil and management of nutrients of concern; and d. rainfall erosivity. | |
| <p>PO19 Operational activities for the development avoid or minimises changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</p> | <p>AO19 Development incorporates stormwater flow control measure to achieve the design objectives listed in Table 8.4.5.3.3 (post construction phase – stormwater management design objectives). The operational phases for the development comply with design objectives in Table 8.4.5.3.3 (post construction phase – stormwater management design objectives), or current best practice environmental management, including management of frequent flows, and peak flows.</p> | <p>Compliant The proposed development will incorporate stormwater flow control measure to achieve the design objectives listed in Table 8.4.5.3.3 (post construction phase – stormwater management design objectives).</p> |
| <p>PO20 Development does not discharge wastewater to a waterway or off site unless demonstrated to be best practice environmental management for that site.</p> | <p>AO20.1 Any off-site discharge of wastewater is undertaken in accordance with a wastewater management plan (WWMP) prepared by a suitably qualified person that addresses:</p> <ul style="list-style-type: none"> g. wastewater type; h. climatic conditions; i. water quality objectives (WQOs);, and j. best-practice environmental management. | <p>Compliant If applicable, any off-site discharge of wastewater will be undertaken in accordance with a wastewater management plan (WWMP) prepared by a suitably qualified person.</p> |

| | | |
|---|---|--|
| | <p>AO20.2 The WWMP provides that wastewater is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> c. avoids wastewater discharges to waterways; or d. if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. | |
| <p>PO21 Wastewater discharge to a waterway is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.</p> | <p>AO21 No acceptable outcome provided.</p> | <p>Not Applicable Wastewater will not be discharged into a waterway.</p> |
| <i>Slope stability</i> | | |
| <p>PO22 Development maintains the stability of steep slopes and does not increase the risk of harm to people by:</p> <ul style="list-style-type: none"> c. avoiding development on land with a slope greater than 15%; or d. undertaking development on land with a slope greater than 15% in accordance with best practice geotechnical design principles. | <p>AO22 Development is not located on land with a slope that exceeds 15%. OR Where development is located on land that exceeds 15% slope, it is carried out in accordance with a site-specific geotechnical assessment prepared by a suitably qualified person that demonstrates:</p> <ul style="list-style-type: none"> d. that the stability of the site (including buildings and infrastructure) will be maintained during construction and operation of the development; | <p>Compliant Development is not located on land with a slope that exceeds 15%.</p> |

| | | |
|---|---|--|
| | <p>e. the site is not at risk of landslip activity from surrounding land; and</p> <p>f. site works (including earthworks) will not destabilise surrounding land or cumulatively weaken the geotechnical stability of the surrounding premises.</p> | |
| <i>Fire services in developments accessed by common private title</i> | | |
| <p>PO23 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently. Editor's note- For further information on how to address this performance outcome please see <i>Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.</i></p> | <p>AO23.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p> <p>AO23.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.</p> | <p>Not Applicable The subject site is not accessed by a common private title.</p> |
| <p>PO24 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not onstreet parking spaces are occupied.</p> | <p>AO24 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.</p> | <p>Not Applicable The subject site is not accessed by a common private title.</p> |

| | | |
|--|---|--|
| <p>Editor's note- For further information on how to address this performance outcome please see <i>Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.</i></p> | | |
| <p>PO25 Hydrants are suitably identified so that fire services can locate them at all hours. Editor's note: For further information on how to address this performance outcome please see <i>Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.</i></p> | <p>AO25 Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~media/busind/techstdpubs/trum/125Amend18.pdf</p> | <p>Not Applicable The subject site is not accessed by a common private title.</p> |