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| --- | --- | --- | --- |
| **Table 6.2.12.3.2 Assessable development - Township residential precinct** | | | |
| **Performance outcomes** | **Examples that achieve aspects of the Performance Outcomes** | **E Compliance**   * **Yes** * **No See PO or** * **NA** | **Justification for compliance** |
| **General criteria** | | | |
| **Character** | |  |  |
| **PO1**  Residential development maintains the predominantly low-density residential nature and traditional well connected layout of residential townships. | No example provided. |  |  |
| **PO2**  Development incorporates traditional building form, detailing, colours and lightweight materials consistent with the country town character of the area.  Note - Refer to Planning scheme policy - Township Character for details and examples. | No example provided. |  |  |
| **Building height** | |  |  |
| **PO3**  Building height   1. is consistent with the low rise character of the Township precinct; 2. preserves the natural features of the site, including slope, orientation and view corridors; 3. does not unduly impact on views, breezes, sunlight or privacy experienced by adjoining properties. | **E3**  Building height does not exceed:   1. that mapped on Overlay map – Building heights; or 2. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m. |  |  |
| **Setbacks** | |  |  |
| **PO4**  Setbacks are:   1. consistent with the low density Township character where buildings are positioned further away from the footpath and further apart from each other; 2. provide area on-site that is unconstrained by buildings and structures; 3. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; 4. maintain the privacy of residents and adjoining properties; 5. maintain private open space areas that are of a size and shape that is useable and functional; 6. ensure covered car parking spaces and domestic outbuildings that are visible from the street or public space:    1. visually integrate with the dwelling house;   Note - For example, materials, colours, finishes and roof form are consistent with the existing dwelling.   * 1. are of a scale, location and built form that contributes positively to the streetscape;   2. have a design and built form that complements the low density character of the precinct;   3. are consistent with the established character of the precinct and avoid dominating or otherwise negatively impacting the streetscape or adjoining properties’. | **E4**  Setbacks:   1. comply with the table below; or  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | | **Setbacks** | | | | | | | | | | **Height of wall** | **Frontage Primary** | | | **Frontage Secondary to street** | | | **Side To OMP and wall** | **Rear**  **To OMP and wall** | | **To wall** | **To OMP** | **To car parking space and domestic out- buildings** | **To wall** | **To OMP** | **To car parking space and domestic out- buildings** | | **Less than 4.5m** | Min 6.0m | Min 4.5m | Min 5.4 | Min 3m | Min 2m | Min 5.4 | Min 1.5m | 6.0m | | **4.5m or more** | Min 6.0m | Min 4.5m | N/A | Min 3m | Min 2m | N/A | Min 2m | 6.0m | | Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details). | | | | | | | | | | |  1. for carports associated with a Dwelling house that remain open and are not enclosed by walls, screens or the like the following applies: 2. if the Dwelling house was built before 2005: not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot have the same road frontage (where a lawfully constructed carport or garage is located on both sides, the lesser of the two is applicable); or 0.5m whichever is the greater; or 3. in all other instances: a minimum setback of 5.4m from the primary or secondary frontage.   Note - This is an alternative provision to the QDC for building work associated with a Dwelling house, and is a concurrence agency issue. |  |  |
| **Site cover** | |  |  |
| **PO5**  Site cover:   1. reduces the dominance of buildings and structures to reflect the detached, low density Township character; 2. provides generous open areas around buildings for usable private open space, protect existing vegetation and enable ‘private’ greening of yard space; 3. reduces building bulk and creates visual interest in the built form; 4. maximises separation between buildings to maximise amenity, cross ventilation and solar access. | **E5**  Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures). |  |  |
| **Car parking** | |  |  |
| **PO6**  The number of car parking spaces is managed to:   1. avoid significant impacts on the safety and efficiency of the road network; 2. avoid an oversupply of car parking spaces; 3. avoid the visual impact of large areas of open car parking from road frontages and public areas; 4. promote active and public transport options; 5. promote innovative solutions, including on-street parking and shared parking areas.  |  | | --- | | Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome. | | **E6.1**  Car parking is provided in accordance with Schedule 7 - Car parking.   |  | | --- | | Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards. | |  |  |
| **E6.2**  All car parking areas are designed and constructed in accordance with *Australian Standard AS2890.1* Parking facilities Part 1: Off-street car parking. |  |  |
| **PO7**  Vehicle access and car parking areas minimise visual, noise and headlight impacts on adjoining sensitive land uses. | **E7**  Where car parking or manoeuvring areas are within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid timber screen fence is provided for the full length of these areas along the property boundary. |  |  |
| **Bicycle parking and end of trip facilities**   |  | | --- | | Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1. | | | | |
| **PO8**   1. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:    1. adequate bicycle parking and storage facilities; and    2. adequate provision for securing belongings; and    3. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. 2. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:    1. the projected population growth and forward planning for road upgrading and development of cycle paths; or    2. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or    3. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.  |  | | --- | | Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances.  For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc. | | Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council’s assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code. | | **E8.1**  Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).   |  |  | | --- | --- | | **Use** | **Minimum Bicycle Parking** | | Residential uses comprised of dwellings | Minimum 1 space per dwelling | | All other residential uses | Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking | | Non-residential uses | Minimum 1 space per 200m2 of GFA | | Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. | | | | |  |  |
| **E8.2**  Bicycle parking is:   1. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*; 2. protected from the weather by its location or a dedicated roof structure; 3. located within the building or in a dedicated, secure structure for residents and staff; 4. adjacent to building entrances or in public areas for customers and visitors.  |  | | --- | | Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3. | | Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building. | | Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. | |  |  |
| **E8.3**  For non-residential uses, storage lockers:   1. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number); 2. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).  |  | | --- | | Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities. | | Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. | |  |  |
| **E8.4**  For non-residential uses, changing rooms:   1. are provided at a rate of 1 per 10 bicycle parking spaces; 2. are fitted with a lockable door or otherwise screened from public view; 3. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | | **Bicycle spaces provided** | **Male/ Female** | **Change rooms required** | **Showers required** | **Sanitary compartments required** | **Washbasins required** | | 1-5 | Male and female | 1 unisex change room | 1 | 1 closet pan | 1 | | 6-19 | Female | 1 | 1 | 1 closet pan | 1 | | 20 or more | Male | 1 | 1 | 1 closet pan | 1 | | Female | 1 | 2, plus 1 for every 20 bicycle spaces provided thereafter | 2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter | 1, plus 1 for every 60 bicycle parking spaces provided thereafter | | Male | 1 | 2, plus 1 for every 20 bicycle spaces provided thereafter | 1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter | 1, plus 1 for every 60 bicycle parking spaces provided thereafter | | Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.  Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1). | | | | | | | |  1. are provided with:    1. a mirror located above each wash basin;    2. a hook and bench seating within each shower compartment;    3. a socket-outlet located adjacent to each wash basin.  |  | | --- | | Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities | | Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. | |  |  |
| **Loading and servicing** | |  |  |
| **PO9**  Loading and servicing areas:   1. are not visible from the street frontage; 2. are integrated into the design of the building; 3. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; 4. where possible loading and servicing areas are consolidated and shared with adjoining sites. | No example provided. |  |  |
| **Waste** | |  |  |
| **PO10**  Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste. | **E10**  Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program. |  |  |
| **Landscaping and fencing** | |  |  |
| **PO11**  On-site landscaping is provided, that:   1. is incorporated into the design of the development; 2. reduces the dominance of car parking and servicing areas from the street frontage; 3. retains mature trees wherever possible; 4. does not create safety or security issues by creating potential concealment areas or interfering with sightlines; 5. maintains the achievement of active frontages and sight lines for casual surveillance.  |  | | --- | | Note - All landscaping is to accord with Planning scheme policy - Integrated design. | | No example provided. |  |  |
| **PO12**  Surveillance and overlooking are maintained between the road frontage and the main building line. | **E12**  No fencing is provided forward of the building line. |  |  |
| **Amenity** | |  |  |
| **PO13**  The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances. | No example provided. |  |  |
| **Noise** | |  |  |
| **PO14**  Noise generating uses do not adversely affect existing noise sensitive uses.   |  | | --- | | Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. | | Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. | | No example provided. |  |  |
| **PO15**  Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:   1. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); 2. maintaining the amenity of the streetscape.  |  | | --- | | Note - A noise impact assessment may be required to demonstrate compliance with this PO.  Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. | | Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. | | **E15.1**  Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise*.* |  |  |
| **E15.2**  Noise attenuation structures (e.g. walls, barriers or fences):   1. are not visible from an adjoining road or public area unless:    1. adjoining a motorway or rail line; or    2. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. 2. do not remove existing or prevent future active transport routes or connections to the street network; 3. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.  |  | | --- | | Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures. | | Note - Refer to Overlay map – Active transport for future active transport routes. | |  |  |
| **Clearing of habitat trees where not located within the Environmental areas overlay map** | |  |  |
| **PO16**   1. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. 2. Development does not result in the net loss of fauna habitat.  Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed.  Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. 3. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner  |  | | --- | | Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas | | No example provided. |  |  |

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| --- | --- | --- | --- |
| **Works criteria** | | | |
| **Utilities** | |  |  |
| **PO17**  All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A). | No example provided. |  |  |
| **Access** | |  |  |
| **PO18**  Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design. | No example provided. |  |  |
| **PO19**  The layout of the development does not compromise:   1. the development of the road network in the area; 2. the function or safety of the road network; 3. the capacity of the road network.  |  | | --- | | Note - The road hierarchy is mapped on Overlay map - Road hierarchy. | | **E19.1**  Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.   |  | | --- | | Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. | | Note - The road hierarchy is mapped on Overlay map - Road hierarchy. | |  |  |
| **E19.2**  The development provides for the extension of the road network in the area in accordance with Council’s road network planning. |  |  |
| **E19.3**  The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council’s road planning. |  |  |
| **E19.4**  The development layout allows forward vehicular access to and from the site. |  |  |
| **PO20**  Safe access is provided for all vehicles required to access the site. | **E20.1**  Site access and driveways are designed, located and constructed in accordance with:   1. where for a Council-controlled road and associated with a Dwelling house:    1. Planning scheme policy - Integrated design; 2. where for a Council-controlled road and not associated with a Dwelling house:    1. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;    2. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;    3. Planning scheme policy - Integrated design;    4. Schedule 8 - Service vehicle requirements; 3. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. |  |  |
| **E20.2**  Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:   1. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; 2. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; 3. Planning scheme policy - Integrated design; and 4. Schedule 8 - Service vehicle requirements.   Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction. |  |  |
| **E20.3**  Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements. |  |  |
| **E20.4**  Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design. |  |  |
| **PO21**  Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.  Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads. | **E21**  Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.  Note - The road network is mapped on Overlay map - Road hierarchy. |  |  |
| **Street design and layout** | | | |
| **PO22**  Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:   1. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; 2. safe and convenient pedestrian and cycle movement; 3. adequate on street parking; 4. stormwater drainage paths and treatment facilities; 5. efficient public transport routes; 6. utility services location; 7. emergency access and waste collection; 8. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; 9. expected traffic speeds and volumes; and 10. wildlife movement (where relevant).   Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.  Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required. | No example provided. |  |  |
| **PO23**  The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.  Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs:   * Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; * Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; * Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; * Residential development greater than 50 lots or dwellings; * Offices greater than 4,000m2 Gross Floor Area (GFA); * Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m2 GFA; * Warehouses and Industry greater than 6,000m*2* GFA; * On-site carpark greater than 100 spaces; * Development has a trip generation rate of 100 vehicles or more within the peak hour; * Development which dissects or significantly impacts on an environmental area or an environmental corridor.   The ITA is to review the development’s impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment’s impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.  Note - The road network is mapped on Overlay map - Road hierarchy.  Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. | **E23.1**  New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.  Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.  Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. |  |  |
| **E23.2**  Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development.  Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.  Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.  Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. |  |  |
| **E23.3**  The active transport network is extended in accordance with Planning scheme policy - Integrated design. |  |  |
| **PO24**  All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.  All new works are extended to join any existing works within 20m.  Note - Frontage roads include streets where no direct lot access is provided.  Note - The road network is mapped on Overlay map - Road hierarchy.  Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.  Note - Roads are considered to be constructed in accordance with Council’s standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. | **E24**  Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:   |  |  | | --- | --- | | **Situation** | **Minimum construction** | | Frontage road unconstructed or gravel road only;  OR  Frontage road sealed but not constructed\* to Planning scheme policy - Integrated design standard;  OR  Frontage road partially constructed\* to Planning scheme policy - Integrated design standard. | Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.  The minimum total travel lane width is:   * 6m for minor roads; * 7m for major roads. |   Note - Major roads are sub-arterial roads and arterial roads.  Minor roads are roads that are not major roads.  Note - Construction includes all associated works (services, street lighting and linemarking).  Note - Alignment within road reserves is to be agreed with Council.  Note - \*Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.  Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. |  |  |
| **Stormwater** | |  |  |
| **PO25**  Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient. | **E25.1**  The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design. |  |  |
| **E25.2**  Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM. |  |  |
| **E25.3**  Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.  Note - Development provides inter-allotment – QUDM level III drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. The inter-allotment drainage system (including easements) is provided in accordance with Planning scheme policy - Integrated design (Appendix C). |  |  |
| **PO26**  Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment. | **E26.1**  The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site. |  |  |
| **E26.2**  The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots. |  |  |
| **E26.3**  Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas. |  |  |
| **E26.4**  The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.  Note - Refer to QUDM for recommended average flow velocities. |  |  |
| **PO27**  Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development. | **E27**  The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design. |  |  |
| **PO28**  Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises.   |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for details. | | Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. |  |  | | --- | | Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm.  An afflux of +20mm may be accepted on Council controlled land and road infrastructure.  No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure. | | No example provided. |  |  |
| **PO29**  Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.   |  | | --- | | Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. | | No example provided. |  |  |
| **PO30**  Where development:   1. is for an urban purpose that involves a land area of 2500m2 or greater; and 2. will result in:    1. 6 or more dwellings; or    2. an impervious area greater than 25% of the net developable area,   stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.  Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.  Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C). | No example provided. |  |  |
| **PO31**  Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.  Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council’s stormwater drainage system. | **E31**  Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council.  Minimum easement widths are as follows:   |  |  | | --- | --- | | **Pipe Diameter** | **Minimum easement width (excluding access requirements)** | | Stormwater pipe up to 825mm diameter | 3.0m | | Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter | 4.0m | | Stormwater pipe greater than 825mm diameter | Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side). |   Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.  Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels. |  |  |
| **PO32**  Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion. | No example provided. |  |  |
| **PO33**  Council is provided with accurate representations of the completed stormwater management works within residential developments. | **E33**  “As Built” drawings and specifications of the stormwater management devices certified by an RPEQ is provided.  Note - Documentation is to include:   1. photographic evidence and inspection date of the installation of approved underdrainage; 2. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; 3. date of the final inspection. |  |  |
| **Site works and construction management** | |  |  |
| **PO34**  The site and any existing structures are maintained in a tidy and safe condition. | No example provided. |  |  |
| **PO35**  All works on-site are managed to:   1. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; 2. minimise as far as possible, impacts on the natural environment; 3. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; 4. avoid adverse impacts on street trees and their critical root zone. | **E35.1**  Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:   1. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; 2. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind; 3. stormwater discharge rates do not exceed pre-existing conditions; 4. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; 5. ponding or concentration of stormwater does not occur on adjoining properties. |  |  |
| **E35.2**  Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.  Note - The measures are adjusted on-site to maximise their effectiveness. |  |  |
| **E35.3**  The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property. |  |  |
| **E35.4**  Existing street trees are protected and not damaged during works.  Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented. |  |  |
| **PO36**  Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts. | **E36**  No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works. |  |  |
| **PO37**  All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.  Note - A Traffic Management Plan may be required to demonstrate compliance with this PO.  A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).  Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:   1. the aggregate volume of imported or exported material is greater than 1000m3; or 2. the aggregate volume of imported or exported material is greater than 200m3 per day; or 3. the proposed haulage route involves a vulnerable land use or shopping centre.   Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.  Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads. | **E37.1**  Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe. |  |  |
| **E37.2**  All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking.  Contractors vehicles are generally not to be parked in existing roads. |  |  |
| **E37.3**  Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times. |  |  |
| **E37.4**  Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available.  Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.  Note - The road hierarchy is mapped on Overlay map - Road hierarchy.  Note - A dilapidation report may be required to demonstrate compliance with this E. |  |  |
| **E37.5**  Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition.  Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.  Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads. |  |  |
| **E37.6**  Access to the development site is obtained via an existing lawful access point. |  |  |
| **PO38**  All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.   |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for details. | | **E38**  At completion of construction all disturbed areas of the site are to be:   1. topsoiled with a minimum compacted thickness of fifty (50) millimetres; 2. stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.   Note - These areas are to be maintained during any maintenance period to maximise grass coverage. |  |  |
| **PO39**  Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.  Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C). | **E39**  Soil disturbances are staged into manageable areas of not greater than 3.5 ha. |  |  |
| **PO40**  The clearing of vegetation on-site:   1. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 2. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; 3. is disposed of in a manner which minimises nuisance and annoyance to existing premises.  |  | | --- | | Note - No burning of cleared vegetation is permitted. | | **E40.1**  All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.   |  | | --- | | Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works. | |  |  |
| **E40.2**  Disposal of materials is managed in one or more of the following ways:   1. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or 2. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.  |  | | --- | | Note - The chipped vegetation must be stored in an approved location. | |  |  |
| **PO41**  All development works are carried out at times which minimise noise impacts to residents. | **E41**  All development works are carried out within the following times:   1. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; 2. no work is to be carried out on Sundays or public holidays.   Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties. |  |  |
| **PO42**  Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council. | No example provided. |  |  |
| **Earthworks** | |  |  |
| **PO43**  On-site earthworks are designed to consider the visual and amenity impact as they relate to:   1. the natural topographical features of the site; 2. short and long-term slope stability; 3. soft or compressible foundation soils; 4. reactive soils; 5. low density or potentially collapsing soils; 6. existing fill and soil contamination that may exist on-site; 7. the stability and maintenance of steep slopes and batters; 8. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). | **E43.1**  All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary. |  |  |
| **E43.2**  Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters. |  |  |
| **E43.3**  Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ. |  |  |
| **E43.4**  All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion. |  |  |
| **E43.5**  All filling or excavation is contained on-site and is free draining. |  |  |
| **E43.6**  All fill placed on-site is:   1. limited to that area necessary for the approved use; 2. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.). |  |  |
| **E43.7**  The site is prepared and the fill placed on-site in accordance with AS3798.   |  | | --- | | Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures. | |  |  |
| **PO44**  Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area. | **E44**  Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.  **Figure - Embankment**  Embankment |  |  |
| **PO45**  Filling or excavation is undertaken in a manner that:   1. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 2. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.   Note - Public sector entity is defined in Schedule 2 of the Act. | **E45.1**  No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.  Note - Public sector entity is defined in Schedule 2 of the Act. |  |  |
| **E45.2**  Filling or excavation that would result in any of the following is not carried out on-site:   1. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; 2. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken; 3. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.   Note - Public sector entity is defined in Schedule 2 of the Act.  Note - All building work covered by QDC MP1.4 is excluded from this provision. |  |  |
| **PO46**  Filling or excavation does not result in land instability.   |  | | --- | | Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance. | | No example provided. |  |  |
| **PO47**  Filling or excavation does not result in:   1. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; 2. increased flood inundation outside the site; 3. any reduction in the flood storage capacity in the floodway; 4. any clearing of native vegetation.  |  | | --- | | Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional.  Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements. | | No example provided. |  |  |
| **PO48**  Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site. | **E48**  Filling and excavation undertaken on the development site are shaped in a manner which does not:   1. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or 2. redirect stormwater surface flow away from existing flow paths; or 3. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:      1. concentrates the flow; or    2. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or    3. causes actionable nuisance to any person, property or premises. |  |  |
| **PO49**  All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.  Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome. | **E49**  Earth retaining structures:   1. are not constructed of boulder rocks or timber; 2. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;   **Figure - Retaining on boundary**  Retaining on boundary   1. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; 2. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.   **Figure - Cut**  Cut  **Figure - Fill**  Fill |  |  |
| **Fire Services**   |  | | --- | | Note - The provisions under this heading only apply if:   1. the development is for, or incorporates:    1. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or    2. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or    3. material change of use for a Tourist park([84](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449196)) with accommodation in the form of caravans or tents; or    4. material change of use for outdoor sales([54](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448307)), outdoor processing or outdoor storage where involving combustible materials.   AND   1. none of the following exceptions apply:    1. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity’s reticulated water supply; or    2. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer’s reticulated water supply network, measured around all obstructions, either on or adjacent to the site. | | Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection. | | | | |
| **PO50**  Development incorporates a fire fighting system that:   1. satisfies the reasonable needs of the fire fighting entity for the area; 2. is appropriate for the size, shape and topography of the development and its surrounds; 3. is compatible with the operational equipment available to the fire fighting entity for the area; 4. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; 5. considers the fire hazard inherent in the surrounds to the development site; 6. is maintained in effective operating order.  |  | | --- | | Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region. | | **E50.1**  External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*.   |  | | --- | | Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:   1. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks([84](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449196)) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; 2. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); 3. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:    1. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;    2. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;    3. for outdoor sales([54](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448307)), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales([54](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448307)), outdoor processing and outdoor storage facilities; 4. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6. | |  |  |
| **E50.2**  A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:   1. an unobstructed width of no less than 3.5m; 2. an unobstructed height of no less than 4.8m; 3. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; 4. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. |  |  |
| **E50.3**  On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*. |  |  |
| **PO51**  On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site. | **E51**  For development that contains on-site fire hydrants external to buildings:   1. those external hydrants can be seen from the vehicular entry point to the site; or 2. a sign identifying the following is provided at the vehicular entry point to the site:    1. the overall layout of the development (to scale);    2. internal road names (where used);    3. all communal facilities (where provided);    4. the reception area and on-site manager’s office (where provided);    5. external hydrants and hydrant booster points;    6. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.  |  | | --- | | Note - The sign prescribed above, and the graphics used are to be:   1. in a form; 2. of a size; 3. illuminated to a level;   which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign. | |  |  |
| **PO52**  Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site. | **E52**  For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads.   |  | | --- | | Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads. | |  |  |

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| **Use specific criteria** | | | |
| **Dwelling house** ([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447512)) | |  |  |
| **Private open space** | |  |  |
| **PO53**  Dwellings are provided with private open space that is:   1. of a size and dimension to be useable and functional; 2. directly accessible from the dwelling; 3. located so that residents and neighbouring properties experience a suitable level of residential amenity; 4. free of objects or structures that reduce or limit functionality.  |  | | --- | | Note - Dwelling houses([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447512)) adjoining an arterial, sub-arterial or regional arterial road must not locate private open space areas adjoining or within the setback to that road. | | Note - Utility areas (e.g. Driveways, air-conditioning units, water tanks, clothes drying facility, storage structures, refuse storage areas and retaining structures) are to be shown on a site plan. | | Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio). | | No example provided. |  |  |
| **Car parking** | |  |  |
| **PO54**  Garages and carports facing a street are designed to:   1. not dominate the street frontage; 2. maintain active frontages and opportunities for surveillance from within the dwelling; 3. contribute to the intended character of the streetscape. | **E54**  Garage and carport openings, where within the first 20m of the site frontage are no greater than:   |  |  | | --- | --- | | **Primary or secondary frontage** | **Covered car space opening(s) per street frontage And location of car parking areas** | | Greater than 18m | Not specified | | Greater than 12.5m to 18m | 6m wide maximum | | 12.5m or less | Single storey dwelling: 3.0m wide maximum;  Double storey dwelling: 6.0m wide maximum and recessed 1.0m behind the front wall or balcony of upper level. |   Note - Refer to Planning scheme policy - Residential design for details and examples. |  |  |
| **Access and driveways** | |  |  |
| **PO55**  Driveways, pedestrian entries and internal access ways are designed to:   1. provide lawful access; 2. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; 3. provide a safe pedestrian environment; 4. not result in excessive crossovers and hardstand areas; 5. allows adequate space for on-street parking; 6. allows adequate space for street planting and street trees; 7. allow adequate space for garbage collection and the location of street infrastructure.  |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | | **E55.1**  A maximum of 1 driveway crossover per street frontage. |  |  |
| **E55.2**  Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback. |  |  |
| **PO56**  The driveway construction across the verge conforms to the relevant standard drawing for the classification of the road in accordance with Planning scheme policy - Integrated design. | No example provided. |  |  |
| **PO57**  Crossovers, facilities and driveways are located, designed and constructed in accordance with Planning scheme policy - Integrated design. | No example provided. |  |  |
| **Screening – fences and walls** | |  |  |
| **PO58**  Fencing and screening complements the rural character and open appearance of the streetscape by:   1. avoiding front fencing or where incorporated, maintains an open appearance to the streetscape through the use of farm style fencing (e.g. post and rail or wire); 2. maintaining surveillance between buildings and public spaces.   Note - The objective of providing surveillance of the street takes precedence over the provision of physical barriers for noise mitigation purposes. Where a barrier for noise is unavoidable it is to be aesthetically treated in accordance with an option detailed in Planning scheme policy - Residential design.  Note - Refer to Planning scheme policies- Township character and Residential design for details and examples. | No example provided. |  |  |
| **Casual surveillance** | |  |  |
| **PO59**  Buildings and structures are designed and oriented to have active frontages that provide visual interest, address road frontages and facilitate casual surveillance of all public spaces (streets, laneways, public open space areas, pedestrian paths and car parking areas) through:   1. incorporating habitable room windows and balconies that overlook public spaces including secondary frontages; 2. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage.  |  | | --- | | Note - Dwelling houses([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447512)) adjoining an arterial or sub-arterial road must address the arterial or sub-arterial road. | | Note - Ground level dwellings at the front of the site have individual access points to the street. | | **E59.1**  Dwellings must address primary frontages (including arterial, sub-arterial and regional-arterial roads) with a minimum of a front door, window(s) and pedestrian entrance.  Note - If an acoustic fence has been conditioned as part of a reconfiguring a lot approval this provision does not apply to that frontage. |  |  |
| **E59.2**  Each dwelling, excluding domestic outbuildings and garages, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m2 or multiple habitable room windows having a combined area of a least 2.5m2 overlooking each adjoining public space (street, public open space or laneway).  Note - Secondary dwellings are not required to provide a habitable room window where only the secondary dwelling garage overlooks the adjoining public space and all habitable rooms do not adjoin a public space. |  |  |
| **E59.3**  30% of the front façade of the building (excluding the garage and front door) is made up of windows or glazing. |  |  |
| **Waste** | |  |  |
| **PO60**  Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste. | No example provided. |  |  |
| **PO61**  Waste storage areas are:   1. not located in front of the main building line; or 2. are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape.  |  | | --- | | Note - Refer to Planning scheme policy - Residential design for details and examples. | | **E61**  Each dwelling includes a garbage bin utility area that:   1. is screened from public areas; 2. is not located in the primary frontage setback; 3. is not located in an enclosed garage; 4. has a minimum area of 1m x 2m; 5. has access to the collection point without going through a dwelling.   Note - Refer to Planning scheme policy - Residential design for details and examples. |  |  |
| **Earthworks** | |  |  |
| **PO62**  Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by:   1. minimising overuse of cut and fill to create single flat pads and benching; 2. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; 3. minimising any visual impact on the landscape character of the zone; 4. protecting the amenity of adjoining properties. | **E62.1**  Building and lot design on slopes between 10% and 15% must:   1. avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction; 2. have built to boundary walls on the low side of the lot to avoid drainage issues. |  |  |
| **E62.2**  New buildings on land with a slope greater than 15% do not have slab on ground construction. |  |  |
| **Secondary dwellings** | |  |  |
| **PO63**  Secondary dwellings:   1. are subordinate and ancillary to the primary dwelling in size and function; 2. are not larger than 45m2 GFA; 3. have the appearance, bulk and scale of a single dwelling from the street; 4. maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the Dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447512)) on-site. | **E63.1**  The siting and design of dwellings ensures that the secondary dwelling is:   1. not located in front of the primary dwelling; 2. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings).   Note - The requirement to locate a Secondary dwelling within 10.0m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.  Note - Refer to Planning scheme policy - Residential design for details and examples. |  |  |
| **E63.2**  No more than 1 secondary dwelling is located on an allotment. |  |  |
| **E63.3**  The GFA of the secondary dwelling does not exceed 45m2. |  |  |
| **E63.4**  Provide a minimum of one designated car parking space for the Secondary dwelling (in addition to those required for the Dwelling house). This car parking space(s) is to be co-located with the parking spaces for the primary dwelling to appear as a single dwelling from the street.  Note - The requirement for co-locating secondary dwelling parking space(s) with the car parking space(s) for the primary dwelling does not apply to corner lots where the primary and secondary dwellings address different street frontages and are accessed via separate driveways.  Note - Refer to Planning scheme policy- Residential design for details and examples. |  |  |
| **Domestic outbuildings** | |  |  |
| **PO64**  Domestic outbuildings and car ports are:   1. of a height that does not negatively impact the visual amenity of adjoining properties; 2. ensure covered car parking spaces and domestic outbuildings that are visible from the street or public space:    1. visually integrate with the dwelling house;   Note - For example, materials, colours, finishes and roof form are consistent with the existing dwelling.   * 1. are of a scale, location and built form that contributes positively to the streetscape;   2. have a design and built form that complements the low density character of the precinct;   3. are consistent with the established character of the precinct and avoid dominating or otherwise negatively impacting the streetscape or adjoining properties’. | **E64**  Domestic outbuildings:   1. have a total combined maximum roofed area as outlined in the table below:  |  |  | | --- | --- | | **Size of lot** | **Max. GFA** | | Less than 600m2 | 50m2 | | 600m2- 1000m2 | 70m2 | | Greater than 1000m2 – 2000m2 | 80m2 | | Greater than 2000m2 | 150m2 |  1. have a maximum building height as follows:     1. where in front of the main building line for a carport - have a maximum building height of 3.3m and a mean height not exceeding 2.7m; or    2. for all other instances - have a maximum building height of 4m and a mean height not exceeding 3.5m; 2. are located behind the main building line and not within primary or secondary frontage or trafficable water body setbacks except where for a carport and complying with the front setback for carports associated with a Dwelling house specified in this code.   Note - For c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.  Note - Except for the matters outlined in a. above, this is an alternative provision to the QDC for building work associated with a Dwelling house(22), and is a concurrence agency issue. |  |  |
| **Dual occupancy** ([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447482)) | |  |  |
| **PO65**  Dual Occupancies([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447482)):   1. are on a lot with a minimum area of 1000m2 and a minimum primary frontage of 30m or have a maximum site density of 20 dwellings per hectare; 2. are located within 800m of a township centre precinct; 3. are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for a Dual occupancy([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447482)).  |  | | --- | | Note - Refer to Planning scheme policy - Residential design for dispersal method and calculation. | | No example provided. |  |  |
| **Medium density uses** | |  |  |
| **PO66**  Medium density uses (e.g. Retirement facility([67](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448657)), Residential care facility([65](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448576)), Relocatable home park([62](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448511)), Rooming accommodation([69](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448729)) and Short-term accommodation([77](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448936))):   1. have a maximum site density of 45 dwellings per hectare; 2. are on lots with a minimum area of 1000m2 and a minimum primary road frontage of 30m; 3. are within 800m of a township centre precinct; 4. present as individual dwellings from the frontage; 5. are not within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for a medium density use. | No example provided. |  |  |
| **PO67**  Medium density uses incorporate traditional architectural style and design elements to maintain and enhance the country town character.  Note - Refer to Planning scheme policy - Township character for details and examples. | No example provided. |  |  |
| **Home based business** ([35](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447804)) | |  |  |
| **PO68**  The scale and intensity of the Home Based Business([35](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447804)):   1. is compatible with the physical characteristics of the site and the character of the local area; 2. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; 3. does not adversely impact on the amenity of adjoining and nearby premises; 4. remains ancillary to the residential use of the dwelling; 5. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; 6. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties; 7. ensures service and delivery vehicles do not negatively impact the amenity of the area. | **E68.1**  A maximum of 1 employee (not a resident) OR 2 customers OR customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time. |  |  |
| **E68.2**  Service and delivery vehicles do not exceed a Small rigid vehicle (SRV) at any one time. |  |  |
| **E68.3**  Vehicle parking for the Home based business([35](https://consult-moretonbay.objective.com/kse/event/4190/section/s1332743658181#target-d412305e571179)) on-site is limited to 1 car or Small rigid vehicle (SRV). |  |  |
| **E68.4**  Home based business(s)([35](https://consult-moretonbay.objective.com/kse/event/4190/section/s1332743658181#target-d412305e571179)) occupy an area of the existing dwelling or on-site structure not greater than 40m2gross floor area. |  |  |
| **E68.5**  Home based business(s)([35](https://consult-moretonbay.objective.com/kse/event/4190/section/s1332743658181#target-d412305e571179)) do not involve manufacturing.  Note - Manufacturing as defined in the Food Act 2006 is permitted. |  |  |
| **E68.6**  The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other environmental impacts. |  |  |
| **E68.7**  The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sundays, Christmas Day, Good Friday and Anzac Day.  Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation. |  |  |
| **E68.8**  For a bed and breakfast, the use:   1. is fully contained within the existing dwelling on-site; 2. occupies a maximum of 2 bedrooms; 3. includes the provision of a minimum of 1 meal per day; 4. accommodates a maximum of 6 people at any one time.   Note - For a Bed and Breakfast E68.1 - E68.7 above do not apply. |  |  |
| **Major electricity infrastructure(**[43](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448008)**), Substation(**[80](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449077)**) and Utility installation(**[86](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449256)**)** | |  |  |
| **PO69**  The development does not have an adverse impact on the visual amenity of a locality and is:   1. high quality design and construction; 2. visually integrated with the surrounding area; 3. not visually dominant or intrusive; 4. located behind the main building line; 5. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; 6. camouflaged through the use of colours and materials which blend into the landscape; 7. treated to eliminate glare and reflectivity; 8. landscaped; 9. otherwise consistent with the amenity and character of the zone and surrounding area. | **E69.1**  Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:   1. are enclosed within buildings or structures; 2. are located behind the main building line; 3. have a similar height, bulk and scale to the surrounding fabric; 4. have horizontal and vertical articulation applied to all exterior walls. |  |  |
| **E69.2**  A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries. |  |  |
| **PO70**  Infrastructure does not have an impact on pedestrian health and safety. | **E70**  Access control arrangements:   1. do not create dead-ends or dark alleyways adjacent to the infrastructure; 2. minimise the number and width of crossovers and entry points; 3. provide safe vehicular access to the site; 4. do not utilise barbed wire or razor wire. |  |  |
| **PO71**  All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:   1. generates no audible sound at the site boundaries where in a residential setting; or 2. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. | **E71**  All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. |  |  |
| **Sales office** ([72](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448827)) | |  |  |
| **PO72**  Sales office([72](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448827)) remain temporary in duration and demonstrates a relationship to  the land or buildings being displayed or sold. | **E72**  A Sales office([72](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448827)) is located on the site for no longer than 2 years. |  |  |
| **Telecommunications facility** ([81](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449122))   |  | | --- | | Editor's note - In accordance with the Federal legislation Telecommunications facilities ([81](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449122))must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz. | | | | |
| **PO73**  Telecommunications facilities([81](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449122)) are co-located with existing telecommunications facilities([81](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449122)), Utility installation([86](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449256)), Major electricity infrastructure([43](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448008)) or Substation([80](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449077)) if there is already a facility in the same coverage area. | **E73.1**  New telecommunication facilities([81](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449122)) are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures. |  |  |
| **E73.2**  If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site. |  |  |
| **PO74**  A new Telecommunications facility([81](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449122)) is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future. | **E74**  A minimum area of 45m2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility. |  |  |
| **PO75**  Telecommunications facilities([81](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449122)) do not conflict with lawful existing land uses both on and adjoining the site. | **E75**  The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval. |  |  |
| **PO76**  The Telecommunications facility([81](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449122)) does not have an adverse impact on the visual amenity of a locality and is:   1. high quality design and construction; 2. visually integrated with the surrounding area; 3. not visually dominant or intrusive; 4. located behind the main building line; 5. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; 6. camouflaged through the use of colours and materials which blend into the landscape; 7. treated to eliminate glare and reflectivity; 8. landscaped; 9. otherwise consistent with the amenity and character of the zone and surrounding area. | **E76.1**  Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape. |  |  |
| **E76.2**  In all other areas towers do not exceed 35m in height. |  |  |
| **E76.3**  Towers, equipment shelters and associated structures are of a design, colour and material to:   1. reduce recognition in the landscape; 2. reduce glare and reflectivity. |  |  |
| **E76.4**  All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.  Where there is no established building line the facility is located at the rear of the site. |  |  |
| **E76.5**  The facility is enclosed by security fencing or by other means to ensure public access is prohibited. |  |  |
| **E76.6**  A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.   |  | | --- | | Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. | | Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design. | |  |  |
| **PO77**  Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses. | **E77**  An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site’s context. |  |  |
| **PO78**  All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting. | **E78**  All equipment comprising the Telecommunications facility([81](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449122)) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary. |  |  |

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| --- | --- | --- | --- | --- |
| **Values and constraints criteria**   |  | | --- | | Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme. | | | | |
| **Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)**   |  | | --- | | Note - To demonstrate achievement of the performance outcomes, a bushfire management plan is prepared by a suitably qualified person.  Guidance for the preparation of a bushfire management plan is provided in Planning scheme policy – Bushfire prone areas. | | Note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage. | | | | |
| **PO79**  Development:   1. minimises the number of buildings and people working and living on a site exposed to bushfire risk; 2. ensures the protection of life during the passage of a fire front; 3. is located and designed to increase the chance of survival of buildings and structures during a bushfire; 4. minimises bushfire risk from build up of fuels around buildings and structures; 5. ensure safe and effective access for emergency services during a bushfire. | **E79.1**  Buildings and structures are:   1. not located on a ridgeline; 2. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); 3. dwellings are located on east to south facing slopes. |  |  |
| **E79.2**  Buildings and structures have contained within the site:   1. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; 2. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; 3. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; 4. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and 5. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%:    1. to, and around, each building and other roofed structure; and    2. to each fire fighting water supply extraction point.  |  | | --- | | Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959 | |  |  |
| **PO80**  Development and associated driveways and access ways:   1. avoid potential for entrapment during a bushfire; 2. ensure safe and effective access for emergency services during a bushfire; 3. enable safe evacuation for occupants of a site during a bushfire. | **E80**  A length of driveway:   1. to a road  does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; 2. has a maximum gradient no greater than 12.5%; 3. have a minimum width of 3.5m; 4. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline. |  |  |
| **PO81**  Development provides an adequate water supply for fire-fighting purposes. | **E81**   1. a reticulated water supply is provided by a distributer retailer for the area or; 2. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 3. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source. 4. Where a tank is the nominated on-site fire fighting water storage source, it includes:    1. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank;    2. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines. |  |  |
| **PO82**  Development:   1. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids; 2. does not present danger or difficulty to emergency services for emergency response or evacuation.  |  | | --- | | Editor's note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage. | | **E82**  Development does not involve the manufacture or storage of hazardous chemicals. |  |  |
| **Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)**   |  | | --- | | Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:   1. Clearing of native vegetation located within an approved development footprint; 2. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; 3. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 4. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones.  In any other zone, clearing is not to exceed 2m in width either side of the fence; 5. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; 6. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; 7. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; 8. Grazing of native pasture by stock; 9. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. | | Note - Definition for native vegetation is located in Schedule 1 Definitions.  Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES).  They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.  Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details. | | Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person.  Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas. | | | | |
| **Vegetation clearing, ecological value and connectivity** | |  |  |
| **PO83**  Development avoids locating in a High Value Area or a Value Offset Area.  Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:   1. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; 2. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained.  For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant,  the development of a Vegetation Management Plan,  a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas\*.  |  | | --- | | \* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014. | | No example provided. |  |  |
| **PO84**  Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:   1. retaining habitat trees; 2. providing contiguous patches of habitat; 3. provide replacement and rehabilitation planting to improve connectivity; 4. avoiding the creation of fragmented and isolated patches of habitat; 5. providing wildlife movement infrastructure.  |  | | --- | | Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, ‘stepping stone’ vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas. | | No example provided. |  |  |
| **Vegetation clearing and habitat protection** | |  |  |
| **PO85**  Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. | No example provided. |  |  |
| **PO86**  Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area.  Where development does result in the loss or degradation of habitat value, development will:   1. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; 2. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; 3. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. | No example provided. |  |  |
| **PO87**  Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:   1. providing contiguous patches of habitat; 2. avoiding the creation of fragmented and isolated patches of habitat; 3. providing wildlife movement infrastructure; 4. providing replacement and rehabilitation planting to improve connectivity. | No example provided. |  |  |
| **Vegetation clearing and soil resource stability** | |  |  |
| **PO88**  Development does not:   1. result in soil erosion or land degradation; 2. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. | No example provided. |  |  |
| **Vegetation clearing and water quality** | |  |  |
| **PO89**  Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:   1. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; 2. avoiding or minimising changes to landforms to maintain hydrological water flows; 3. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry([4](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447116)) and animal keeping([5](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447140)) activities. | No example provided. |  |  |
| **PO90**  Development minimises adverse impacts of stormwater run-off on water quality by:   1. minimising flow velocity to reduce erosion; 2. minimising hard surface areas; 3. maximising the use of permeable surfaces; 4. incorporating sediment retention devices; 5. minimising channelled flow. | No example provided. |  |  |
| **Vegetation clearing and access, edge effects and urban heat island effects** | |  |  |
| **PO91**  Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment. | No example provided. |  |  |
| **PO92**  Development minimises potential adverse ‘edge effects’ on ecological values by:   1. providing dense planting buffers of native vegetation between a development and environmental areas; 2. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; 3. restoring, rehabilitating and increasing the size of existing patches of native vegetation; 4. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; 5. landscaping with native plants of local origin.  |  | | --- | | Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow. | | No example provided. |  |  |
| **PO93**  Development avoids adverse microclimate change and does not result in increased urban heat island effects.  Adverse urban heat island effects are minimised by:   1. pervious surfaces; 2. providing deeply planted vegetation buffers and green linkage opportunities; 3. landscaping with local native plant species to achieve well-shaded urban places; 4. increasing the service extent of the urban forest canopy. | No example provided. |  |  |
| **Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets** | |  |  |
| **PO94**  Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.   |  | | --- | | Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply. | | No example provided. |  |  |
| **Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)**   |  | | --- | | Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.  Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character.  The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites.  Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character.  Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character. | | | | |
| **PO95**  Development will:   1. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; 2. protect the fabric and setting of the heritage site, object or building; 3. be consistent with the form, scale and style of the heritage site, object or building; 4. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; 5. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; 6. retain public access where this is currently provided. | **E95**  Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.   |  | | --- | | Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works. | |  |  |
| **PO96**  Demolition and removal is only considered where:   1. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or 2. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or 3. limited demolition is performed in the course of repairs, maintenance or restoration; or 4. demolition is performed following a catastrophic event which substantially destroys the building or object. | No example provided. |  |  |
| **PO97**  Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view. | No example provided. |  |  |
| **PO98**  Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.  Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome. | **E98**  Development does:   1. not result in the removal of a significant tree; 2. not occur within 20m of a protected tree; 3. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees. |  |  |
| **Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)** | | | |
| **PO99**  Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts. | **E99**  The following uses are not located within a wastewater treatment site buffer:   1. Caretaker’s accommodation([10](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447244)); 2. Community residence([16](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447372)); 3. Dual occupancy([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447482)); 4. Dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447512)) 5. Dwelling unit([23](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447532)); 6. Hospital([36](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447830)); 7. Rooming accommodation([69](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448729)); 8. Multiple dwelling([49](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448163)); 9. Non-resident workforce accommodation([52](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448245)); 10. Relocatable home park([62](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448511)); 11. Residential care facility([65](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448576)); 12. Resort complex([66](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448613)); 13. Retirement facility([67](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448657)); 14. Rural workers’ accommodation([71](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448803)); 15. Short-term accommodation([77](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448936)); 16. Tourist park([84](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e449196)). |  |  |
| **PO100**  Development within a Pumping station buffer is located, designed and constructed to:   1. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; 2. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. | **E100**  Development does not involve the construction of any buildings or structures within a Pumping station buffer. |  |  |
| **Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)**   |  | | --- | | Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council. | | | | |
| **PO101**  Development:   1. minimises the risk to persons from overland flow; 2. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. | No example provided. |  |  |
| **PO102**  Development:   1. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; 2. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.  |  | | --- | | Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. | | Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow. | | No example provided. |  |  |
| **PO103**  Development does not:   1. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; 2. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.  |  | | --- | | Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. | | No example provided. |  |  |
| **PO104**  Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises. | **E104**  Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.   |  | | --- | | Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances. | |  |  |
| **PO105**  Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot. | **E105**  Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot. |  |  |
| **PO106**  Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.   |  | | --- | | Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. | | Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow | | **E106.1**  Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:   1. Urban area – Level III; 2. Rural area – N/A; 3. Industrial area – Level V; 4. Commercial area – Level V. |  |  |
| **E106.2**  Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment. |  |  |
| **PO107**  Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:   1. a stormwater pipe if the nominal pipe diameter exceeds 300mm; 2. an overland flow path where it crosses more than one premises; 3. inter-allotment drainage infrastructure.  |  | | --- | | Note - Refer to Planning scheme policy - Integrated design for details and examples. | | Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM. | | No example provided. |  |  |
| **Additional criteria for development for a Park(**[57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)**)** | |  |  |
| **PO108**  Development for a Park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:   1. public benefit and enjoyment is maximised; 2. impacts on the asset life and integrity of park structures is minimised; 3. maintenance and replacement costs are minimised. | **E108**  Development for a Park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design. |  |  |
| **Riparian and wetland setbacks** | |  |  |
| **PO109**  Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values.  This is achieved by recognising and responding to the following matters:   1. impact on fauna habitats; 2. impact on wildlife corridors and connectivity; 3. impact on stream integrity; 4. impact of opportunities for revegetation and rehabilitation planting; 5. edge effects. | **E109**  Development does not occur within:   1. 50m from top of bank for W1 waterway and drainage line 2. 30m from top of bank for W2 waterway and drainage line 3. 20m from top of bank for W3 waterway and drainage line 4. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.  |  | | --- | | Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. | |  |  |
| **Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)**   |  | | --- | | This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code | | | | |