

9 Development codes

9.3 Use codes

9.3.1 Dwelling house code

9.3.1.1 Application

1. This code applies to undertaking development for dwelling houses⁽²²⁾ on varying lot types located in the General residential zone, the Emerging community zone - Transition precinct if on a developed lot, the Redcliffe Kippa-Ring local plan - Interim residential precinct, and the Caboolture West local plan - Urban living precinct (Next generation neighbourhood sub-precinct) if on a developed lot, if:
 - a. the development has been categorised as either accepted development subject to requirements or assessable development - code assessment, and this code is identified as applicable to that development in the assessment benchmarks for assessable development and requirements for accepted development column of a table of assessment (Part 5);
 - b. the development has been categorised as assessable development - impact assessment (Part 5).
2. For accepted development subject to requirements or assessable development under this Code:
 - a. Part A of the code applies only to accepted development subject to requirements;
 - b. Part B of the code applies only to assessable development.

9.3.1.2 Purpose

1. The purpose of the 9.3.1 'Dwelling house code' is to guide development to ensure residential development creates liveable, safe and attractive living environments that complement the precinct character.

Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant character.

2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Dwelling houses⁽²²⁾ support housing diversity that meets the needs of existing and future residents within the region.
 - b. The character and scale of Dwelling houses⁽²²⁾ are compatible with the intended character for the zone and precinct.

Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant character.

- c. Secondary dwellings are:
 - i. only located on larger lots capable of accommodating useable open space areas, shared infrastructure services and car parking for both dwellings and separation to neighbouring dwellings, establishing on lots with minimum dimensions of:
 - A. in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone – a lot size of 600m² and a primary frontage width of 12.5m;

- B. in all other applicable precincts, zones or local plans – a lot size of 450m² and a primary frontage width of 10m.
- ii. substantially smaller than the primary dwelling and limited in size, not exceeding a maximum gross floor area (GFA) of:
 - A. 45m², where located on lots between 450m² and 800m² in area; or
 - B. 55m², where located on lots greater than 800m² in area.
- iii. designed, sited and oriented to avoid adverse privacy and amenity impacts to adjoining properties;
- iv. not precluded from access to shared private open space areas and allocated car parking on the site.

Editor's note - This does not include any swimming pool fencing to the minimum extent required by legislation.

- d. Garages, car ports and domestic outbuildings remain subordinate and ancillary to the principal dwelling and are located and designed to reduce amenity impacts on adjoining properties and not dominate the street frontage.
- e. Dwelling houses⁽²²⁾ are designed to add visual interest and contribute to an attractive streetscape and public realm.
- f. Dwelling houses⁽²²⁾ provide a high standard of built form and include landscaping on site to maintain and create attractive streetscapes, active frontages and surveillance.
- g. The design, position and size of Dwelling houses⁽²²⁾ relative to the site dimensions and adjoining properties establish a high level of residential amenity and privacy by providing separation, visual breaks and open spaces between and around dwellings and structures or groups of dwellings and structures with matching built to boundary walls to both side boundaries.
- h. Dwelling houses⁽²²⁾ are designed to maintain the amenity and safety of pedestrians.
- i. Subtropical design, siting and orientation of Dwelling houses⁽²²⁾ enhances the comfort and amenity of residents and surrounding properties by optimising access to natural light and breezes in the spaces between buildings and structures.
- j. Dwelling houses⁽²²⁾ provide private open space areas that are of sufficient size, shape and dimensions to provide multi-purpose spaces for outdoor living, recreation, utility functions and landscaped amenity for residents.
- k. Dwelling houses⁽²²⁾ are provided with infrastructure and services at a level suitable for the zone or precinct.
- l. Site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- m. Dwelling houses⁽²²⁾ are designed to respond to the lot shape, dimensions and topographic features.

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- n. Dwelling houses⁽²²⁾ are designed to respond to sloping topography in the siting, design and form of buildings and structures (e.g. retaining structures) by:
- i. avoiding where possible cut and fill by responding to the natural topography of the site;
 - ii. retaining walls are kept to a human scale and not excessive in height and do not extend for lengths inconsistent with the scale of a Dwelling house⁽²²⁾;
 - iii. minimising any impact on the streetscape and landscape character of the precinct or sub-precinct;

Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant precinct character.

- iv. protecting the amenity of adjoining properties from visual impact of cut and fill;
 - v. ensuring slope stability;
 - vi. ensuring all necessary maintenance is achievable.
- o. Dwelling houses⁽²²⁾ provide car parking spaces on-site to meet resident and visitor demands, to preserve and protect the operational efficiency and amenity of residential streets.
- p. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
- i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;

- vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
- viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
- ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
- x. ensuring effective and efficient disaster management response and recovery capabilities;
- xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
 - C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
 - D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

9.3.1.3 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.3.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.3.1.1, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome(s) (POs) identified in Table 9.3.1.3.1 below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Table 9.3.1.1 RAD-PO Equivalence table

Requirements for accepted development (RAD)	Corresponding PO
RAD1	PO1
RAD2	PO2
RAD3	PO3
RAD4	PO3
RAD5	PO4
RAD6	PO6
RAD7	PO7

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RAD8	PO8
RAD9	PO8
RAD10	PO10
RAD11	PO12
RAD12	PO12
RAD13	PO13, PO14
RAD14	PO15
RAD15	PO17
RAD16	PO18
RAD17	PO19
RAD18	PO21
RAD19	PO21A
RAD20	PO21B
RAD21	PO21C
RAD22	PO21D
RAD23	PO21D
RAD24	PO21E
RAD25	PO21F
RAD26	PO22
RAD27	PO23
RAD28	PO24-PO35
RAD29	PO24-PO35
RAD30	PO36
RAD31	PO37
RAD32	PO38
RAD33	PO39
RAD34	PO40
RAD35	PO41
RAD36	PO41
RAD37	PO55
RAD38	PO54-PO56, PO58-PO60
RAD39	PO54-PO56
RAD40	PO57

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RAD41	PO61
RAD42	PO42
RAD43	PO42
RAD44	PO45
RAD45	PO45
RAD46	PO45
RAD47	PO46
RAD48	PO47
RAD49	PO47
RAD50	PO49
RAD51	PO50
RAD52	PO51
RAD53	PO53
RAD54	PO62
RAD55	PO63
RAD56	PO64
RAD57	PO65
RAD58	PO65
RAD59	PO66

Where accepted development subject to requirements cannot comply with one or more of the requirements for accepted development listed as concurrence agency issues, Council will be a Concurrence Agency for assessment of those aspects of a building development application. Noncompliance will be assessed by Council against the corresponding applicable performance outcomes in Part B Requirements for assessable development. Noncompliance with a requirement for a concurrence agency issue does not change the categories of development or categories of assessment. Where the Dwelling house⁽²²⁾ does not comply with one or more of the requirements for accepted development relating to a constraint, the development becomes assessable development - code assessment and an application will be required to be lodged with Council in accordance with the section 5.3.3(1)(a)(ii).

Part A - Requirements for accepted development

Table 9.3.1.1 Requirements for accepted development

Requirements for accepted development	
General requirements (All lots - Traditional lot, Narrow lot, Row lot and Laneway lot)	
Building height	
RAD1	Building height does not exceed that mapped on Overlay map – Building heights.

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	<p>Note - Minimum's mapped on Overlay map - Building heights, do not apply to Dwelling houses.</p> <p>Note - The above does not apply to domestic outbuildings. Refer to requirements for Domestic outbuildings in this code.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>
RAD2	<p>The height of tall structures (e.g. antenna, aerial, chimney, flagpole or the like) projects no more than 8.5m above ground level and transmission and receiving dishes are no larger than 1.2m diameter.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>
Setbacks	
RAD3	<p>Setbacks (excluding built to boundary walls) comply with:</p> <ul style="list-style-type: none"> a. Emerging community zone: <ul style="list-style-type: none"> i. Transition precinct (developed lot) Morayfield South urban area identified in 'Figure 9.3.1.1 Morayfield South - Urban area ' - Table 9.3.1.6 'Setbacks' ii. Transition precinct (developed lot) all other areas - Table 9.3.1.5 'Setbacks' b. General residential zone: <ul style="list-style-type: none"> i. Coastal communities precinct - Table 9.3.1.3 'Setbacks' ii. Suburban neighbourhood precinct -Table 9.3.1.4 'Setbacks' iii. Next generation neighbourhood precinct - Table 9.3.1.5 'Setbacks' iv. Urban neighbourhood precinct - Table 9.3.1.6 c. Caboolture West local plan: <ul style="list-style-type: none"> i. Urban living precinct - Next generation sub-precinct - Table 9.3.1.5 'Setbacks' d. Redcliffe Kippa-Ring local plan: <ul style="list-style-type: none"> i. Interim residential precinct - Table 9.3.1.3 'Setbacks' <p>Except for carports in the primary and secondary frontage where they:</p> <ul style="list-style-type: none"> a. are setback a minimum of: <ul style="list-style-type: none"> i. 5.4m; or

	<ul style="list-style-type: none"> ii. if the dwelling was built before 2005: iii. A. not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot having the same road frontage (where a lawfully constructed carport or garage is located on both sides, the lesser of the two is applicable); or <ul style="list-style-type: none"> B. 0.5m, whichever is the greater; and <p>b. remain open and are not enclosed by walls, screens, doors or the like.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p> <p>Editor's Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (refer to values and constraints for details).</p> <p>Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures, with the exception of domestic outbuildings (e.g garden shed) where in the Caboolture West local plan - Urban living precinct - Next generation sub-precinct and with a maximum roofed area not more than 10m² and a height of not more than 2.5m.</p> <p>Editor's note - The location and design of the Dwelling house, specifically garages and covered car parking spaces are to ensure the design and location of any resultant driveways and crossovers are able to comply with relevant criteria of Planning scheme policy - Integrated design (Appendix A) for Driveways, Vehicle and Pedestrian Crossover.</p>
<p>RAD4</p>	<p>Built to boundary walls are:</p> <ul style="list-style-type: none"> a. provided on lots if required by an existing approval issued by Council, and are established in accordance with the plan of development under that existing approval (including any subsequent amendments to that plan of development that are approved by council in writing) OR <p>if no approved plan of development applies to the land, are only established on lots having a primary frontage of 18m or less and where permitted in Table 9.3.1.7 'Built to boundary walls';</p> b. of a length and height not exceeding that specified in Table 9.3.1.7 'Built to boundary walls'; c. setback from the side boundary: <ul style="list-style-type: none"> i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm; d. on the low side of a sloping lot. <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.</p> <p>Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures.</p>

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	<p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p> <p>Editor's note - A wall is not to be built to the boundary if it has a window or if a wall of a building on an adjoining lot:</p> <ol style="list-style-type: none"> is within 900mm of that boundary; is within 1.5m of that boundary and has an opening/window to a habitable room; is not constructed from masonry or other material fire rated in accordance with the Building Code of Australia. 				
Site cover					
<p>RAD5</p>	<p>Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed:</p> <ol style="list-style-type: none"> Emerging community zone: <ul style="list-style-type: none"> Transition precinct (developed lot) - in accordance with Table 9.3.1.8 General residential zone: <ul style="list-style-type: none"> Coastal communities precinct – 50% Suburban neighbourhood precinct – 50% Next generation neighbourhood precinct – in accordance with Table 9.3.1.8 Urban neighbourhood precinct – in accordance with Table 9.3.1.9 Caboolture West local plan: <ul style="list-style-type: none"> Urban living precinct - Next generation sub-precinct - in accordance with Table 9.3.1.8 Redcliffe Kippa-Ring local plan: <ul style="list-style-type: none"> Interim residential precinct - 50% <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>				
Car parking					
<p>RAD6</p>	<p>Car parking spaces are provided in accordance with the table below.</p> <table border="1" data-bbox="293 1951 1430 2128"> <thead> <tr> <th data-bbox="293 1951 1042 2045">Location</th> <th data-bbox="1042 1951 1430 2045">Minimum number of carspaces to be provided</th> </tr> </thead> <tbody> <tr> <td data-bbox="293 2045 1042 2128">General residential zone:</td> <td data-bbox="1042 2045 1430 2128">3 per Dwelling house⁽²²⁾</td> </tr> </tbody> </table>	Location	Minimum number of carspaces to be provided	General residential zone:	3 per Dwelling house ⁽²²⁾
Location	Minimum number of carspaces to be provided				
General residential zone:	3 per Dwelling house ⁽²²⁾				

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	<ul style="list-style-type: none"> Coastal communities precinct Suburban neighbourhood precinct <p>Redcliffe Kippa-Ring local plan:</p> <ul style="list-style-type: none"> Interim residential precinct 									
	<p>Emerging community zone:</p> <ul style="list-style-type: none"> Transition precinct (developed lot) <p>General residential zone:</p> <ul style="list-style-type: none"> Next generation neighbourhood precinct Urban neighbourhood precinct <p>Caboolture West local plan code:</p> <ul style="list-style-type: none"> Urban living precinct - Next generation sub-precinct <p>Note - Does not include the parking of Heavy Vehicles or Heavy Machinery.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p> <p>Note - For a Dwelling house⁽²²⁾ where in the General residential zone (Coastal communities precinct/Suburban neighbourhood precinct), or Redcliffe Kippa-Ring local plan (Interim residential precinct) the provision of the third parking space may be provided in tandem on-site.</p> <p>Note - Except on lots less than 10m in width (and where no rear lot access is provided) for a Dwelling house⁽²²⁾ where in the Emerging community zone (Transition precinct - developed lot), or General residential zone (Next generation neighbourhood precinct/Urban neighbourhood precinct), or Caboolture West local plan - Urban living precinct - Next generation sub-precinct, the provision of the second parking space may be provided in tandem on-site.</p>	<p>2 per Dwelling house⁽²²⁾</p>								
RAD7	<p>Garage and carport openings, where located within 20m of the site frontage, are in accordance with the table below:</p> <table border="1" data-bbox="295 1709 1428 2145"> <thead> <tr> <th data-bbox="295 1709 608 1800">Primary or Secondary frontage</th> <th data-bbox="608 1709 1428 1800">Covered car space opening(s) per street frontage</th> </tr> </thead> <tbody> <tr> <td data-bbox="295 1800 608 1861">Greater than 18m</td> <td data-bbox="608 1800 1428 1861">Not specified</td> </tr> <tr> <td data-bbox="295 1861 608 1921">12.5m to 18m</td> <td data-bbox="608 1861 1428 1921">6m wide maximum</td> </tr> <tr> <td data-bbox="295 1921 608 2145">Less than 12.5m*</td> <td data-bbox="608 1921 1428 2145"> Single storey dwelling: <ol style="list-style-type: none"> maximum 50% of the frontage width (being the frontage vehicle access is from); recessed: </td> </tr> </tbody> </table>	Primary or Secondary frontage	Covered car space opening(s) per street frontage	Greater than 18m	Not specified	12.5m to 18m	6m wide maximum	Less than 12.5m*	Single storey dwelling: <ol style="list-style-type: none"> maximum 50% of the frontage width (being the frontage vehicle access is from); recessed: 	
Primary or Secondary frontage	Covered car space opening(s) per street frontage									
Greater than 18m	Not specified									
12.5m to 18m	6m wide maximum									
Less than 12.5m*	Single storey dwelling: <ol style="list-style-type: none"> maximum 50% of the frontage width (being the frontage vehicle access is from); recessed: 									

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	<p>i. at least 1.0m behind the main building line; or</p> <p>ii. at least 1.0m behind a front portico and no more than 2.0m in front of the main building line.</p> <p>Two storey dwelling:</p> <p>a. 6.0m wide maximum;</p> <p>b. recessed 1.0m behind the front wall or balcony of upper level.</p> <p>Editor's note - Front wall is to have a minimum length of 40% of the adjoining frontage.</p> <p>OR</p> <p>For a laneway lot (Single or two storey): no maximum</p>
<p>Note - *For a laneway lot, vehicle access and parking must be provided via the laneway.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Where not associated with a Class 10 building or structure, non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p> <p>Note - For a Class 10 building or structure, Council has declared that a building or structure that is in a form that does not comply with this RAD, may:</p> <ul style="list-style-type: none"> • have an extremely adverse effect on the amenity, or likely amenity, of the locality in which it is proposed to be established; or • be in extreme conflict with the character of the locality in which it is proposed to be established. <p>Non-compliance with this RAD is an <i>amenity and aesthetic impact matter</i> for which Council will exercise a concurrence agency role for building work under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>	
<p>Access and driveways</p>	
<p>RAD8</p>	<p>Any new crossovers and driveways or changes to existing crossovers and driveways:</p> <p>a. if there is an approved plan of development, are located in accordance with the plan of development approved by council as part of a development approval or as otherwise amended by council in writing; or</p> <p>b. if no approved plan of development applies to the land, are a maximum 40% of the frontage from which access is being obtained or 5m, whichever is lesser, in accordance with Planning scheme policy - Integrated design (Appendix A).</p>

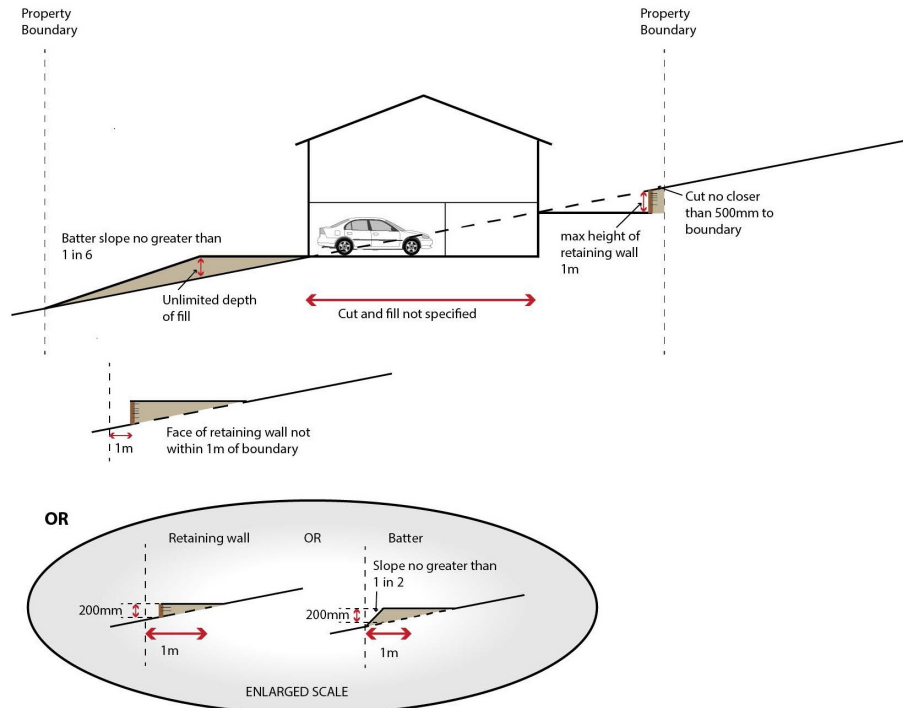
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	Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> .
RAD9	<p>Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>
RAD10	<p>Crossovers and driveways are designed and constructed in accordance with:</p> <ol style="list-style-type: none"> where for a Council-controlled road, Planning scheme policy - Integrated design; 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, section 62 approval. <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>
Casual surveillance	
RAD11	<p>The Dwelling house (or the primary dwelling if including a secondary dwelling) must address primary frontages (excluding motorway and arterial roads) with a minimum of a front door, window(s) and pedestrian entrance.</p> <p>Note - If an acoustic fence has been conditioned as part of a reconfiguring a lot approval this provision does not apply to that frontage.</p> <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>
RAD12	<p>Each dwelling (primary and secondary), 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 at least 2.5m² overlooking each adjoining public space (street, public open space or laneway).</p> <p>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.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>
Waste	
RAD13	Each dwelling (primary and secondary) includes a bin storage area that:

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	<ul style="list-style-type: none"> a. is not visible from public areas or screened from public areas; b. is not located in the primary frontage setback, unless the dwelling is built to boundary on both sides of the lot with only one frontage; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has access to the collection point without going through a dwelling (excluding a garage). <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>
Utilities	
RAD14	<p>The dwelling is connected to:</p> <ul style="list-style-type: none"> a. an existing reticulated electricity supply; b. reticulated sewerage where in a reticulated area; c. reticulated water; d. dedicated and constructed road. <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>
Earthworks	
RAD15	<p>Filling and excavation that is outside of the external walls of any on-site building does not:</p> <ul style="list-style-type: none"> a. involve a change in level of more than 1.0m relative to natural ground level or result in a batter greater than 1V:6H relative to natural ground level; b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to natural ground level; c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary; d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless: <ul style="list-style-type: none"> i. the depth of fill within that 1.0m strip does not exceed 200mm relative to natural ground level; or ii. the batter slope within that 1.0m strip is no steeper than 1V:2H.

Figure - Filling or Excavation



Note - Council has declared that a building or structure that is in a form that does not comply with this RAD, may:

- have an extremely adverse effect on the amenity, or likely amenity, of the locality in which it is proposed to be established; or
- be in extreme conflict with the character of the locality in which it is proposed to be established.

Non-compliance with this RAD is an *amenity and aesthetic impact matter* for which Council will exercise a concurrence agency role for building work under Division 2, Part 3, Schedule 9 of the *Planning Regulation 2017*.

Development on a laneway	
RAD16	<p>The Dwelling house ⁽²²⁾ (or the primary dwelling where including a secondary dwelling)</p> <p>a. faces the non-laneway frontage;</p> <p>b. has its main pedestrian entrance (front door) from the non-laneway frontage.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>
RAD17	<p>All vehicle access must be via the laneway.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>

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Secondary dwelling	
RAD18	<p>Secondary dwellings are established on lots with minimum dimensions of:</p> <ol style="list-style-type: none"> in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone – a lot size of 600m² and a primary frontage width of 12.5m; in all other applicable precincts, zones or local plans – a lot size of 450m² and a primary frontage width of 10m. <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>
RAD19	<p>The primary dwelling and secondary dwelling share a single (common):</p> <ol style="list-style-type: none"> water connection and meter; electricity connection and meter; wastewater connection/system; street number and letterbox; vehicle access driveway; pedestrian access point to the lot. <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>
RAD20	<p>Secondary dwellings have a minimum of one designated car parking space (in addition to those required for the primary dwelling).</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p> <p>Editor's note - Refer to Planning scheme policy - Residential design for details and examples.</p>
RAD21	<p>Secondary dwellings have a maximum gross floor area of:</p> <ol style="list-style-type: none"> 45m², where located on lots between 450m² and 800m² in area; or 55m², where located on lots greater than 800m² in area. <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>
RAD22	<p>Secondary dwellings are:</p> <ol style="list-style-type: none"> not located in front of the primary dwelling; annexed to (adjoining, above or below) the primary dwelling; or where freestanding, located within 10m of the primary dwelling.

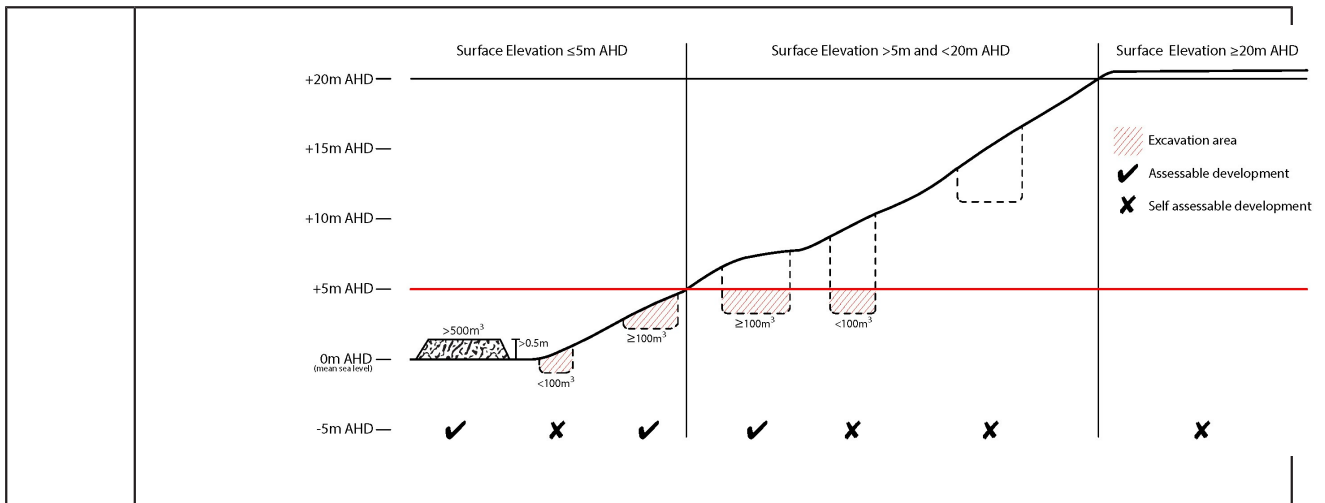
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	<p>Note - The requirement to locate a secondary dwelling within 10m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the secondary dwelling. The entire secondary dwelling does not need to be contained within the specified distance.</p> <p>Editor's note - Refer to Planning scheme policy - Residential design for further detail.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>										
RAD23	<p>No more than 1 secondary dwelling is located on a lot.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>										
RAD24	<p>Secondary dwellings, where freestanding and in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone, orientate primary entry, or any patio, balcony or deck inwardly within the lot so that it faces the primary dwelling and not adjoining properties.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>										
RAD25	<p>On-site open space and allocated off-street car parking is accessible to all occupants of the primary dwelling and secondary dwelling.</p> <p>Note - Non-compliance with this RAD is a <i>planning scheme matter</i> for which Council will exercise a concurrence agency role for a building development application under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p> <p>Editor's note- This does not include any swimming pool fencing to the minimum extent required by legislation.</p> <p>Editor's note- Development outcomes (such as fencing or other barriers) that restrict access to shared on-site open space and allocated off-street car parking are not supported.</p>										
Domestic outbuildings											
RAD26	<p>Domestic outbuildings:</p> <p>a. have a total combined maximum roofed area as outlined in the table below:</p> <table border="1" data-bbox="295 1697 1428 1980"> <thead> <tr> <th>Size of lot</th> <th>Maximum roofed area</th> </tr> </thead> <tbody> <tr> <td>Less than 600m²</td> <td>50m²</td> </tr> <tr> <td>600m² - 1000m²</td> <td>70m²</td> </tr> <tr> <td>>1000m² – 2000m²</td> <td>80m²</td> </tr> <tr> <td>Greater than 2000m²</td> <td>150m²</td> </tr> </tbody> </table> <p>b. have a maximum and mean building height as follows:</p> <p>i. 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</p>	Size of lot	Maximum roofed area	Less than 600m ²	50m ²	600m ² - 1000m ²	70m ²	>1000m ² – 2000m ²	80m ²	Greater than 2000m ²	150m ²
Size of lot	Maximum roofed area										
Less than 600m ²	50m ²										
600m ² - 1000m ²	70m ²										
>1000m ² – 2000m ²	80m ²										
Greater than 2000m ²	150m ²										

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	<p>ii. for all other instances - have a maximum building height of 4m and a mean height not exceeding 3.5m;</p> <p>c. are located behind the main building line and not within the primary frontage, secondary frontage or trafficable water body setbacks except where for a carport and complying with the front setback for carports specified in this code.</p> <p>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.</p> <p>Note - Council has declared that a building or structure that is in a form that does not comply with this RAD, may:</p> <ul style="list-style-type: none"> ● have an extremely adverse effect on the amenity, or likely amenity, of the locality in which it is proposed to be established; or ● be in extreme conflict with the character of the locality in which it is proposed to be established. <p>Non-compliance with this RAD is an <i>amenity and aesthetic impact matter</i> for which Council will exercise a concurrence agency role for building work under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p> <p>Editor's note - The calculation for mean height is defined in the QDC.</p>
<p>Values and constraints requirements</p> <p>Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.</p>	
<p>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)</p> <p>Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m³ and 500m³ respectively.</p>	
<p>RAD27</p>	<p>Development does not involve:</p> <p>a. excavation or otherwise removing of more than 100m³ of soil or sediment where below 5m Australian Height Datum AHD, or</p> <p>b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m AHD.</p>

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

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

- Clearing of native vegetation located within an approved development footprint;
- Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
- Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
- Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
- Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
- Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
- Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- Grazing of native pasture by stock;
- Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.

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

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

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<p>RAD28</p>	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
<p>RAD29</p>	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;

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	<ul style="list-style-type: none"> h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following requirements apply)</p>	
RAD30	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
RAD31	<p>Development within the separation area does not include the following uses:</p> <ul style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾; g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾; k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾; m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾;
RAD32	<p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.

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RAD33	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD34	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD35	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD36	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD37	Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area.

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RAD38	<p>Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and overland flow</p>
RAD39	<p>Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.</p>
RAD40	<p>Development for a material change of use or building work that involves a hazardous chemical ensures the hazardous chemicals is not located within an overland flow path area.</p>
RAD41	<p>Development for a material change of use or building work for a Park⁽⁵⁷⁾ ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)</p> <p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
RAD42	<p>Development is for the preservation, maintenance, repair and restoration of the site, object or building.</p> <p>This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p> <p>Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions</p>
RAD43	<p>A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan.</p> <p>This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p>
RAD44	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD45	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p>

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	<ul style="list-style-type: none"> a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface prior to work commencing.
RAD46	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373- Pruning of amenity trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD47	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation ⁽¹⁰⁾; b. Community residence ⁽¹⁶⁾; c. Dual occupancy ⁽²¹⁾; d. Dwelling house; ⁽²²⁾ e. Dwelling unit ⁽²³⁾; f. Hospital ⁽³⁶⁾; g. Rooming accommodation ⁽⁶⁹⁾; h. Multiple dwelling ⁽⁴⁹⁾; i. Non-resident workforce accommodation ⁽⁵²⁾; j. Relocatable home park ⁽⁶²⁾; k. Residential care facility ⁽⁶⁵⁾; l. Resort complex ⁽⁶⁶⁾; m. Retirement facility ⁽⁶⁷⁾; n. Rural workers' accommodation ⁽⁷¹⁾; o. Short-term accommodation ⁽⁷⁷⁾; p. Tourist park ⁽⁸⁴⁾.
RAD48	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD49	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD50	Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.
RAD51	<p>Development does not include the following uses located within a landfill site buffer:</p> <ul style="list-style-type: none"> a. caretaker's accommodation ⁽¹⁰⁾; b. community residence ⁽¹⁶⁾; c. dual occupancy ⁽²¹⁾;

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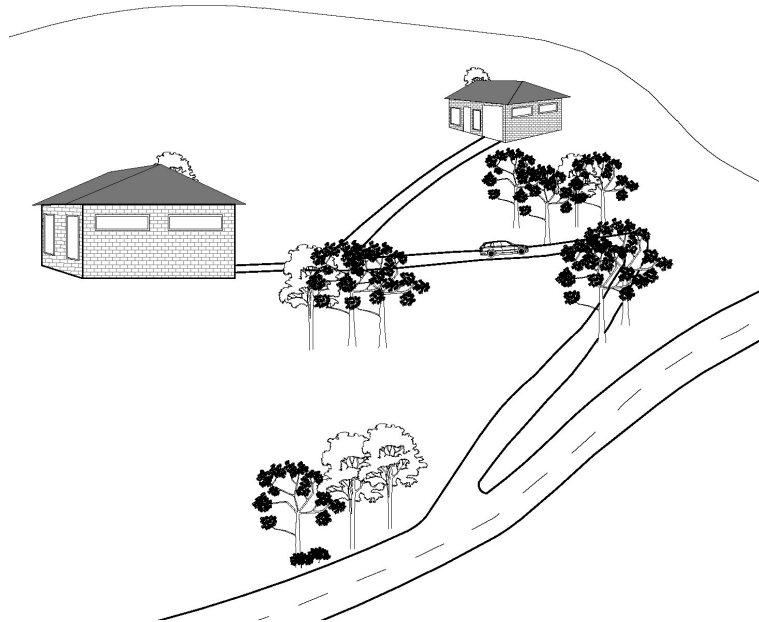
	<ul style="list-style-type: none"> d. dwelling house⁽²²⁾; e. dwelling unit⁽²³⁾; f. hospital⁽³⁶⁾; g. rooming accommodation⁽⁶⁹⁾; h. multiple dwelling⁽⁴⁹⁾; i. non-resident workforce accommodation⁽⁵²⁾; j. relocatable home park⁽⁶²⁾; k. residential care facility⁽⁶⁵⁾; l. resort complex⁽⁶⁶⁾; m. retirement facility⁽⁶⁷⁾; n. rural workers' accommodation⁽⁷¹⁾; o. short term accommodation⁽⁷⁷⁾; p. tourist park⁽⁸⁴⁾.
RAD52	<p>All habitable rooms located within an Electricity supply substation buffer are:</p> <ul style="list-style-type: none"> a. located a minimum of 10m from an electricity supply substation⁽⁸⁰⁾ ; and b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
RAD53	<p>Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.</p>
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD54	<p>No development is to occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line

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	<p>c. 20m from top of bank for W3 waterway and drainage line</p> <p>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</p> <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)</p>	
<p>RAD55</p>	<p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <p>a. located on a hill top or ridge line; and</p> <p>b. all parts of the building and structure are located below the hill top or ridge line.</p> <div style="text-align: center;"> <p>The diagrams illustrate two scenarios for building placement on a hillside. The top diagram shows a 'Pole house on slope' situated below a horizontal line representing the 'hill top / ridge line'. To the left, 'Existing bushland retained' is shown with trees. To the right, 'Existing vegetation retained' is shown with trees. A checkmark indicates this is an acceptable configuration. The bottom diagram shows a 'Slab on ground with retaining walls' situated above the 'hill top / ridge line'. 'Existing vegetation removed' is indicated. An 'X' indicates this is an unacceptable configuration.</p> </div>
<p>RAD56</p>	<p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p>

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- a. go across land contours and do not cut straight up slopes;
- b. follow natural contours, not resulting in batters or retaining walls being greater than 1m in height.



RAD57

Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:

Colours from Australian Standard AS2700s - 1996		
G12 - Holly	G53 Banksia	N44 - Bridge Grey
G13 - Emerald	G54 - Mint Green	N45 Koala Grey
G14 - Moss Green	G55 - Lichen	N52 - Mid Grey
G15 - Rainforest Green	G56 - Sage Green	N54 - Basalt
G16 - Traffic Green	G62 - Rivergum	N55 - Lead Grey
G17 - Mint Green	G64 - Slate	X54 - Brown
G21 - Jade	G65 - Ti Tree	X61 - Wombat
G22 - Serpentine	N25 Birch Grey	X62 - Dark Earth
G23 - Shamrock	N32 - Green Grey	X63 - Iron Bark
G24 - Fern Green	N33 - Lightbox Grey	Y61 - Black Olive
G34 - Avocado	N41 - Oyster	Y63 - Khaki
G52 - Eucalyptus	N42 - Storm Grey	Y66 - Mudstone
	N43 - Pipeline Grey	

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RAD58	Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.
RAD59	<p>Where located in the Locally important (Coast) scenic amenity overlay;</p> <p>a. landscaping comprises indigenous coastal species;</p> <p>b. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency. This does not apply to a fence or wall at an angle of 90o to the coast;</p> <p>c. where over 12m in height, the building design includes the following architectural character elements:</p> <p>i. curving balcony edges and walls, strong vertical blades and wall planes;</p>  <p>ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;</p>  <p>iii. Roof top outlooks, tensile structure as shading devices; and</p>  <p>iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.</p>



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

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

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

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

Part B - Criteria for assessable development

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part B, Table 9.3.1.2 as well as the purpose statement and overall outcomes of this code.

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

Table 9.3.1.2 Criteria for assessable development

Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Building height	
<p>PO1</p> <p>Buildings have a height that;</p> <ul style="list-style-type: none"> a. is consistent with the intended character of the streetscape, precinct and zone; b. responds to the topographical features of the lot, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape. <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>E1</p> <p>Building height does not exceed that mapped on Overlay map - Building heights.</p> <p>Note - Minimum's mapped on Overlay map - Building heights, do not apply to Dwelling houses.</p> <p>Note - The above does not apply to domestic outbuildings. Refer to assessment criteria for Domestic outbuildings for requirements.</p>

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<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	
<p>PO2</p> <p>Tall structures (e.g. antenna, aerial, chimney, flagpole, receiving dishes or the like) have a height and diameter that:</p> <ol style="list-style-type: none"> is not visually dominant or overbearing with respect to the streetscape and the wider receiving environment; does not adversely affect amenity of the area or of adjoining properties. <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p> 	<p>E2</p> <p>The height of tall structures (e.g. antenna, aerial, chimney, flagpole or the like) projects no more than 8.5m above ground level and transmission and receiving dishes are no larger than 1.2m diameter.</p>
<p>Setbacks</p>	
<p>PO3</p> <p>Dwelling houses⁽²²⁾ and structures are setback to;</p> <ol style="list-style-type: none"> be consistent with the intended character of the streetscape, precinct and zone; <p>Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant character intended.</p> <ol style="list-style-type: none"> ensure parked vehicles do not restrict pedestrian and traffic movement and safety; Provide open visual breaks between separate buildings and structures on the site and adjoining properties or between groups of buildings and structures with matching built to boundary walls to both side boundaries; provide access to natural light and breezes between and around buildings and structures or groups of buildings and structures with matching built to boundary walls to both side boundaries for adequate daylight and ventilation to habitable rooms and amenity of 	<p>E3.1</p> <p>Setbacks comply with:</p> <ol style="list-style-type: none"> Emerging community zone: <ol style="list-style-type: none"> Transition precinct (developed lot) Morayfield South urban area identified in 'Figure 9.3.1.1 Morayfield South - Urban area ' - Table 9.3.1.6 'Setbacks' Transition precinct (developed lot) all other areas - Table 9.3.1.5 'Setbacks' General residential zone: <ol style="list-style-type: none"> Coastal communities precinct - Table 9.3.1.3 'Setbacks' Suburban neighbourhood precinct - Table 9.3.1.4 'Setbacks' Next generation neighbourhood precinct - Table 9.3.1.5 'Setbacks' Urban neighbourhood precinct - Table 9.3.1.6 'Setbacks' Caboolture West local plan:

<p>outdoor living areas on-site and on adjoining properties;</p> <p>e. protect the residential amenity and privacy of residents on-site and on adjoining properties;</p> <p>f. Maximise private open space between the dwelling and rear boundary with a size, shape and minimum dimension that provides:</p> <ul style="list-style-type: none"> i. an attractive, functional and multi-purpose backyard suitable for passive and active recreation; ii. a large visual amenity break and relief in the built form; iii. opportunities for deep planting, including tree planting, without encroaching on structures; iv. ample space for utility functions, such as clothes drying; <p>g. limit the length and height of boundary walls to maximise privacy and amenity of residents on adjoining properties;</p> <p>h. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character or the expected amenity of residents on adjoining properties;</p> <p>i. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure;</p> <p>j. ensure covered car parking spaces and domestic outbuildings that are visible from the street or public place are of a scale, location and built form that is consistent with the existing streetscape and character of the precinct and avoids dominating or otherwise negatively impacting the streetscape or adjoining properties.</p>	<ul style="list-style-type: none"> i. Urban living precinct - Next generation sub-precinct - Table 9.3.1.5 'Setbacks <p>d. Redcliffe Kippa-Ring local plan:</p> <ul style="list-style-type: none"> i. Interim residential precinct - Setbacks <p>Except for carports in the primary and secondary frontage where they:</p> <ul style="list-style-type: none"> a. Are set back a minimum of: <ul style="list-style-type: none"> i. 5.4m; or ii. if the dwelling was built before 2005: <ul style="list-style-type: none"> A. not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot having the same road frontage (where a lawfully constructed carport or garage is located on both sides, the lesser of the two is applicable); or B. 0.5m, whichever is the greater; and b. remain open and are not enclosed by walls, screens, doors or the like. <p>Note - the above setbacks apply only to Class 1a and Class 10a buildings/structures, with the exception of domestic outbuildings (e.g. garden shed) where in the Caboolture West local plan - Urban living precinct - Next generation sub-precinct and with a maximum roofed area not more than 10m² and a height of not more than 2.5m.</p> <p>Editor's note - The location and design of the Dwelling house, specifically garages and covered car parking spaces are to ensure the design and location of any resultant driveways and crossovers are able to comply with relevant criteria of Planning scheme policy - Integrated design (Appendix A) for Driveways, Vehicle and Pedestrian Crossover.</p>
<p>Editor's note - For example, materials, colours, finishes and roof form are consistent with the existing dwelling.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for</p>	<p>E3.2</p> <p>Built to boundary walls are:</p> <ul style="list-style-type: none"> a. provided on lots if required by an existing approval issued by Council, and are established in accordance with the plan of development under that existing approval (including any subsequent amendments to that plan of development that are approved by council in writing);

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<p>non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p> <p>Editor's note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (refer to values and constraints for details).</p> <p>Editor's note - The boundary to a laneway is not a rear boundary and is always treated as a frontage.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Editor's note - The location and design of the Dwelling house, specifically garages and covered car parking spaces are to ensure the design and location of any resultant driveways and crossovers are able to comply with relevant criteria of Planning scheme policy - Integrated design (Appendix A) for Driveways, Vehicle and Pedestrian Crossover.</p>	<p>OR</p> <p>if no approved plan of development applies to the land, are only established on lots having a primary frontage of 18m or less and where permitted in Table 9.3.1.7 'Built to boundary walls';</p> <p>b. of a length and height not exceeding that specified in Table 9.3.1.7 'Built to boundary walls';</p> <p>c. setback from the side boundary:</p> <p>i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or</p> <p>ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm;</p> <p>d. on the low side of a sloping lot.</p> <p>Editor's note - Lots containing built to boundary wall should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.</p> <p>Note - the above setbacks apply only to Class 1a and Class 10a building/structures.</p> <p>Editor's note - A wall is not to be built to the boundary if it has a window or if a wall of a building on an adjoining lot:</p> <p>a. is within 900mm of that boundary;</p> <p>b. is within 1.5m of that boundary and has an opening/window to a habitable room;</p> <p>c. is not constructed from masonry or other material fire rated in accordance with the Building Code of Australia.</p>
Site cover	
<p>PO4</p> <p>Site cover:</p> <p>a. maximises open space by maintaining a generous proportion of the site free of buildings and structures;</p> <p>b. ensures there are open areas between and around separate buildings and structures or groups of buildings and structures with matching built to boundary walls to both side</p>	<p>E4</p> <p>Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed:</p> <p>a. Emerging community zone:</p> <ul style="list-style-type: none"> • Transition precinct (developed lot) - in accordance with Table 9.3.1.8 <p>b. General residential zone:</p>

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<p>boundaries, for attractive, useable and functional private open space and visual relief;</p> <p>c. is consistent with the intended character and development intensity of the zone precinct and is reduced on larger sites;</p> <p>d. does not cause or worsen adverse impacts on surrounding properties or the public realm when combined with other parameters of the building envelope (e.g. setbacks, height etc).</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<ul style="list-style-type: none"> • Coastal communities precinct - 50% • Suburban neighbourhood precinct - 50% • Next generation neighbourhood precinct - in accordance with Table 9.3.1.8 • Urban neighbourhood precinct - in accordance with Table 9.3.1.9 <p>c. Caboolture West local plan:</p> <ul style="list-style-type: none"> • Urban living precinct - Next generation sub-precinct - in accordance with Table 9.3.1.8 <p>d. Redcliffe Kippa-Ring local plan:</p> <ul style="list-style-type: none"> • Interim residential precinct - 50% 				
<p>Private open space</p>					
<p>PO5</p> <p>N/A - This PO has been deleted.</p>					
<p>Car parking</p>					
<p>PO6</p> <p>Car parking spaces are provided on-site to meet the demands of residents and visitors.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>E6</p> <p>Car parking spaces are provided in accordance with the table below.</p> <table border="1" data-bbox="810 1525 1415 2078"> <thead> <tr> <th data-bbox="810 1525 1114 1648">Location</th> <th data-bbox="1115 1525 1415 1648">Minimum number of car spaces to be provided</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 1650 1114 2078"> General residential zone: <ul style="list-style-type: none"> • Coastal communities precinct • Suburban neighbourhood precinct Redcliffe Kippa-Ring local plan </td> <td data-bbox="1115 1650 1415 2078"> 3 per Dwelling house ⁽²²⁾ </td> </tr> </tbody> </table>	Location	Minimum number of car spaces to be provided	General residential zone: <ul style="list-style-type: none"> • Coastal communities precinct • Suburban neighbourhood precinct Redcliffe Kippa-Ring local plan	3 per Dwelling house ⁽²²⁾
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General residential zone: <ul style="list-style-type: none"> • Coastal communities precinct • Suburban neighbourhood precinct Redcliffe Kippa-Ring local plan	3 per Dwelling house ⁽²²⁾				

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	<table border="1"> <tr> <td data-bbox="804 362 1112 461"> <ul style="list-style-type: none"> Interim residential precinct </td> <td data-bbox="1114 362 1420 461"></td> </tr> <tr> <td data-bbox="804 463 1112 1227"> <p>Emerging community zone:</p> <p>Transition precinct (developed lot)</p> <p>General residential zone:</p> <ul style="list-style-type: none"> Next generation neighbourhood precinct Urban neighbourhood precinct <p>Caboolture West local plan code:</p> <ul style="list-style-type: none"> Urban living precinct - Next generation sub-precinct </td> <td data-bbox="1114 463 1420 1227"> <p>2 per Dwelling house⁽²²⁾</p> </td> </tr> </table> <p>Note - Does not include the parking of Heavy Vehicles or Heavy Machinery.</p> <p>Note - For a Dwelling house⁽²²⁾ where in the General residential zone (Coastal communities precinct/Suburban neighbourhood precinct), or Redcliffe Kippa-Ring local plan (Interim residential precinct) the provision of the third parking space may be provided in tandem on-site.</p> <p>Note - Except on lots less than 10m in width (and where no rear lot access is provided) for a Dwelling house⁽²²⁾ where in the Emerging community zone (Transition precinct - developed lot), or General residential zone (Next generation neighbourhood precinct/Urban neighbourhood precinct), or Caboolture West local plan - Urban living precinct - Next generation sub-precinct, the provision of the second parking space may be provided in tandem on-site.</p>	<ul style="list-style-type: none"> Interim residential precinct 		<p>Emerging community zone:</p> <p>Transition precinct (developed lot)</p> <p>General residential zone:</p> <ul style="list-style-type: none"> Next generation neighbourhood precinct Urban neighbourhood precinct <p>Caboolture West local plan code:</p> <ul style="list-style-type: none"> Urban living precinct - Next generation sub-precinct 	<p>2 per Dwelling house⁽²²⁾</p>
<ul style="list-style-type: none"> Interim residential precinct 					
<p>Emerging community zone:</p> <p>Transition precinct (developed lot)</p> <p>General residential zone:</p> <ul style="list-style-type: none"> Next generation neighbourhood precinct Urban neighbourhood precinct <p>Caboolture West local plan code:</p> <ul style="list-style-type: none"> Urban living precinct - Next generation sub-precinct 	<p>2 per Dwelling house⁽²²⁾</p>				
<p>PO7</p> <p>Garages and carports facing a street are designed to:</p> <p>a. not dominate the street frontage;</p>	<p>E7</p> <p>Garage and carport openings, where located within 20m of the site frontage, are in accordance with the table below:</p>				

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<p>b. maintain active frontages and opportunities for surveillance from within the dwelling;</p> <p>c. contribute to the intended character of the streetscape.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p> <p>Note - For a Class 10 building or structure, this performance outcome is an <i>amenity and aesthetic impact matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: center; padding: 5px;">Primary or Secondary frontage</th> <th style="text-align: center; padding: 5px;">Covered car space opening(s) per street frontage</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">Greater than 18m</td> <td style="padding: 5px;">Not specified</td> </tr> <tr> <td style="text-align: center; padding: 5px;">12.5m to 18m</td> <td style="padding: 5px;">6m wide maximum</td> </tr> <tr> <td style="text-align: center; padding: 5px;">Less than 12.5m*</td> <td style="padding: 5px;"> <p>Single storey dwelling:</p> <ul style="list-style-type: none"> a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: c. <ul style="list-style-type: none"> i. at least 1.0m behind the main building line; <li style="text-align: center;">or ii. at least 1.0m behind a front portico and no more than 2.0m in front of the main building line. <p>Two storey dwelling:</p> <ul style="list-style-type: none"> a. 6.0m wide maximum; b. recessed 1.0m behind the front wall or balcony of upper level. <p>Editor's note - Front wall is to have a minimum length of 40% of the adjoining frontage.</p> <p style="text-align: center;">OR</p> <p>For a laneway lot (Single or two storey): no maximum</p> </td> </tr> </tbody> </table> <p>Note - *For a laneway lot, vehicle access and parking must be provided via the laneway.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	Primary or Secondary frontage	Covered car space opening(s) per street frontage	Greater than 18m	Not specified	12.5m to 18m	6m wide maximum	Less than 12.5m*	<p>Single storey dwelling:</p> <ul style="list-style-type: none"> a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: c. <ul style="list-style-type: none"> i. at least 1.0m behind the main building line; <li style="text-align: center;">or ii. at least 1.0m behind a front portico and no more than 2.0m in front of the main building line. <p>Two storey dwelling:</p> <ul style="list-style-type: none"> a. 6.0m wide maximum; b. recessed 1.0m behind the front wall or balcony of upper level. <p>Editor's note - Front wall is to have a minimum length of 40% of the adjoining frontage.</p> <p style="text-align: center;">OR</p> <p>For a laneway lot (Single or two storey): no maximum</p>
Primary or Secondary frontage	Covered car space opening(s) per street frontage								
Greater than 18m	Not specified								
12.5m to 18m	6m wide maximum								
Less than 12.5m*	<p>Single storey dwelling:</p> <ul style="list-style-type: none"> a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: c. <ul style="list-style-type: none"> i. at least 1.0m behind the main building line; <li style="text-align: center;">or ii. at least 1.0m behind a front portico and no more than 2.0m in front of the main building line. <p>Two storey dwelling:</p> <ul style="list-style-type: none"> a. 6.0m wide maximum; b. recessed 1.0m behind the front wall or balcony of upper level. <p>Editor's note - Front wall is to have a minimum length of 40% of the adjoining frontage.</p> <p style="text-align: center;">OR</p> <p>For a laneway lot (Single or two storey): no maximum</p>								
Access and driveways									
<p>PO8</p> <p>Driveways, pedestrian entries and internal access ways are designed to:</p> <ul style="list-style-type: none"> a. provide lawful access; 	<p>E8.1</p> <p>Driveway crossover widths are a maximum 40% of the frontage from which access is being obtained or 5m, whichever is lesser, in accordance with Planning scheme policy - Integrated design (Appendix A).</p>								

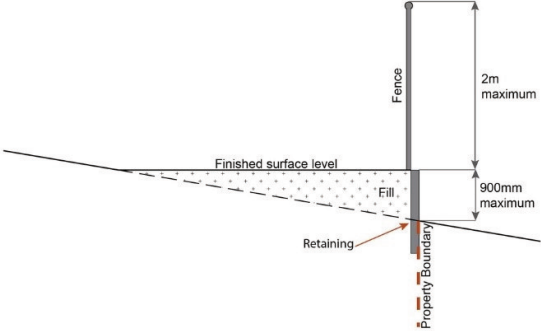
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<p>b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character;</p> <p>c. provide a safe pedestrian environment;</p> <p>d. not result in excessive crossovers and hardstand areas;</p> <p>e. allows adequate space for on-street parking;</p> <p>f. allows adequate space for street planting and street trees;</p> <p>g. allow adequate space for garbage collection and the location of street infrastructure.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E8.2</p> <p>Where there is a plan of development, driveway crossovers are located in accordance with a plan of development approved by Council as part of a development approval or as otherwise amended by Council in writing.</p>
	<p>E8.3</p> <p>Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.</p>
<p>PO9</p> <p>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.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>No example provided.</p>
<p>PO10</p> <p>Crossovers and driveways are designed and constructed in accordance with:</p> <p>a. where for a Council-controlled road, Planning scheme policy - Integrated design;</p> <p>b. where for a State-controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act, section 62 approval.</p>	<p>No example provided.</p>

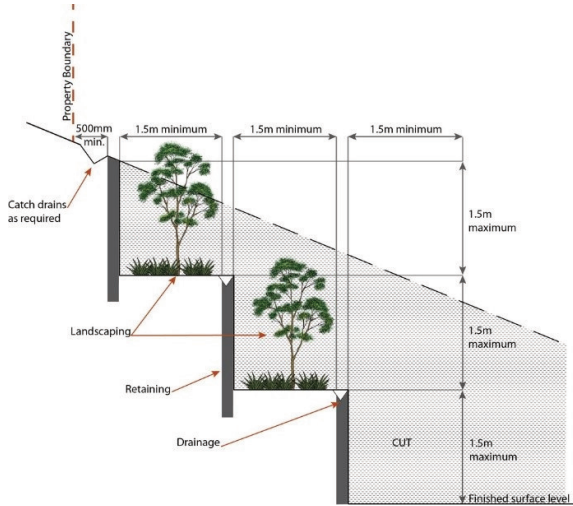
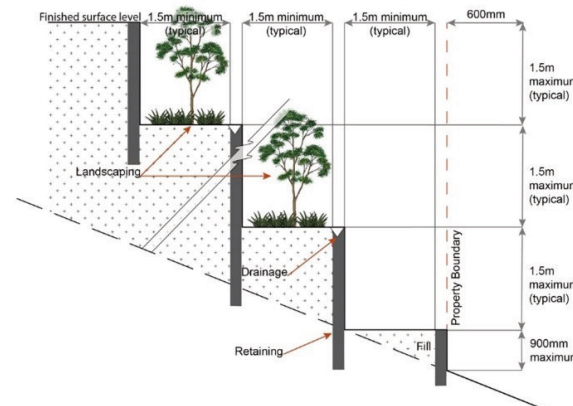
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Screening - fences	
<p>PO11</p> <p>Fencing and screening complements the streetscape character, contributes to privacy while maintaining surveillance between buildings and public spaces.</p> <p>Note - The objective of providing surveillance of the 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.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>No example provided.</p>
Casual surveillance	
<p>PO12</p> <p>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:</p> <ol style="list-style-type: none"> a. incorporating habitable room windows and balconies that overlook public spaces including secondary frontages; b. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage. <p>Note - Dwelling house ⁽²²⁾ adjoining an arterial or sub-arterial road must address the arterial or sub-arterial road. Refer to Overlay map - Road hierarchy for road classifications.</p>	<p>E12.1</p> <p>The Dwelling house (or the primary dwelling if including a secondary dwelling) must address primary frontages (excluding motorway and arterial roads) with a minimum of a front door, window(s) and pedestrian entrance.</p> <p>Note - If an acoustic fence has been conditioned as part of a reconfiguring a lot approval this provision does not apply to that frontage.</p> <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
	<p>E12.2</p>

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<p>Note - Refer to State Government standards for CPTED.</p> <p>Note - Ground level dwellings at the front of the lot have individual access points to the street.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>Each dwelling (primary and secondary), 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 at least 2.5m² overlooking each adjoining public space (street, public open space or laneway).</p> <p>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.</p>
Waste	
<p>PO13</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>E13</p> <p>Each dwelling (primary and secondary) includes a bin storage area that:</p> <ol style="list-style-type: none"> a. is not visible from public areas or screened from public areas; b. is not located in the primary frontage setback, unless the dwelling is built to boundary on both sides of the lot with only one frontage; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has access to the collection point without going through a dwelling (excluding a garage). <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<p>PO14</p> <p>Waste storage areas are:</p> <ol style="list-style-type: none"> a. not located in front of the main building line; or b. are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape. <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>No example provided.</p>

<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	
<p>Utilities</p>	
<p>PO15</p> <p>The dwelling is connected to:</p> <ol style="list-style-type: none"> an existing reticulated electricity supply; Reticulated sewerage; reticulated water; dedicated and constructed road. <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>E15</p> <p>The dwelling is connected to:</p> <ol style="list-style-type: none"> an existing reticulated electricity supply; reticulated sewerage where in a reticulated area; reticulated water; dedicated and constructed road.
<p>Earthworks</p>	
<p>PO16</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p> <p>Note - This performance outcome is an <i>amenity and aesthetic impact matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E16</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; <p style="text-align: center;">Figure - Retaining on boundary</p>  <ol style="list-style-type: none"> Where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; Where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

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	<p style="text-align: center;">Figure - Cut</p>  <p style="text-align: center;">Figure - Fill</p> 
<p>PO17</p> <p>Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ol style="list-style-type: none"> minimising overuse of cut and fill to create single flat pads and benching; avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; minimising any impact on the landscape character of the zone; protecting the amenity of adjoining properties. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E17.1</p> <p>Building and lot design on slopes between 10% and 15% must:</p> <ol style="list-style-type: none"> avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction; have built to boundary walls on the low side of the lot to avoid drainage issues. <p>E17.2</p> <p>New buildings on land with a slope greater than 15% do not have slab on ground construction.</p>

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<p>Note - This performance outcome is an <i>amenity and aesthetic impact matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>	<p>Note - there is no height specified for fill or excavation wholly contained within the dwelling footprint (i.e. the area within the outer structural extremities of the dwelling).</p>
<p>Development on a laneway</p>	
<p>PO18</p> <p>Where a lot has a non-laneway frontage, the dwelling is designed and orientated towards the non-laneway frontage e.g. Street or park) and incorporates design elements to address and activate the non-laneway frontage (e.g. front door, windows, low front fencing (if any) with a gate etc).</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>E18</p> <p>The Dwelling house ⁽²²⁾ (or the primary dwelling where including a secondary dwelling)</p> <ol style="list-style-type: none"> a. faces the non-laneway frontage; b. has its main pedestrian entrance (front door) from the non-laneway frontage.
<p>PO19</p> <p>All vehicle access must be via the laneway.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>No example provided.</p>
<p>PO20</p> <p>Dwelling houses ⁽²²⁾ on laneways contribute to the streetscape by:</p> <ol style="list-style-type: none"> a. providing concealed garbage bin storage areas to reduce the dominance of bins on the lane; b. maximising security and amenity; c. including landscaping that: <ol style="list-style-type: none"> i. does not provide areas of concealment; ii. breaks up the dominance of garages and vehicle parking; iii. delineates the boundaries between lots. <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the</p>	<p>No example provided.</p>

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<p><i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	
Secondary dwelling	
<p>PO21</p> <p>Secondary dwellings only occur on lots with minimum dimensions of:</p> <ol style="list-style-type: none"> a. in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone – a lot size of 600m² and a primary frontage width of 12.5m; b. in all other applicable precincts, zones or local plans – a lot size of 450m² and a primary frontage width of 10m. <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>E21</p> <p>Secondary dwellings are established on lots with minimum dimensions of:</p> <ol style="list-style-type: none"> a. in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone - a lot size of 600m² and a primary frontage width of 12.5m; b. in all other applicable precincts, zones or local plans - a lot size of 450m² and a primary frontage width of 10m.
<p>PO21A</p> <p>Secondary dwellings (whether attached or detached) share on-site infrastructure services, vehicle and pedestrian access with the primary dwelling.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>E21A</p> <p>The primary dwelling and secondary dwelling share a single (common):</p> <ol style="list-style-type: none"> a. water connection and meter; b. electricity connection and meter; c. wastewater connection/system; d. street number and letterbox; e. vehicle access driveway; f. pedestrian access point to the lot.
<p>PO21B</p> <p>Secondary dwellings are provided with sufficient parking spaces on the site to cater for residents and visitors.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the</p>	<p>E21B</p> <p>Secondary dwellings have a minimum of one designated car parking space (in addition to those required for the primary dwelling).</p>

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<p><i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	
<p>PO21C</p> <p>Secondary dwellings (whether attached or detached) are substantially smaller than the primary dwelling having:</p> <ol style="list-style-type: none"> a. a maximum gross floor area (GFA) that does not exceed: <ol style="list-style-type: none"> i. 45m², where located on lots between 450m² and 800m² in area; or ii. 55m², where located on lots greater than 800m² in area. <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>E21C</p> <p>Secondary dwellings have a maximum gross floor area of:</p> <ol style="list-style-type: none"> a. 45m², where located on lots between 450m² and 800m² in area; or b. 55m², where located on lots greater than 800m² in area.
<p>PO21D</p> <p>The primary dwelling and secondary dwelling are designed to present as one dwelling when viewed from the street frontage.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p>	<p>E21D.1</p> <p>Secondary dwellings are:</p> <ol style="list-style-type: none"> a. not located in front of the primary dwelling; b. annexed to (adjoining, above or below) the primary dwelling; or c. where freestanding, located within 10m of the primary dwelling. <p>Note - The requirement to locate a secondary dwelling within 10m 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.</p> <p>Editor's note - Refer to Planning scheme policy - Residential design for further detail.</p> <hr/> <p>E21D.2</p> <p>No more than 1 secondary dwelling is located on a lot.</p>

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<p>PO21E</p> <p>Secondary dwellings, where freestanding and in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone, are designed, sited and oriented to avoid adverse impacts on the privacy and amenity of adjoining properties.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p> <p>Editor's note - In designing, siting and orienting a Secondary dwelling, development addresses the potential for the outlook and use of the primary entry and any patio, balcony or deck, to have an adverse impact on the privacy and amenity of adjoining properties.</p>	<p>No example provided.</p>						
<p>PO21F</p> <p>Secondary dwelling occupants' access to shared open space areas and allocated on-site car parking is not restricted.</p> <p>Note - This performance outcome is a <i>planning scheme matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i> for non-compliance with the corresponding RAD(s) identified in RAD-PO Equivalence Table 9.3.1.3.1 above.</p> <p>Editor's note - This does not include any swimming pool fencing to the minimum extent required by legislation.</p> <p>Editor's note - Development outcomes (such as fencing or other barriers) that restrict access to shared on-site open space and allocated off-street car parking are not supported.</p>	<p>E21F</p> <p>On-Site open space and allocated off-street car parking is accessible to all occupants of the primary dwelling and secondary dwelling.</p> <p>Editor's note - This does not include any swimming pool fencing to the minimum extent required by legislation.</p> <p>Editor's note - Development outcomes (such as fencing or other barriers) that restrict access to shared on-site open space and allocated off-street car parking are not supported.</p>						
<p>Domestic outbuildings</p>							
<p>PO22</p> <p>Domestic outbuildings and car ports:</p> <ol style="list-style-type: none"> are of a height that does not negatively impact the visual amenity of adjoining properties; Where visible from the street or public place are of a scale location and built form that is consistent with the existing streetscape and character of the precinct and avoids dominating or otherwise negatively impacting the streetscape or adjoining properties. 	<p>E22</p> <p>Domestic outbuildings:</p> <ol style="list-style-type: none"> have a total combined maximum roofed area as outlined in the table below: <table border="1" data-bbox="810 1921 1417 2110"> <thead> <tr> <th>Size of lot</th> <th>Maximum roofed area</th> </tr> </thead> <tbody> <tr> <td>Less than 600m²</td> <td>50m²</td> </tr> <tr> <td>600m² - 1000m²</td> <td>70m²</td> </tr> </tbody> </table>	Size of lot	Maximum roofed area	Less than 600m ²	50m ²	600m ² - 1000m ²	70m ²
Size of lot	Maximum roofed area						
Less than 600m ²	50m ²						
600m ² - 1000m ²	70m ²						

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<p>Note - For a Class 10 building or structure, this performance outcome is an <i>amenity and aesthetic impact matter</i> against which Council must undertake its concurrence agency assessment under Division 2, Part 3, Schedule 9 of the <i>Planning Regulation 2017</i>.</p>	<table border="1" data-bbox="810 367 1417 497"> <tr> <td data-bbox="810 367 1114 430">>1000m² - 2000m²</td> <td data-bbox="1114 367 1417 430">80m²</td> </tr> <tr> <td data-bbox="810 430 1114 497">Greater than 2000m²</td> <td data-bbox="1114 430 1417 497">150m²</td> </tr> </table> <p>b. have a maximum and mean building height as follows:</p> <ol style="list-style-type: none"> i. 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 ii. for all other instances - have a maximum building height of 4m and a mean height not exceeding 3.5m; <p>c. are located behind the main building line and not within the primary frontage, secondary frontage or trafficable water body setbacks except where for a carport and complying with the front setback for carports specified in this code.</p> <p>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.</p> <p>Editor's note - The calculation for mean height is defined in the QDC.</p>	>1000m ² - 2000m ²	80m ²	Greater than 2000m ²	150m ²
>1000m ² - 2000m ²	80m ²				
Greater than 2000m ²	150m ²				
<p>Values and constraints criteria</p> <p>Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.</p>					
<p>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</p> <p>Note - to demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.</p>					
<p>PO23</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development;</p>	<p>E23</p> <p>Development does not involve:</p>				

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<ul style="list-style-type: none"> a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils. 	<ul style="list-style-type: none"> a. excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
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Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)

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

- a. Clearing of native vegetation located within an approved development footprint;
- b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
- c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
- d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
- e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
- f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7.7 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.

Editor's 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

PO24

No example provided.

<p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. <p>* Editor's note - This is not requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO25</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No example provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO26</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>

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<p>PO27</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	<p>No example provided.</p>
<p>PO28</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO29</p> <p>Development does not;</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO30</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	
<p>PO31</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No example provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	
<p>PO32</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO33</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed</p>	<p>No example provided.</p>

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<p>invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO34</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO35</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	<p>No example provided.</p>
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO36</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E36</p> <p>One dwelling⁽²²⁾ permitted per lot within separation area.</p>
<p>PO37</p> <p>Development:</p>	<p>E37</p> <p>Development within the separation area does not include the following activities:</p>

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<ul style="list-style-type: none"> a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; b. is compatible with the operation of an Extractive industry⁽²⁷⁾; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling unit⁽²³⁾; e. Hospital⁽³⁶⁾; f. Rooming accommodation⁽⁶⁹⁾; g. Multiple dwelling⁽⁴⁹⁾; h. Non-resident workforce accommodation⁽⁵²⁾; i. Relocatable home park⁽⁶²⁾; j. Residential care facility⁽⁶⁵⁾; k. Resort complex⁽⁶⁶⁾; l. Retirement facility⁽⁶⁷⁾; m. Rural workers' accommodation⁽⁷¹⁾; n. Short-term accommodation⁽⁷⁷⁾; o. Tourist park⁽⁸⁴⁾.
<p>PO38</p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>E38</p> <p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
<p>PO39</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>E39</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>
<p>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO40</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; 	<p>E40</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾;

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<p>b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;</p> <p>c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:</p> <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. Shielding and screening private outdoor recreation space from the transportation routes. 	<ul style="list-style-type: none"> c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO41</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E41.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E41.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.</p> <p>Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites.</p> <p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	

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<p>PO42</p> <p>Development will:</p> <ol style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise a. similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	<p>E42</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO43</p> <p>Demolition and removal is only considered where;</p> <ol style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	<p>No example provided.</p>
<p>PO44</p> <p>Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.</p>	<p>No example provided.</p>
<p>PO45</p>	<p>E45</p> <p>Development does:</p>

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<p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO46</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E46</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾ b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾ e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁴⁹⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO47</p>	<p>E47</p> <p>Development:</p>

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<p>Development within a Bulk water supply infrastructure buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> protect the integrity of the water supply pipeline; maintain adequate access for any required maintenance or upgrading work to the water supply pipeline; 	<ol style="list-style-type: none"> does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
<p>PO48</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E48</p> <p>Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):</p> <ol style="list-style-type: none"> buildings or structures; gates and fences; storage of equipment or materials; landscaping or earthworks or stormwater or other infrastructure.
<p>PO49</p> <p>Development within the Gas pipeline buffer:</p> <ol style="list-style-type: none"> avoids attracting people in large numbers to live, work or congregate; avoids the storage of hazardous chemicals; maintains adequate access for any required maintenance or upgrading work; minimises risk of harm to people and property. <p>Editor's note - The <i>Petroleum and Gas (Production and Safety) Act 2004</i> (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.</p>	<p>E49</p> <p>Development does not involve the construction of any buildings or structures within Gas pipeline buffer.</p> <p>Editor's note - The <i>Petroleum and Gas (Production and Safety) Act 2004</i> (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.</p>
<p>PO50</p> <p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E50</p> <p>The following uses are not located within a Landfill buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾;

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	<ul style="list-style-type: none"> h. Multiple dwelling⁽⁴⁹⁾; i. non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO51</p> <p>Habitable rooms within an Electricity supply substation buffer are located a sufficient buffer are located a sufficient distance from substations⁽⁸⁰⁾ to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E51</p> <p>Habitable rooms:</p> <ul style="list-style-type: none"> a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation⁽⁸⁰⁾ are acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO52</p> <p>Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation⁽⁸⁰⁾ to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p> <p>Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy - Noise.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>No example provided.</p>
<p>PO53</p>	<p>E53</p>

<p>Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</p> <p>Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.</p>	
<p>PO54</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO55</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>	<p>No example provided.</p>

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<p>Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO56</p> <p>Development does not:</p> <ol style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO57</p> <p>Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.</p>	<p>E57</p> <p>Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.</p> <p>Note - Refer to Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</p>
<p>PO58</p> <p>Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.</p>	<p>E58</p> <p>Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.</p>
<p>PO59</p> <p>Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>	<p>E59.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ol style="list-style-type: none"> a. Urban area - Level III; b. Rural area - N/A; c. Industrial area - Level V; d. Commercial area - Level V. <p>E59.2</p>

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<p>Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow</p>	<p>Development ensures that inter-allotment drainage infrastructure is design to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p>PO60</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾⁽⁵⁷⁾</p>	
<p>PO61</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ol style="list-style-type: none"> a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	<p>E61</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p>Riparian and wetland setbacks</p>	
<p>PO62</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p>	<p>E62</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line

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<ul style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<ul style="list-style-type: none"> b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps - Riparian and wetland setbacks.</p>									
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)										
<p>PO63</p> <p>Development:</p> <ul style="list-style-type: none"> a. avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; b. retain the natural character or bushland settings as the dominant landscape characteristic; c. is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment. 	<p>E63</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <ul style="list-style-type: none"> a. located on a hill top or ridge line; b. all parts of the building and structure are located below the hill top or ridge line. 									
<p>PO64</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely detract or degrade the quality of views, vista or key landmarks; b. retains the natural character or bushland settings as the dominant landscape characteristic. 	<p>E64</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <ul style="list-style-type: none"> a. go across land contours, and do not cut straight up slopes; b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height. 									
<p>PO65</p> <p>Buildings and structures incorporate colours and finishes that:</p> <ul style="list-style-type: none"> a. are consistent with a natural, open space character and bushland environment; b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment; c. are not visually dominant or detract from the natural qualities of the landscape. 	<p>E65.1</p> <p>Where located in the Regionally significant(hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colour:</p> <table border="1" data-bbox="810 1933 1417 2096"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700s - 1996</th> </tr> </thead> <tbody> <tr> <td>G12 - Holly</td> <td>G54 - Mist Green</td> <td>N 44 Bridge Grey</td> </tr> <tr> <td>G13 - Emerald</td> <td>G55 - Lichen</td> <td>N45 - Koala Grey</td> </tr> </tbody> </table>	Colours from Australian Standard AS2700s - 1996			G12 - Holly	G54 - Mist Green	N 44 Bridge Grey	G13 - Emerald	G55 - Lichen	N45 - Koala Grey
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	<table border="1"> <tr> <td>G14 - Moss Green</td> <td>G56 - Sage Green</td> <td>N52 - Mid Grey</td> </tr> <tr> <td>G15 - Rainforest Green</td> <td>G62 - Rivergum</td> <td>N54 Basalt</td> </tr> <tr> <td>G16 - Traffic Green</td> <td>G64 - Slate</td> <td>N55 - Lead Grey</td> </tr> <tr> <td>G17 - Mint Green</td> <td>G65 - Ti Tree</td> <td>X54 - Brown</td> </tr> <tr> <td>G21 - Jade</td> <td>N25 - Birch Grey</td> <td>X61 Wombat</td> </tr> <tr> <td>G22 - Serpentine</td> <td>N32 - Green Grey</td> <td>X62 - Dark Earth</td> </tr> <tr> <td>G23 Shamrock</td> <td>N33 - Lightbox Grey</td> <td>X63 - Iron Bark</td> </tr> <tr> <td>G24 - Fern Green</td> <td>N35 - Light Grey</td> <td>Y51 - Bronze Olive</td> </tr> <tr> <td>G25 - Olive</td> <td>N41 Oyster</td> <td>Y61 - Black Olive</td> </tr> <tr> <td>G34 - Avocado</td> <td>N42 - Storm Grey</td> <td>Y63 - Khaki</td> </tr> <tr> <td>G52 - Eucalyptus</td> <td>N43 - Pipeline Grey</td> <td>Y66 - Mudstone</td> </tr> <tr> <td>G53 - Banksia</td> <td></td> <td></td> </tr> </table>	G14 - Moss Green	G56 - Sage Green	N52 - Mid Grey	G15 - Rainforest Green	G62 - Rivergum	N54 Basalt	G16 - Traffic Green	G64 - Slate	N55 - Lead Grey	G17 - Mint Green	G65 - Ti Tree	X54 - Brown	G21 - Jade	N25 - Birch Grey	X61 Wombat	G22 - Serpentine	N32 - Green Grey	X62 - Dark Earth	G23 Shamrock	N33 - Lightbox Grey	X63 - Iron Bark	G24 - Fern Green	N35 - Light Grey	Y51 - Bronze Olive	G25 - Olive	N41 Oyster	Y61 - Black Olive	G34 - Avocado	N42 - Storm Grey	Y63 - Khaki	G52 - Eucalyptus	N43 - Pipeline Grey	Y66 - Mudstone	G53 - Banksia		
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<p>PO66</p> <p>Landscaping</p> <ol style="list-style-type: none"> complements the coastal landscape character and amenity; has known resilience and robustness in the coastal environment; <p>Fences and walls:</p> <ol style="list-style-type: none"> do not appear visually dominant or conspicuous within its setting; reduce visual appearance through the use of built form articulation, setbacks, and plant screening; use materials and colours that are complementary to the coastal environment. <p>Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.</p>	<p>E65.2</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.</p> <hr/> <p>E66</p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p> <ol style="list-style-type: none"> landscaping comprises indigenous coastal species; fences and walls are no higher than 1m; and existing pine trees, palm trees, mature fig and cotton trees are retained. where over 12m in height, the building design includes the following architectural character elements: <ol style="list-style-type: none"> curving balcony edges and walls, strong vertical blades and wall planes; balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; 																																				

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<p>Vegetation that contributes to bayside character and identity are:</p> <p>a. retained;</p> <p>b. protected from development diminishing their significance.</p>	<p>iii. roof top outlooks, tensile structures as shading devices;</p> <p>iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.</p>
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Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)

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

Setback and Site Cover Tables

Table 9.3.1.3 Setbacks

Coastal communities precinct and Redcliffe Kippa-Ring local plan - Interim residential precinct										
Height of wall	Frontage Primary			Frontage Secondary to street			Frontage Secondary to lane	Side to OMP and wall	Rear to OMP and wall	Trafficable water body to OMP and wall
	To wall	To OMP	To covered car parking space and domestic outbuildings	To Wall	To OMP	To covered car parking space and domestic outbuildings	To OMP, wall and covered car parking space and domestic out			
Less than 4.5m	Min 6m	Min 4.5m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
4.5m to 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
Greater than 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to Standard as in QDC	Refer to standard as in QDC	Min 4.5m

Table 9.3.1.4 Setbacks

General residential zone - Suburban neighbourhood precinct and Township zone - Residential precinct

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Height of wall	Frontage Primary			Frontage Secondary to street			Frontage Secondary to lane	Side Non-built to boundary wall to OMP and wall	Rear to OMP and wall	Trafficable water body to OMP and wall
	To wall	To OMP	To covered car parking space and domestic outbuildings	To wall	to OMP	To covered car parking space and domestic outbuildings	To OMP, wall and covered car parking space			
Less than 4.5m	Min 4.5m	Min 3m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
4.5m to 8.5m	Min 4.5m	Min 3m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
Greater than 8.5.	Min 4.5m	Min 3m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m

Table 9.3.1.5 Setbacks

Emerging community zone - Transition precinct (developed lot), General residential zone - Next generation neighbourhood precinct and Caboolture West local plan - Urban living precinct - Next generation sub-precinct											
Height of wall	Frontage Primary			Frontage Secondary to street			Frontage Secondary to lane	Side Non-built to boundary wall To wall	Rear To wall	Side Non-built to boundary wall and Rear To OMP	Trafficable water body To OMP and wall
	To wall	To OMP	To covered car parking space and domestic outbuildings	To wall	To OMP	To covered car parking space and domestic outbuildings	To OMP, wall and covered car parking space				
Less than 4.5m	Min 3m	Min 2m	Min 5.4m	Min 2m	Min 1m	Min 5.4m*	Min 0.5	For lots with a primary frontage ≤12m, Min 1m OR Where the longest side boundary is ≤25m or where the primary frontage is ≤ OR For lots with a primary frontage >12m, refer to standard as in	Min 5m OR Where the longest side boundary is ≤25m or where the primary frontage is ≤	As per applicable side or rear boundary standard to wall minus 0.5m	Min 4.5m

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								QDC but measured to wall	9.5m - Min 3m OR Where the primary frontage is $\leq 9.5m$ and the lot is adjoining a park or directly opposite a park fronting the same street - refer to standard as in QDC but measured to wall		
4.5m to 8.5m	Min 3m	Min 2m	N/A	Min 2m	Min 1m	N/A	Min 0.5	Refer to standard as in QDC but measured to wall	Min 5m OR Where the longest side boundary is $\leq 25m$ or where the primary frontage is $\leq 9.5m$ - Min 3m OR Where the primary frontage is $\leq 9.5m$ and the lot is adjoining a park or directly	As per applicable side or rear boundary standard to wall minus 0.5m	Min 4.5m

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									opposite a park fronting the same street - refer to standard as in QDC but measured to wall		
Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Refer to standard as in QDC but measured to wall	Min 5m OR Where the longest side boundary is $\leq 25m$ or where the primary frontage is $\leq 9.5m$ - Min 3m OR Where the primary frontage is $\leq 9.5m$ and the lot is adjoining a park or directly opposite a park fronting the same street - refer to standard as in QDC but measured to wall	As per applicable side or rear boundary standard to wall minus 0.5m	Min 4.5m

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*Note - The minimum setback to covered car parking spaces may be reduced to 4.5m where:

- i. the primary or secondary frontage of the lot adjoins a road reserve with a minimum rear verge width of 1m or greater and includes a footpath with a width of 2m or greater;
- ii. The lot has a primary frontage greater than 7.5m and no greater than 10m (Lot type B).

Editor's note - Side boundary setback standards in Table 9.3.1.5 include specific variations to the QDC for the applicable precincts that ensure the minimum side non-built to boundary wall setback on narrow lots is 1m to wall allowing space for eaves to project over the setback while also maintaining adequate separation between eaves and the side boundary (see figure below illustrating a typical outcome).

Figure - Side boundary setbacks

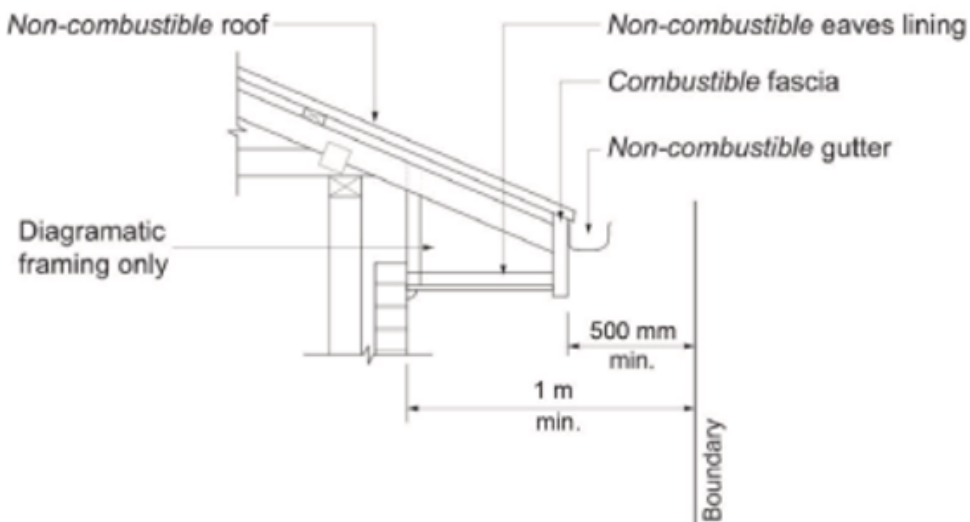


Table 9.3.1.6 Setbacks

General residential zone - Urban neighbourhood precinct, and Emerging community zone - Transition precinct (developed lot) and identified in the Morayfield South urban area on Figure 9.3.1.1										
Height of wall	Frontage primary			Frontage Secondary to street			Frontage Secondary to lane	Side Non-built to boundary wall To OMP and wall	Rear To OMP and wall	Trafficable water body to OMP and wall
	To wall	To OMP	To covered car parking space and domestic outbuildings	To wall	To OMP	To covered car parking space and domestic outbuildings	To OMP, wall and covered car parking spaces and domestic outbuildings			
Less than 4.5m	Min 1m	Min 1m	Min 5.4m	Min 1m	Min 1m	Min 5.4m	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m

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4.5 to 8.5m	Min 1m	Min 1m	N/A	Min 1m	Min 1m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m
Greater than 8.5m	Min 5m	Min 3m	N/A	Min 2m	Min 1m	N/A	Min 0.5	Refer to standard as in QDC	Refer to standard as in QDC	Min 4.5m

Table 9.3.1.7 Built to boundary walls

Lot frontage widths	Mandatory / Optional	Length and height of built to boundary wall		
		General residential zone:	Emerging community zone:	Emerging community zone:
		<ul style="list-style-type: none"> Coastal communities precinct Suburban neighbourhood precinct <p>Redcliffe Kippa-Ring local plan:</p> <ul style="list-style-type: none"> Interim residential precinct 	<ul style="list-style-type: none"> Transition precinct (Developed lot) <p>General residential zone:</p> <ul style="list-style-type: none"> Next generation neighbourhood precinct <p>Caboolture West local plan:</p> <ul style="list-style-type: none"> Urban living precinct (Next generation sub-precinct) 	<ul style="list-style-type: none"> Transition precinct (Developed lot) if within the Morayfield South Urban area on Figure 9.3.1.1 <p>General residential zone:</p> <ul style="list-style-type: none"> Urban neighbourhood precinct
7.5m or less	Mandatory - both sides unless a corner lot	Not permitted*	<p>Max length: 80% of the length of the boundary</p> <p>Max Height: 7.5m</p>	<p>Max Length: 80% of the length of the boundary</p> <p>Max Height: 8.5m</p>
More than 7.5m to 9.5m	<p>Mandatory - one side</p> <p>Optional to both sides in the following locations only unless a corner lot:</p> <p>Emerging community zone:</p> <ul style="list-style-type: none"> Transition precinct (developed lot) <p>General residential zone:</p> <ul style="list-style-type: none"> Next generation neighbourhood precinct 	Not permitted*	<p>Max Length: 60% of the length of the boundary OR 80% if the lot adjoining that boundary has a frontage of 9.5m or less.</p> <p>Max Height:7.5m</p>	<p>Max Length: 70% of the length of the boundary</p> <p>Max Height: 10.5m</p>

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	<p>Caboolture West local plan:</p> <ul style="list-style-type: none"> Urban living precinct - Next generation sub-precinct 			
More than 9.5m to 12.5m	Mandatory - one side	Not permitted*	<p>Max Length: 60% of the length of the boundary OR 80% if the lot adjoining that boundary has a frontage of 7.5m or less.</p> <p>Max Height 7.5m</p>	<p>Max Length: 70% of the length of the boundary</p> <p>Max Height: 10.5m</p>
More than 12.5m to 18m	<p>Optional:</p> <p>i. on 1 boundary only;</p> <p>ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.</p> <p>Not permitted - Otherwise</p>	Not permitted*	<p>Max Length: the lesser of 15m or 60% of the length of the boundary</p> <p>Max Height: 7.5m</p>	<p>Max Length: the lesser of 15m or 60% of the length of the boundary</p> <p>Max Height: 10.5m</p>
Greater than 18m	Not permitted*	Not permitted*	Not Permitted*	Not Permitted*

Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures.

Note - Max length includes the length of walls of any other buildings on the same boundary. e.g detached garage, carport or shed.

Note - For the maximum height of domestic outbuildings refer to the examples that achieve aspects of the performance outcomes for building height and domestic outbuildings.

*Note - Built to boundary walls are not permitted, however, reduced side and rear boundary clearances may be permitted as prescribed (e.g QDC).

Table 9.3.1.8 Site cover

Emerging community zone - Transition precinct (developed lot), General residential zone - Next generation neighbourhood precinct and Caboolture West local plan - Urban living precinct - Next generation sub-precinct					
Building height	Lot size				
	300m ² or less	301-400m ²	401-500m ²	501-1000m ²	Greater than 1000m ²

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	<p>Editor's note - The following examples refer to a terrace style Dwelling house (22) with built to boundary walls to both side boundaries</p>		<p>Editor's note - The following example refers to a traditional style Dwelling house (22) that does not have built to boundary walls to both side boundaries</p>					
	<p>i. Primary frontage width is less than 7.5m;</p> <p>ii. built to boundary walls are provided to both side boundaries</p>	<p>i. Primary frontage width is 7.5m to 9.5m;</p> <p>ii. built to boundary walls are provided to both side boundaries</p>	<p>i. Any built to boundary walls are limited to one side boundary only.</p>					
8.5m or less	80%	75%	60%	60%	60%	60%	60%	60%
>8.5m - 12.0m	50%	50%	50%	50%	60%	50%	50%	50%
>12.0m	N/A	N/A	N/A	N/A	N/A	50%	40%	

Table 9.3.1.9 Site cover

General residential zone - Urban neighbourhood precinct					
Building height	Lot Size				
	300m ² or less	301-400m ²	401-500m ²	501-1000m ²	Greater than 1000m ²
8.5m or less	75%	70%	60%	60%	60%
>8.5m - 12.0m	50%	50%	60%	50%	50%
>12.0m	N/A	N/A	N/A	50%	40%

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Figure 9.3.1.1 Morayfield South - Urban area

