

Citation and commencement

This planning scheme may be cited as the Lockyer Valley Planning Scheme.

A notice was published in the Government Gazette No. <#> on <Insert Date> for the planning scheme for the Lockyer Valley Regional Council.

The commencement date for the planning scheme was <Insert Date>.

Amendments to the planning scheme are included at Appendix 2.

Contents

PART 1 ABOUT THE PLANNING SCHEME	
1.1 Introduction	
1.2 Planning scheme components	
1.3 Interpretation	1.3.1 Definitions 1.3.2 Standard drawings, maps, notes, editor's notes and footnotes 1.3.3 Punctuation 1.3.4 Zones for roads, closed roads, waterways and reclaimed land
1.4 Categories of development	
1.5 Hierarchy of assessment benchmarks	
1.6 Building Work regulated under the planning scheme	
1.7 Local government administrative matters	1.7.1 Notation of decisions affecting the planning scheme s.89 of the Act 1.7.2 Temporary uses
PART 2 STATE PLANNING PROVISIONS	
2.1 State planning policy	
2.2 Regional plan	
2.3 Referral agency delegations	
2.4 Regulated requirements	
PART 3 STRATEGIC FRAMEWORK	
3.1 Preliminary	3.1.1 Strategic vision 3.1.2 Strategic Intent 3.1.3 Achieving the strategic intent
3.2 Theme 1 - Growing Communities	3.2.1 Element 1 — Growth management 3.2.2 Element 2 — Housing choice 3.2.3 Element 3 — Local land use response 3.2.4 Element 4 — Residential density 3.2.5 Element 5 — Structure plan areas 3.2.6 Element 6 — Urban localities
3.3 Theme 2 - Prosperous Economy	3.3.1 Element 1 — Activity centres 3.3.2 Element 2 — Industry areas 3.3.3 Element 3 — Knowledge and technology area 3.3.4 Element 4 - Rural industries 3.3.5 Element 5 - Special uses 3.3.6 Element 6 - Tourism
3.4 Theme 3 - Connecting Infrastructure	3.4.1 Element 1 — Integrated planning and infrastructure networks 3.4.2 Element 2 - Efficient infrastructure 3.4.3 Element 3 — Transport Networks 3.4.4 Element 4 — Linear infrastructure 3.4.5 Element 5 — Protection of infrastructure corridors and sites 3.4.6 Element 6 - Service infrastructure networks
3.5 Theme 4 - Sustaining the natural environment	3.5.1 Element 1 - Climate impacts and effects 3.5.2 Element 2 — Matters of environmental significance 3.5.3 Element 3 - Emissions and hazardous activities 3.5.4 Element 4 - First nations peoples' and indigenous landscapes 3.5.5 Element 5 - Koala conservation 3.5.6 Element 6 — Renewable and non-renewable resources 3.5.7 Element 7 - Safety and natural hazards 3.5.8 Element 8 - Scenic landscapes 3.5.9 Element 9 — Waterways and Water quality
3.6 Theme 5 - Living in a great place	3.6.1 Element 1 - Affordable living

	3.6.2 Element 2 — Community activities and infrastructure 3.6.3 Element 3 — Community health and wellbeing 3.6.4 Element 4 - Cultural heritage 3.6.5 Element 5 — Open space, sport and recreation 3.6.6 Element 6 — Urban design
PART 4 LOCAL GOVERNMENT INFRASTRUCTURE PLAN	
4.1 Preliminary	
4.2 Planning assumptions	4.2.1 Population and employment growth 4.2.2 Development 4.2.3 Infrastructure demand
4.3 Priority infrastructure area	
4.4 Desired standards of service (DSS)	4.4.1 Stormwater network 4.4.2 Transport network 4.4.3 Public parks and land for community facilities network
4.5 Plans for trunk infrastructure	4.5.1 Trunk infrastructure maps 4.5.2 Schedules of works 4.5.3 Editor's note—Extrinsic material 4.5.4 List of extrinsic material
PART 5 TABLES OF ASSESSMENT	
5.1 Preliminary	
5.2 Reading the tables	
5.3 Categories of development and assessment	5.3.1 Process for determining the category of development and the category of assessment for assessable development 5.3.2 Determining the category of development and category of assessment 5.3.3 Determining the assessment benchmarks
5.4 Regulated categories of development and categories of assessment prescribed by the Planning Regulation	5.4.1 Community facilities zone 5.4.2 Conservation zone 5.4.3 Emerging community zone 5.4.4 Industry zone 5.4.5 Limited development zone 5.4.6 Local centre zone 5.4.7 Low density residential zone 5.4.8 Low-medium density residential zone 5.4.9 Major centre zone 5.4.10 Mixed use zone 5.4.11 Open space zone 5.4.12 Principal centre zone 5.4.13 Rural zone 5.4.14 Rural residential zone 5.4.15 Special industry zone 5.4.16 Sport and recreation zone 5.4.17 Township zone
5.5 Categories of development and assessment — Reconfiguring a lot	
5.6 Categories of development and assessment — Operational Work	
5.8 Categories of development and assessment — Building Work	
5.9 Categories of development and assessment — Local plans	
5.10 Categories of development and assessment — Overlays	
PART 6 ZONES	
6.1 Preliminary	
6.2 Community facilities zone code	6.2.1 Application 6.2.2 Purpose and overall outcomes
6.3 Conservation zone code	6.3.1 Application 6.3.2 Purpose and overall outcomes

6.4 Emerging community zone code	6.4.1 Application 6.4.2 Purpose and overall outcomes
6.5 Industry zone code	6.5.1 Application 6.5.2 Purpose and overall outcomes
6.6 Limited development zone	6.6.1 Application 6.6.2 Purpose and overall outcomes
6.7 Local centre zone code	6.7.1 Application 6.7.2 Purpose and overall outcomes
6.8 Low density residential zone code	6.8.1 Application 6.8.2 Purpose and overall outcomes
6.9 Low-medium density residential zone code	6.9.1 Application 6.9.2 Purpose and overall outcomes
6.10 Major centre zone code	6.10.1 Application 6.10.2 Purpose and overall outcomes
6.11 Mixed use zone code	6.11.1 Application 6.11.2 Purpose and overall outcomes
6.12 Open space zone	6.12.1 Application 6.12.2 Purpose and overall outcomes
6.13 Principal centre zone code	6.13.1 Application 6.13.2 Purpose and overall outcomes
6.14 Rural zone code	6.14.1 Application 6.14.2 Purpose and overall outcomes 6.14.2.1 Tenthill Creek subdivision precinct
6.15 Rural residential zone code	6.15.1 Application 6.15.2 Purpose and overall outcomes
6.16 Special industry zone code	6.16.1 Application 6.16.2 Purpose and overall outcomes
6.17 Sport and recreation zone code	6.17.1 Application 6.17.2 Purpose and overall outcomes
6.18 Township zone code	6.18.1 Application 6.18.2 Purpose and overall outcomes
PART 7 LOCAL PLANS	
7.1 Preliminary	
PART 8 OVERLAYS	
8.1 Preliminary	
8.2 Agricultural land overlay code	8.2.1 Application 8.2.2 Purpose 8.2.3 Assessment benchmarks
8.3 Biodiversity overlay code	8.3.1 Application 8.3.2 Purpose 8.3.3 Assessment benchmarks
8.4 Bushfire hazard overlay code	8.4.1 Application 8.4.2 Purpose 8.4.3 Assessment benchmarks
8.5 Cultural heritage overlay code	8.5.1 Application 8.5.2 Purpose 8.5.3 Assessment benchmarks
8.6 Extractive resources overlay code	8.6.1 Application 8.6.2 Purpose 8.6.3 Assessment benchmarks
8.7 Flood hazard overlay code	8.7.1 Application

	8.7.2 Purpose 8.7.3 Assessment benchmarks
8.8 Helidon management area overlay code	8.8.1 Application 8.8.2 Purpose 8.8.3 Assessment benchmarks
8.9 Infrastructure overlay code	8.9.1 Application 8.9.2 Purpose 8.9.3 Assessment benchmarks
8.10 Scenic landscape overlay code	8.10.1 Application 8.10.2 Purpose 8.10.3 Assessment benchmarks
8.11 Steep land overlay code	8.11.1 Application 8.11.2 Purpose 8.11.3 Assessment benchmarks
8.12 Waterways and water resources overlay code	8.12.1 Application 8.12.2 Purpose 8.12.3 Assessment benchmarks
8.13 High risk soils — information overlay	8.13.1 Application
8.14 Minimum Lot Size Overlay	8.14.1 Application
8.15 Road hierarchy — information overlay	8.15.1 Application
8.16 Transport noise corridor — information overlay	8.16.1 Application
PART 9 DEVELOPMENT CODES	
9.1 Preliminary	
9.2 Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation	
9.3 Use Codes	9.3.1 Commercial activities code 9.3.2 Community and recreation activities code 9.3.3 Dwelling house code 9.3.4 Extractive industry code 9.3.5 Home-based business code 9.3.6 Industry activities code 9.3.7 Market code 9.3.8 Medium density residential uses code 9.3.9 Outstation code 9.3.10 Renewable energy facility code 9.3.11 Retirement and Residential care facility code 9.3.12 Roadside stall code 9.3.13 Rural uses code 9.3.14 Sales office code 9.3.15 Service station and Car wash code 9.3.16 Telecommunications facility code 9.3.17 Tourism uses code 9.3.18 Worker accommodation code
9.4 Works codes	9.4.1 Advertising devices code 9.4.2 Building design code 9.4.3 Earthworks, filling and excavation code 9.4.4 Environment and amenity code 9.4.5 Infrastructure and services code 9.4.6 Landscaping code 9.4.7 Stormwater management code 9.4.8 Transport, access and parking code
9.5 Other development codes	9.5.1 Reconfiguring a lot code
PART 10 OTHER PLANS	
10.1 Preliminary	

SCHEDULE 1 DEFINITIONS	
SC1.1 Use definitions	SC1.1.1 Defined activity groups SC1.1.2 Industry thresholds
SC1.2 Administrative terms	
SCHEDULE 2 PLANNING SCHEME MAPS	
SC2.1 Map index	
SCHEDULE 3 LOCAL GOVERNMENT INFRASTRUCTURE PLAN MAPS AND TABLES	
SC3.1 Planning assumption tables	
SC3.2 Schedules of works	
SC3.3 Local government infrastructure plan maps	
SCHEDULE 4 PLANNING SCHEME NOTATIONS	
SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Planning Act	
SC4.2 Notation of resolution/s under Chapter 4, Part 2, Division 2 of the Planning Act	
SC4.3 Notation of registrations for urban encroachment provisions under section 267 of the Planning Act	
SCHEDULE 5 LAND DESIGNATED FOR INFRASTRUCTURE	
SCHEDULE 6 PLANNING SCHEME POLICIES	
SC6.1 Biodiversity	SC6.1.1 Application SC6.1.2 Purpose SC6.1.3 Relationship to the Planning Scheme SC6.1.4 Qualifications SC6.1.5 Technical standards SC6.1.6 Consultation SC6.1.7 Requirements for Ecological Assessments SC6.1.8 Requirements for supporting documentation
SC6.1 Appendix 1: Locally significant flora and fauna and vegetation communities	
SC6.1 Appendix 2: Reference documentation	
SC6.1 Appendix 3: Fauna Survey Techniques	
SC6.1 Appendix 4: Regional Ecosystem Species Lists	
SC6.2 Bushfire management plans	SC6.2.1 Application SC6.2.2 Relationship to the Planning Scheme SC6.2.3 Purpose SC6.2.4 Qualifications SC6.2.5 Technical standards SC6.2.6 Consultation SC6.2.7 Definitions SC6.2.8 Minimum requirements for management plans SC6.2.9 Technical information for different types of bushfire hazard risk assessment SC6.2.10 Consultation of relevant stakeholders SC6.2.11 Design requirements for fire trails SC6.2.12 Fire trail construction guide
SC6.3 Cultural heritage	SC6.3.1 Application SC6.3.2 Relationship to the Planning Scheme SC6.3.3 Purpose SC6.3.4 Qualifications SC6.3.5 Technical standards SC6.3.6 Consultation SC6.3.7 Minimum requirements for impact assessments & management plans SC6.3.8 Adding and removing local cultural heritage places from the planning scheme SC6.3.9 Appendix 1 Significance statements for local heritage places

SC6.4 Flood hazard	
SC6.5 Geotechnical assessment	SC6.5.1 Application SC6.5.2 Relationship to the Planning Scheme SC6.5.3 Purpose SC6.5.4 Qualifications SC6.5.5 Technical standards SC6.5.6 Consultation SC6.5.7 Steep land overlay methodology SC6.5.8 Landslide management plan parts SC6.5.9 Landslide risk assessment SC6.5.10 Geotechnical stability assessment SC6.5.11 Geotechnical certifications SC6.5.12 Requirements for Geotechnical assessment and landslide management plan management plans
SC6.6 Infrastructure design	SC6.6.1 Introduction SC6.6.2 Application requirements SC6.6.3 Bonding of Development SC6.6.4 Stormwater Management SC6.6.5 Streets and Roads SC6.6.6 Earthworks SC6.6.7 Infrastructure Works
SC6.6 Appendix 1: Urban and Industrial Road Design	
SC6.6 Appendix 2: Rural Road Design	
SC6.6 Appendix 3: Water-sensitive urban design	
SC6.7 Landscaping	
SC6.8 Scenic landscape assessment	SC6.8.1 Application SC6.8.2 Relationship to the Planning Scheme SC6.8.3 Purpose SC6.8.4 Qualifications SC6.8.5 Technical standards SC6.8.6 Consultation SC6.8.7 Scenic landscape overlay methodology SC6.8.8 Addressing assessment benchmarks SC6.8.9 Guidance for the preparation of a visual impact assessment SC6.8.10 Mitigation methods
SC6.9 Stormwater management	
SC6.10 Transport assessment	SC6.10.1 Application SC6.10.2 Relationship to the Planning Scheme SC6.10.3 Purpose SC6.10.4 Qualifications SC6.10.5 Technical standards SC6.10.6 Consultation SC6.10.7 Transport assessment hierarchy SC6.10.8 Requirements for different types of development and transport assessment
APPENDIX 1 INDEX AND GLOSSARY OF ABBREVIATIONS AND ACRONYMS	
APPENDIX 2 TABLE OF AMENDMENTS	

Table of Tables

Table 1.6-1: Building assessment provisions in the planning scheme for an assessment manager
Table 1.7-1: Temporary uses
Table 2.3-1: Delegated referral agency jurisdictions
Table 3.2-1: Description of Localities

Table 3.3-1: Centre hierarchy (from greatest to lowest)
Table 3.3-2: Description of Industry areas
Table 3.3-3: Description of tourism features
Table 3.5-1: Locally important landscape features
Table 4.2-1: Relationship between development categories, development types and uses
Table 4.2-2: Population and employment assumptions summary
Table 4.2-3: Residential dwellings and non-residential floor space assumptions summary
Table 4.4-1: Stormwater network desired standard of service
Table 4.4-2: Transport network desired standard of service
Table 4.4-3: Parks and land for community facilities network desired standard of service
Table 4.4-4: Accessibility standard
Table 4.4-5: Rate of land provision
Table 4.4-7: Maximum desired grade
Table 4.4-8: Road Frontage
Table 4.4-9: Minimum desired flood immunity
Table 4.4-10: Embellishment standards for recreation parks
Table 4.4-11: Embellishment standards for sports parks
Table 5.5-1: Community facilities zone
Table 5.5-2: Conservation zone
Table 5.5-3: Emerging community zone
Table 5.5-4: Industry zone
Table 5.5-5: Limited development zone
Table 5.5-6: Local centre zone
Table 5.5-7: Low density residential zone
Table 5.5-8: Low-medium density residential zone
Table 5.5-9: Major centre zone
Table 5.5-10: Mixed use zone
Table 5.5-11: Open space zone
Table 5.5-12: Principal centre zone
Table 5.5-13: Rural zone
Table 5.5-14: Rural zone - Tenthill Creek subdivision precinct
Table 5.5-15: Rural residential zone
Table 5.5-16: Special industry zone
Table 5.5-17: Sport and recreation zone
Table 5.5-18: Township zone
Table 5.6-1: Reconfiguring a Lot
Table 5.7-1: Operational Work
Table 5.8-1: Building Work
Table 5.10-1: Assessment benchmarks for overlays
Table 6.2-1: Consistent uses in the Community facilities zone
Table 6.3-1: Consistent uses in the Conservation zone
Table 6.5-1: Consistent uses in the Industry zone

Table 6.6-1: Consistent uses in the Limited development zone
Table 6.7-1: Consistent uses in the Local centre zone
Table 6.8-1: Consistent uses in the Low density residential zone
Table 6.9-1: Consistent uses in the Low-medium density residential zone
Table 6.10-1: Consistent uses in the Major centre zone
Table 6.11-1: Consistent uses in the Mixed use zone
Table 6.12-1: Consistent uses in the Open space zone
Table 6.13-1: Consistent uses in the Principal centre zone
Table 6.14-1: Consistent uses in the Rural zone
Table 6.14-2: Consistent uses in the Rural zone — Tenthill Creek subdivision precinct
Table 6.15-1: Consistent uses in the Rural residential zone
Table 6.16-1: Consistent uses in the Special industry zone
Table 6.17-1: Consistent uses in the Sport and recreation zone
Table 6.18-1: Consistent uses in the Township zone
Table 8.2-1: Agricultural land overlay code — Measures for assessable development
Table 8.3-1: Map Summary
Table 8.3-2: Biodiversity overlay code — Measures for accepted and assessable development
Table 8.4-1: Bushfire hazard overlay code — Measures for accepted and assessable development
Table 8.4-2: Bushfire hazard overlay code — Additional measures for assessable Material Change of Use
Table 8.4-3: Bushfire hazard overlay code — Additional measures for assessable Reconfiguration of Lot
Table 8.4-4: Bushfire hazard overlay code — Additional measures for assessable development in the Biodiversity overlay
Table 8.4-5: Accepted driveway access and fire trail requirements
Table 8.5-1: Cultural heritage overlay code — Measures for assessable development
Table 8.5-2: Cultural heritage overlay code — Additional measures for assessable Reconfiguring of a lot
Table 8.5-3: Cultural heritage overlay code — Additional measures for assessable Operational Work
Table 8.5-4: Cultural heritage overlay code — Measures for assessable Building Work for the repair and addition to a Local heritage place
Table 8.5-5: Cultural heritage overlay code — Measures for assessable Building Work for the demolition or removal of Local heritage place
Table 8.6-1: Extractive resources overlay code — Measures for assessable development
Table 8.7-1: Map Summary
Table 8.7-2: Flood map layers by risk profile
Table 8.7-3: Flood hazard overlay code — Measures for all accepted and assessable development in the flood hazard area
Table 8.7-4: Additional measures for accepted and assessable development in Very low and Low flood risk hazard areas
Table 8.7-5: Additional measures for assessable development in Moderate flood risk hazard area
Table 8.7-6: Additional measures for assessable development in the High and Extreme flood risk hazard areas, the Laidley and Withcott flood resilient precincts, and the Valley floodplain precinct
Table 8.7-7: Flood hazard overlay code — Additional measures for assessable development for Reconfiguring a lot
Table 8.7-8: Flood immunity - Minimum design requirements
Table 8.7-9: Flood immunity - Site works
Table 8.7-10: Flood hazard parameters
Table 8.8-1: Helidon management area overlay code — Measures for assessable Material Change of Use and Operational Work

Table 8.8-2: Helidon management area overlay code — Measures for assessable Reconfiguration of a Lot
Table 8.9-1: Map Summary
Table 8.9-2: Infrastructure overlay code — Measures for accepted and assessable development
Table 8.9-3: Infrastructure overlay code— Additional measures for assessable Reconfiguration of Lot
Table 8.9-4: Development setbacks from infrastructure
Table 8.10-1: Scenic landscape overlay code — Measures for all accepted and assessable development
Table 8.11-1: Map Summary
Table 8.11-2: Steep land overlay code — Measures for all assessable development
Table 8.11-3: Steep land overlay code — Additional measures for assessable Reconfiguration of a Lot
Table 8.12-1: Map Summary
Table 8.12-2: Waterways and water resources overlay code — Measures for all assessable development
Table 8.12-3: Separation distance to waterways and other locational measures
Table 9.3.1-1: Commercial activities code — Measures for accepted and assessable development
Table 9.3.1-2: Commercial activities code — Additional measures for assessable development
Table 9.3.2-1: Community activities code — Measures for accepted and assessable development
Table 9.3.3-1: Dwelling house code — Measures for accepted and assessable development — Dwelling house and Secondary dwelling
Table 9.3.4-1: Extractive industry code — Measures for assessable development
Table 9.3.5-1: Home-based business code — Measures for accepted and assessable development
Table 9.3.6-1: Industry activities code — Measures for accepted and assessable development
Table 9.3.6-2: Separation distances for industry activities from sensitive land uses
Table 9.3.7-1: Market code — Measures for accepted and assessable development
Table 9.3.8-1: Medium density residential uses code — Measures for accepted and assessable development Rooming Accommodation
Table 9.3.8-2: Medium density residential uses code — Measures for assessable development Dual occupancy
Table 9.3.8-3: Medium density residential uses code — Measures for assessable development Multiple dwelling and Relocatable home park
Table 9.3.8-4: Building setbacks
Table 9.3.9-1: Measures for accepted and assessable development
Table 9.3.10-1: Renewable energy facility code — Measures for accepted and assessable development
Table 9.3.11-1: Retirement and Residential care facility — Measures for accepted and assessable development
Table 9.3.11-2: Site Requirements and building height
Table 9.3.11-3: Boundary setbacks
Table 9.3.12-1: Roadside stall code — Measures for accepted and assessable development
Table 9.3.13-1: Rural uses code — Pastured animal production — Measures for accepted and assessable development
Table 9.3.13-2: Rural uses code — Measures for all other assessable development
Table 9.3.13-3: Rural uses code — Intensive Production — Additional Measures for assessable development
Table 9.3.13-4: Minimum site area for development
Table 9.3.13-5: Separation distances for operations
Table 9.3.13-6: Separation distances for ancillary activities
Table 9.3.14-1: Sales office code — Assessment benchmarks for accepted and assessable development
Table 9.3.15-1: Service station and Car wash code — Measures for assessable development

Table 9.3.16-1: Telecommunications facility code — Measures for accepted and assessable development
Table 9.3.17-1: Tourism uses code — Measures for accepted and assessable development
Table 9.3.18-1: Workers accommodation code — Measures for accepted and assessable development
Table 9.4.1-1: Advertising devices code — Measures for assessable development
Table 9.4.2-1: Design and amenity code — Measures for accepted and assessable development
Table 9.4.2-2: Building scale and bulk requirements
Table 9.4.3-1: Earthworks, filling and excavation code — Measures for accepted and assessable development
Table 9.4.4-1: Environment and amenity code — Measures for accepted and assessable development
Table 9.4.5-1: Infrastructure and services code — Measures for accepted and assessable development
Table 9.4.5-1: Minimum separation distances and locational Measures for effluent disposal areas
Table 9.4.6-1: Landscaping code — Measures for assessable development
Table 9.4.7-1: Stormwater management code — Measures for assessable development
Table 9.4.7-2: Construction Phase — Stormwater Management Design Objectives
Table 9.4.7-3: Construction phase — Stormwater Management Design Objectives for Temporary Drainage Works
Table 9.4.7-4: Construction phase — stormwater management design objectives for emergency spillways on temporary sediment basins
Table 9.4.7-5: Post Construction Phase — Stormwater Management Design Objectives
Table 9.4.8-1: Transport, access and parking code — Measures for accepted and assessable development
Table 9.4.8-2: Transport, access and parking code — Additional measures for assessable development
Table 9.4.8-3: Transport, access and parking code — additional measures for assessable Reconfiguration of a Lot
Table 9.4.8-4: Transport, access and parking code — additional measures for assessable Operational Work
Table 9.4.8-5: Vehicle parking requirements
Table 9.4.8-6: Motorcycle parking requirements
Table 9.4.8-7: Bicycle parking requirements
Table 9.5.1-1: Relevant assessment benchmarks for types of development
Table 9.5.1-2: Boundary realignment resolving a boundary encroachment - Measures for accepted and assessable development
Table 9.5.1-3: Reconfiguring a lot code - Measures for assessable development
Table 9.5.1-4: Minimum lot size and dimensions
Table 9.5.1-5: Access strip requirements for rear access lots
Table 9.5.1-6: Minimum road network connections
Table SC1.1-1: Index of use definitions
Table SC1.1-2: Use definitions
Table SC1.1-3: Index of defined activity groups
Table SC1.1-4: Defined activity groups
Table SC1.1-5: Industry thresholds
Table SC1.2-1: Index of administrative definitions
Table SC1.2-2: Administrative definitions
Table SC2.1-1: Map index
Table SC3.1-1: Existing and projected population
Table SC3.1-2: Existing and projected employees
Table SC3.1-3: Planned density and demand generation rate for a trunk infrastructure network

Table SC3.1-4: Existing and projected residential dwellings
Table SC3.1-5: Existing and projected non-residential floor space
Table SC3.1-6: Existing and projected demand for the stormwater network
Table SC3.1-7: Existing and projected demand for the transport network
Table SC3.1-8: Existing and projected demand for the parks and land for community facilities network
Table SC3.2-1: Stormwater network schedule of works
Table SC3.2-2: Transport network schedule of works
Table SC3.2-3: Parks and land for community facilities schedule of works
Table SC3.3-1: Map index
Table SC4.1-1: Notation of decisions under the Planning Act
Table SC4.2-1: Notation of resolutions under the Planning Act
Table SC4.3-1: Notation of registrations made under section 267 of the Planning Act
Table SC5-1: Designation of premises for development of infrastructure
Table SC6-1: Planning Scheme Policy index
Table AP1-1: Abbreviations and acronyms
Table AP2-1: Table of amendments

Table of Figures

Figure 1-1: Local government planning scheme area and context
Figure 5.7-1: Façade assessment
Figure 8.9-1: Subdivision design near an easement
Figure 8.9-2: Screen landscaping design near an easement
Figure 8.9-3: Excavation and filling near a corridor and easement
Figure 8.11-1: Maximum height and storeys in relation to slope
Figure 9.3-1: Dual occupancy layout
Figure 9.3-2: Fence heights
Figure 9.3-3: Fence height locations
Figure 9.3-4: Articulated walls
Figure 9.3-5: Mixed use development
Figure 9.3-6: Privacy screening
Figure 9.3-7: Screening to prevent overlooking
Figure 9.3-8: Glazing and fixtures designed to minimise overlooking
Figure 9.3-9: Communal open space
Figure 9.5-1: Diversity in housing choice and configuration
Figure 9.5-2: Lot orientation outcomes
Figure 9.5-3: Rear access lot design
Figure 9.5-4: Mix of residential lot size and densities
Figure SC1.2-1: Billboard sign
Figure SC1.2-2: Free standing sign
Figure SC1.2-3: Pylon sign
Figure SC1.2-4: Riparian Corridor

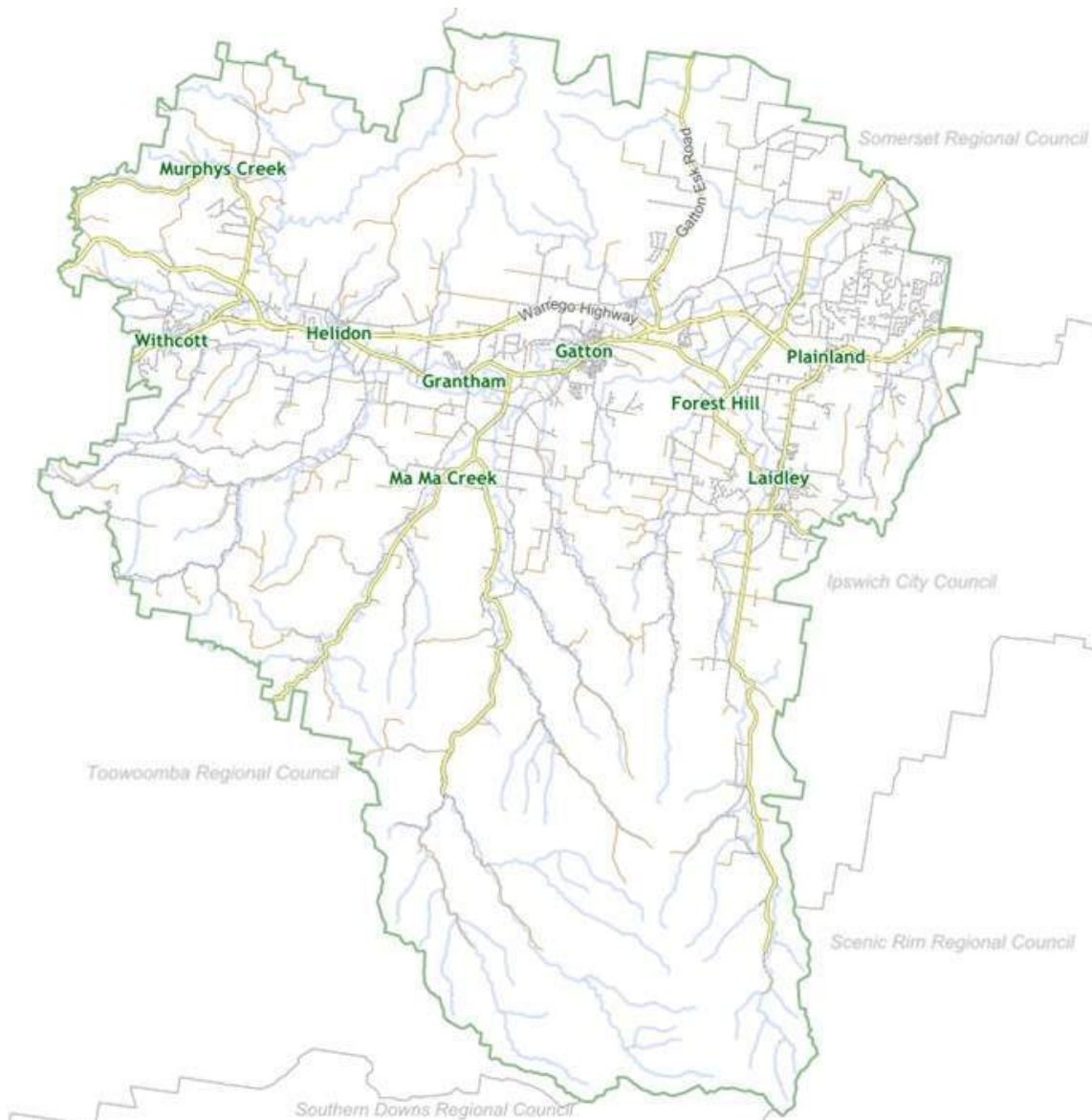
Part 1 About the planning scheme

1.1 Introduction

1. The Lockyer Valley Planning Scheme ('the planning scheme') has been prepared under the *Planning Act 2016* as a framework for managing development in a way that advances the purpose of the Act.
2. In seeking to achieve this purpose, the planning scheme sets out Lockyer Valley Regional Council's intention for the future development in the planning scheme area, over the next 15 years.
3. The planning scheme seeks to advance state and regional policies through more detailed local responses, considering the local context.
4. While the planning scheme has been prepared with a 15 year horizon, Council will review it periodically in accordance with the *Planning Act* to ensure that it responds to the changes of the community at a local, regional and state level.
5. The planning scheme applies to the local government area of Lockyer Valley Regional Council including all premises, roads and internal waterways and interrelates with the surrounding local government areas illustrated in Figure 1-1: Local government planning scheme area and context.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas.

Figure 1-1: Local government planning scheme area and context



1.2 Planning scheme components

1. The planning scheme includes the following components:
 - a. Part 1 About the planning scheme (this part);
 - b. Part 2 State planning provisions;
 - c. Part 3 Strategic framework;
 - d. Part 4 Local government infrastructure plan;
 - e. Part 5 Tables of assessment;
 - f. Part 6 Zones and Precincts including the following zones:
 - i. Community facilities zone;
 - ii. Conservation zone;
 - iii. Emerging community zone;
 - iv. Industry zone;
 - v. Limited development zone;
 - vi. Local centre zone;
 - vii. Low density residential zone;
 - viii. Low-medium density residential zone;
 - ix. Major centre zone;
 - x. Mixed use zone;
 - xi. Open space zone;
 - xii. Principal centre zone;
 - xiii. Rural residential zone;
 - xiv. Rural zone;
 - A. Tenthill Creek subdivision precinct;
 - xv. Special industry zone;
 - xvi. Sport and recreation zone;
 - xvii. Township zone;
 - g. Part 7 Local Plans (where there are no Local plans);
 - h. Part 8 Overlay including the following overlays:
 - i. Agricultural land overlay;
 - ii. Biodiversity overlay;
 - iii. Bushfire hazard overlay;
 - iv. Cultural heritage overlay;
 - v. Extractive resources overlay;
 - vi. Flood hazard overlay;
 - vii. Helidon management area overlay;
 - viii. Infrastructure overlay;
 - ix. Scenic landscape overlay;
 - x. Steep land overlay;
 - xi. Waterways and water resource catchment overlay.
 - xii. the following information overlays:
 - A. High risk soils — information overlay;
 - B. Minimum lot size overlay;
 - C. Road hierarchy — information overlay;
 - D. Transport noise corridor — information overlay.
 - i. Part 9 Development Codes including the following use and works codes:
 - i. Commercial activities code;
 - ii. Community and Recreation activities code;
 - iii. Dwelling house code;
 - iv. Extractive industry code;
 - v. Home-based business code;
 - vi. Industry activities code;
 - vii. Market code;
 - viii. Medium density residential uses code;
 - ix. Outstation code;
 - x. Renewable energy facility code;
 - xi. Retirement and Residential care facility code;
 - xii. Roadside stall code;
 - xiii. Rural uses code;
 - xiv. Sales office code;
 - xv. Service station and Car wash code;
 - xvi. Telecommunications facility code;
 - xvii. Tourism uses code;
 - xviii. Workers accommodation code;
 - xix. Advertising devices code;

- xx. Building design code;
 - xxi. Environment and amenity code;
 - xxii. Earthworks, filling and excavation code;
 - xxiii. Infrastructure and services code;
 - xxiv. Landscaping code;
 - xxv. Stormwater management code;
 - xxvi. Traffic access and parking code;
 - xxvii. Reconfiguring a lot code;
 - j. Part 10 Other plans (where there are no Other plans);
 - k. Schedules and appendices;
2. The following planning scheme policies support the planning scheme:
- a. PSP 1 Biodiversity;
 - b. PSP 2 Bushfire hazard management plan;
 - c. PSP 3 Cultural heritage management plan;
 - d. PSP 4 Flood hazard management plan;
 - e. PSP 5 Geotechnical assessment;
 - f. PSP 6 Infrastructure design;
 - g. PSP 7 Landscaping;
 - h. PSP 8 Scenic landscape assessment;
 - i. PSP 9 Stormwater management plans;
 - j. PSP 10 Transport assessment.

1.3 Interpretation

1.3.1 Definitions

1. A term used in the planning scheme has the meaning assigned to that term by one of the following
 - a. the *Planning Act*;
 - b. the *Planning Regulation*;
 - c. the definitions in Schedule 1 of the planning scheme;
 - d. the *Acts Interpretation Act*; or
 - e. the ordinary meaning where that term is not defined in subparagraph a. to d. above.
2. In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
3. A reference in the planning scheme to any act includes any regulation or instrument made under it and where amended or replaced, if the context permits, means the amended or replaced act.
4. A reference in the planning scheme to a specific resource document or standard means the latest version of the resource document or standard.
5. A reference to a part, section, table, or schedule is a reference to a part, section, table, or schedule of the planning scheme.
6. A reference to a term listed in the legend of a map in Schedule 2 Planning Scheme Maps is reference to the term and the relevant mapped areas for the purpose of the planning scheme.

Editor's note—Under Section 16(3) of the *Planning Act*, the regulated requirements apply to this planning scheme to the extent of any inconsistency with the definitions in the planning scheme.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

1. Standard drawings contained in codes or schedules are part of the planning scheme.
2. Photographic images unless specifically referenced are provided for illustrative purposes only and do not represent policy or a desired outcome of the planning scheme.
3. Maps provide information to support the outcomes and are part of the planning scheme.
4. Notes are identified by the title 'note' and are part of the planning scheme.
5. Editor's notes and footnotes are extrinsic material, as specified in the *Acts Interpretation Act* and are identified by the title 'editor's note' and 'footnote'. Editor's notes and footnotes are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

1. A word followed by ‘;’ or ‘and’ is considered to be ‘and’.
2. A word followed by ‘;’ or ‘or’ means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

1. The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
 - a. if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land;
 - b. if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;
 - c. if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land;
 - d. if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor’s note—The boundaries of the local government area are described by the maps referred to in the Local Government Regulation.

1.4 Categories of development

1. The categories of development under the *Planning Act* are:
 - a. accepted development;

Editor’s note—A development permit is not required for development that is accepted development. Under section 44(6) (a) of the Planning Act, if the planning scheme does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Planning Regulation also prescribes accepted development.

- b. assessable development:
 - i. code assessment;
 - ii. impact assessment;

Editor’s note—A development permit is required for assessable development. Schedules 9, 10 and 12 of the Planning Regulation also prescribe assessable development.

- c. prohibited development.

Editor’s note—A development application may not be made for prohibited development. Schedule 10 of the Planning Regulation prescribes prohibited development.

2. The planning scheme states the category of development for certain types of development and specifies the category of assessment for assessable development in the planning scheme area in Part 5 Table of Assessment.

Editor’s note—Section 43 of the Act identifies that a categorising instrument categories development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a temporary local planning instrument or a variation approval.

1.5 Hierarchy of assessment benchmarks

1. Where there is inconsistency between provisions in the planning scheme, the following rules apply:
 - a. the relevant assessment benchmarks specified in the *Planning Regulation*, prevail over the planning scheme to the extent of any inconsistency.
 - b. the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
 - c. the relevant codes specified in Schedules 6 and 10 of the *Planning Regulation* prevails over all other components to the extent of the inconsistency;
 - d. overlays prevail over all other components (other than the matters mentioned in (b) and (c) to the extent of the inconsistency;
 - e. zone codes prevail over use codes, works codes and other development codes to the extent of the inconsistency.
 - f. Notwithstanding (a) and (d) where the meaning between a provision in a development code, zone or overlay code, the provision requiring the highest standard prevails (e.g. the furthest setback distance).
 - g. Any measure in the Part 10 Other Plans may override any of the above.

1.6 Building Work regulated under the planning scheme

1. Section 8(5) of the *Planning Act* states that a local planning instrument must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless allowed under the *Building Act*.
2. The building assessment provisions are listed in section 30 of the *Building Act*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act* and are assessment benchmarks for the carrying out of building assessment work or Building Work that is accepted development subject to any requirements (see also section 31 of the *Building Act*).

3. This planning scheme, through Part 5 Tables of Assessment, regulates Building Work under Sections 32 and 33 of the *Building Act*.

Editor's note—The *Building Act* permits planning schemes to:

- regulate, for the mandatory provisions in the National Construction Code (NCC) series Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under section 32. These include variations to provisions contained in parts MP 1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;
- deal with an aspect of, or matter related or incidental to, Building Work prescribed under a regulation under section 32 of the *Building Act*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act*. Refer to Schedule 10 of the Regulation to identify assessable development, the type of assessment and any referrals applying to the Building Work.

4. The building assessment provisions are contained in the parts and sections of this planning scheme identified in Table 1.6-1: Building assessment provisions in the planning scheme for an assessment manager.

Table 1.6-1: Building assessment provisions in the planning scheme for an assessment manager

COLUMN 1 CATEGORIES OF ASSESSMENT AND/OR CODE	COLUMN 2 DESCRIPTION AND REGULATION	COLUMN 3 BUILDING ASSESSMENT PROVISIONS OF THE PLANNING SCHEME
Bushfire hazard	Designated bushfire prone areas for the NCC and QDC under section 32 of the <i>Building Act</i> , section 32 of the <i>Building Regulation</i> and the NCC. For the purposes of section 7 of the <i>Building Regulation</i> the date of designation is the same date of commencement unless otherwise stated on the map.	Section 8.4 Bushfire hazard overlay code including land identified in the following sub-categories on OM4 Bushfire hazard overlay, bushfire prone areas: a. Very high potential bushfire intensity; b. High potential bushfire intensity; c. Medium potential bushfire intensity; d. Potential bushfire impact buffer.
Dwelling house	Alternative to the QDC parts MP 1.1 and MP 1.2 under Section 32 and 33 of the <i>Building Act</i> including Boundary clearance provisions (Performance criteria 1 and 2).	Section 9.3.3 Dwelling house code, Performance Outcome 3.
Dwelling house	Alternative to the QDC parts MP 1.1 and MP 1.2 under Section 32 and 33 of the <i>Building Act</i> including Site cover provisions (Performance criteria 3).	Section 9.3.3 Dwelling house code, Performance Outcome 6.
Dwelling house	Alternative to the QDC parts MP 1.1 and MP 1.2 under Section 32 and 33 of the <i>Building Act</i> and section 6 of the <i>Building Regulation</i> including Building and structure heights (Performance criteria 4).	Section 9.3.3 Dwelling house code, Performance Outcome 2.
Dwelling house	Alternative to the QDC parts MP 1.1 and MP 1.2 under Section 32 and 33 of the <i>Building Act</i> and section 6 of the <i>Building Regulation</i> including On-site car parking (Performance criteria 8).	Section 9.3.3 Dwelling house code, Performance Outcome 8.
Flood hazard	Designated 'flood hazard area' for the QDC under section 32 of the <i>Building Act</i> , section 8 of	Section 8.7 Flood hazard overlay code including land identified in the following sub-categories on

	<p>the <i>Building Regulation</i>. For the purposes of section 8 of the <i>Building Regulation</i> the date of designation is the same date of commencement unless otherwise stated on the map.</p> <p>Editor's note—Building work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act.</p>	<p>OM7 Flood hazard overlay, flood risk areas:</p> <ul style="list-style-type: none"> a. Laidley flood resilient precinct; b. Withcott flood resilient precinct; c. Valley floodplain precinct; d. Extreme flood risk hazard; e. High flood risk hazard; f. Moderate flood risk hazard; g. Low flood risk hazard; h. Very low flood risk hazard.
Flood hazard	Declaration within the designated flood hazard area of the 'defined flood level' for the NCC and QDC under section 53 of the <i>Building Act</i> , section 8 of the <i>Building Regulation</i> .	Schedule 1, Section SC1.2 Administrative definitions definition of 'Defined flood level'. Map for defined flood level
Flood hazard	Declaration within the designated flood hazard area of a 'finished floor level' of Class 1 buildings built in all or part of the flood hazard area for the NCC and QDC under section 32 of the <i>Building Act</i> , section 8 of the <i>Building Regulation</i> .	Section 8.7 Flood hazard overlay code
Flood hazard	Declaration of a 'freeboard' that is more than 300mm for the NCC and QDC under section 32 of the <i>Building Act</i> , section 8 of the <i>Building Regulation</i> .	Section 8.7 Flood hazard overlay code; OM7 Flood hazard overlay; Schedule 1, Section SC1.2 Administrative definitions definition of 'Freeboard'.
Flood hazard	Declaration within the designated flood hazard area of a 'maximum flow velocity of water' for the NCC and QDC under section 32 of the <i>Building Act</i> , section 8 of the <i>Building Regulation</i> . For the purposes of section 8 of the <i>Building Regulation</i> the date of designation is the same date of commencement unless otherwise stated on the map.	Maximum flow velocity of water map: <ul style="list-style-type: none"> a. Less than 1.5m/s; b. 1.5m/s and greater.
Designated Local Government Area, QDC MP 4.1 Sustainable Buildings	Designate the entire Lockyer Valley Region for the QDC parts MP 4.1 Sustainable Buildings as a Designated local government area.	Not applicable

Note—The flood hazard area defined by this planning scheme is taken to be the flood hazard area pursuant to section 8 of the Building Regulation. Building Work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act.

Note—Building development applications in a 'designated bushfire prone area' are required to meet the mandatory bushfire provisions in the NCC series BCA and in AS.3959 Construction of buildings in bushfire prone areas. Bushfire protection provisions in the NCC apply to Class 1, 2 and 3 residential buildings and accommodation buildings and associated Class 10a structures such as garages, sheds and carports, and from the commencement of NCC on 1 May 2022 certain class 9 buildings.

Note—The NCC performance requirement is that 'a building that is constructed in a 'designated bushfire prone area', must, to the degree necessary, be designed and constructed to reduce the risk of ignition from a bushfire, appropriate to the potential for ignition caused by burning embers, radiant heat or flame generated by bushfire; and intensity of the bushfire attack on the building.' The NCC performance requirement is deemed to be met where the building complies with AS.3959 Construction of buildings in bushfire prone areas and / or National Association of Steel-framed Housing (NASH) Standard for Steel Framed Construction In Bushfire Areas (NASH). AS.3959 Construction of buildings in bushfire prone areas contains provisions which can be used in construction to resist bushfires, to reduce the risk to life and minimise the risk of property loss. These provisions include requirements for burning debris and ember protection, controls on the combustibility of exterior material, and the protection of openings, such as windows and doors.

Note—A local planning instrument cannot otherwise deal with building matters covered by AS.3959 Construction of buildings in bushfire prone areas.

Editor's note—Building Work in high risk areas with velocity greater than 1.5m a second will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised.

Editor's note—A decision in relation to Building Work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(1)(b) of the Building Act.

Editor’s note—In a development application, the applicant may request a preliminary approval for Building Work. The decision on that development application can also be taken to be a referral agency’s response under section 56 of the Act, for Building Work assessable against the Building Act. The decision notice must state this.

Note—The provisions identified in Table 1.6.1—Building Assessment Provisions in the planning scheme are limited to those referenced in section 30(1)(f) of the Building Act, being provisions made under sections 32 and 33 of the Building Act. The planning scheme contains other provisions which apply to Building Work, for example:

- a. 8.5 Cultural heritage overlay code, under Part 5—Tables of Assessment, applies to Building Work in a Local heritage place and Local heritage area mapped on OM5 Cultural heritage overlay. Refer to Section 5.10 Categories of Development and Assessment - Overlays which identifies when a code assessable development application is to be made to the local government, for assessment against Section 8.5 Cultural heritage overlay code, is required for Building Work in a Local heritage place and Local heritage area;
- b. OM16 Transport noise corridor — information overlay, shows the transport noise corridors designated under Section 246X of the Building Act and referred to in QDC MP4.4 Building is a transport noise corridor applies to Building Work in the designated locations.

1.7 Local government administrative matters

1.7.1 Notation of decisions affecting the planning scheme s.89 of the *Planning Act*

1. Schedule 4, Section SC4.1 notes decisions affecting the planning scheme under Section 89 of the *Planning Act*. For the purpose of section 89 (1)(a) (approvals that are substantially inconsistent with the planning scheme), notation of the development approval will be included if the development conflicts with overall outcomes or purpose of the applicable code/s.

1.7.2 Temporary uses

Note—For this category of Accepted uses, the following terms and expressions have the meaning ascribed to them in Council’s local laws and subordinate local laws:

- a. prescribed activity;
- b. “establishment or occupation of a temporary home”;
- c. “commercial use of local government controlled areas and roads”;
- d. “operation of temporary entertainment events”;
- e. “undertaking regulated activities on local government controlled areas and roads”;
- f. road;
- g. entertainment event;
- h. public place activity.

1. The temporary use must not:
 - a. include any permanent or continuing activities; or
 - b. require works such as vegetation clearing or other operational work; or
 - c. construct permanent buildings or structures.
2. Where consistent with the “circumstances for being a temporary use” in Table 1.7-1 Temporary uses, a development approval is not required

Editor’s note—Temporary uses may be subject to other requirements, standards and approvals specified in local or State laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorization for a temporary use to be conducted. Potential operators should contact Council for further details.

Table 1.7-1: Temporary uses

COLUMN 1 USE	COLUMN 2 REQUIREMENTS FOR TEMPORARY USE
Air Service	Where a helipad for Emergency services.
Bar Food and drink outlet Hotel	Where footpath dining on a paved footpath and: <ul style="list-style-type: none"> a. operated from an adjoining, lawfully operated Bar, Food and drink outlet or Hotel; b. tables, chairs, other furniture and advertising devices are not fixed to the footpath; c. are only located on the footpath during the operating hours of the associated Bar, Food and drink outlet or Hotel; d. all other relevant approvals and licences are obtained, e.g. approval under the local law, licence under the <i>Food Act</i>, licence under the <i>Liquor Act</i>.
Car wash	e. Where:

	<ul style="list-style-type: none"> a. a manual Car wash; b. located in the Community facilities zone, Local centre zone, Major centre zone, Open space zone, Principal centre zone, Sport and recreation zone, or Township zone; c. for no more than 2 days each week.
Community use	<p>Where:</p> <ul style="list-style-type: none"> a. in a Community facility zone, Local centre zone, Major centre zone, Open space zone, Principal centre zone, Sport and recreation zone, or Township zone and no more than 1 day each week. b. in a Dwelling house and an art gallery for the display and sale of art produced by a resident of that dwelling for no more than 12 days each calendar year.
Educational establishment	<p>Where:</p> <ul style="list-style-type: none"> a. located in the Community facilities zone, Local centre zone, Major centre zone, Open space zone, Principal centre zone, Sport and recreation zone or Township zone; b. for no more than 1 day each week.
Function facility	<p>Where:</p> <ul style="list-style-type: none"> a. no more than 2 days each week and no more than 12 days each calendar year whichever is less. b. on land owned by Council or land where Council is trustee and undertaken on Council land under a local law approval for the prescribed activity, "operation of temporary entertainment events" (e.g. Park weddings).
Garden centre	<p>Where:</p> <ul style="list-style-type: none"> a. located in the Community facilities zone, Local centre zone, Major centre zone, Principal centre zone, Open space zone, Sport and recreation zone or Township zone; b. for no more than 12 days each calendar year.
Food and Drink outlet	Where an itinerant vendor and for no more than 2 days each week and no more than 12 days each calendar year whichever is less.
Indoor sport and recreation	Where on land owned by Council or land where Council is trustee and undertaken under a local law approval for the prescribed activity, "operation of temporary entertainment events".
Market	<ul style="list-style-type: none"> a. Where on land owned by Council or land where Council is trustee; b. a maximum of 14 days a year; c. undertaken under a local law approval for any of the following prescribed activities: <ul style="list-style-type: none"> i. "commercial use of local government controlled areas and roads" as itinerant vending, display of goods or sale of goods; or ii. "operation of temporary entertainment events"; or iii. "undertaking regulated activities on local government controlled areas and roads" in the form of a public place activity.
Nature-based tourism	<p>Where:</p> <ul style="list-style-type: none"> a. located in the Open space zone or Rural zone; b. for no more than 14 days each calendar year; c. 250m from a Dwelling house on an adjacent premises.
Nightclub entertainment facility	<p>Where:</p> <ul style="list-style-type: none"> a. located on premises in the Sport and recreation zone or Rural zone; b. for no more than 2 days each calendar year. <p>OR</p> <p>Where on land owned by Council or land where Council is trustee and undertaken under a local law approval for the prescribed activity, "operation of temporary entertainment events".</p>
Outdoor sales	<p>Where:</p> <ul style="list-style-type: none"> a. located in the Community facilities zone, Local centre zone, Major centre zone, Open space zone, Principal centre zone, Sport and recreation zone or Township zone; b. for no more than 14 days each calendar year.
Outdoor sport and recreation	<p>Where on land owned by Council or land where Council is trustee and undertaken under a local law approval for the prescribed activity, "operation of temporary entertainment events" (e.g. Rodeo).</p> <p>Where:</p> <ul style="list-style-type: none"> a. conducted on a site in the Rural zone; b. involving hand gliding or mountain biking; c. for no more than 4 days each calendar year. <p>Where:</p> <ul style="list-style-type: none"> a. located in the Community facilities zone, Local centre zone, Major centre zone, Open space zone, Principal centre zone Sport and recreation zone or Township zone; b. for no more than 1 day each week.
Parking station	Where:

	<ul style="list-style-type: none"> a. located in the Community facilities zone, Local centre zone, Major centre zone, Open space zone, Principal centre zone, Sport and recreation zone or Township zone; b. for no more than 14 days each calendar year.
Place of worship	<p>Where:</p> <ul style="list-style-type: none"> a. located in the Community facilities zone, Local centre zone Major centre zone, Open space zone, Principal centre zone, Sport and recreation zone, Industry zone or Township zone; b. for no more than 14 days each calendar year.
Shop	<p>Where undertaken under a local law approval for any of the following prescribed activities:</p> <ul style="list-style-type: none"> a. “commercial use of local government controlled areas and roads” in the form of the display or sale of goods; or b. “operation of temporary entertainment events” (e.g. Fish van, pop-up Shop). <p>Where:</p> <ul style="list-style-type: none"> a. a fete; b. located on premises lawfully operating as a Child care centre; Community care centre; or Educational establishment; c. for no more than 4 days each calendar year <p>Where:</p> <ul style="list-style-type: none"> a. an itinerant vendor; b. operating from premises lawfully operating as a Hotel; or Service station; or Shop; or Shopping centre; or Community use; c. for no more than 1 day each week each site
Theatre	<ul style="list-style-type: none"> a. Where on land owned by Council or land where Council is trustee and undertaken under a local law approval for the prescribed activity, “operation of temporary entertainment events” (e.g. Outdoor film night); or b. Where: <ul style="list-style-type: none"> i. for film production; ii. conducted on a site not within the Conservation zone; iii. for no more than six months in each calendar year.
Tourist park	<p>Where:</p> <ul style="list-style-type: none"> a. located in the Rural zone; b. for no more than 20 people; c. for no more than 14 days each calendar year; d. the camp sites are located more than 250m from a Dwelling house on an adjacent premises.
Tourist attraction	<p>Where:</p> <ul style="list-style-type: none"> a. on land owned by Council or land where Council is trustee and undertaken under a local law approval for the prescribed activity, “operation of temporary entertainment events” (e.g. Circus); or b. located on premises in the Community facilities zone, Local centre zone, Major centre zone, Open space zone, Principal centre zone, Sport and recreation zone or Township zone and for no more than 14 days each calendar year.

¹ This is an example of a footnote.

Part 2 State planning provisions

2.1 State planning policy

1. The Minister has identified that the State Planning Policy is integrated in the planning scheme in the following ways:
 - a. State interests in the State Planning Policy are integrated:
 - i. Guiding principles
 - ii. Liveable communities and housing:
 - A. Housing supply and diversity;
 - B. Liveable communities;
 - iii. Economic growth:
 - A. Agriculture;
 - B. Development and construction;
 - C. Mining and extractive resources;
 - D. Tourism;
 - iv. Environment and heritage:
 - A. Biodiversity;
 - B. Cultural heritage;
 - C. Water quality;
 - v. Safety and resilience to hazards:
 - A. Emissions and hazardous activities;
 - B. Natural hazards, risk and resilience;
 - vi. Infrastructure:
 - A. Energy and water supply;
 - B. Infrastructure integration;
 - C. Transport infrastructure.

Editor's note—Under Section 8(4)(a) of the *Planning Act* the State Planning Policy applies to the extent of any inconsistency.

- b. State interests in the State Planning Policy not relevant to Lockyer Valley Region:
 - i. Environment and heritage:
 - A. Coastal environment;
 - ii. Infrastructure:
 - A. Strategic airports and aviation facilities;
 - B. Strategic ports.
- c. State interests in the State Planning Policy not integrated:
 - i. Nil

2.2 Regional plan

1. The minister has identified that the planning scheme, specifically the strategic framework, advances the ShapingSEQ: South East Queensland Regional Plan, as it applies in the planning scheme area.

2.3 Referral agency delegations

1. Schedule 9 and 10 of the *Planning Regulation* identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Lockyer Valley Regional Council.

Table 2.3-1: Delegated referral agency jurisdictions

COLUMN 1 APPLICATION INVOLVING	COLUMN 2 REFERRAL AGENCY AND TYPE	COLUMN 3 REFERRAL JURISDICTION
Nil	Nil	Nil

Editor's note—For the above listed referral agency delegations the applicant is not required to refer the application to 'the entity' listed under Schedule 10 of the *Planning Regulation* because the local government will undertake this assessment role.

2.4 Regulated requirements

1. The following regulated requirements prescribed in the *Planning Regulation* are reflected in the planning scheme:

- a. Zones, purpose statements and RGB colours for zones stated in Schedule 2 of the *Planning Regulation*;
- b. Use terms stated in Schedule 3, Column 1 of the *Planning Regulation*;
- c. Administrative terms in Schedule 4 of the *Planning Regulation*.

Editor's note—Section 16(3) of the Planning Act states that the content prescribed by the Planning Regulation prevails over a local planning instrument, to the extent of any inconsistency.

Editor's note—Under Section 8(2) of the Planning Regulation, a planning scheme may include an administrative term, other than a term in Schedule 4 of the Planning Regulation, only if the term is consistent with and does not change the effect of:

- a. *the administrative terms in Schedule 4, Column 1; and*
- b. *the definitions of those terms stated in Schedule 4, Column 2.*

Part 3 Strategic Framework

3.1 Preliminary

1. The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring suitable development occurs in the planning scheme area for the life of the planning scheme.
2. Maps for the strategic framework are included Schedule 2 Planning Scheme Maps.
3. To describe the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - a. Strategic Intent;
 - b. The five themes that collectively achieve the Strategic Intent, being:
 - i. Growing Communities;
 - ii. Prosperous Economy;
 - iii. Connecting Infrastructure;
 - iv. Sustaining the Natural Environment;
 - v. Living in a Great Place.
4. The five themes are divided into elements that refine and further describe the context and strategic outcomes for each theme;
5. Each element has a strategic goal and strategic outcomes. Some elements have outcomes that include land use or development strategies that are related to the element's goal. Inconsistency with the land use or development strategies under each element is inconsistency with the element.
6. The following strategic framework maps reflect the themes:
 - a. Strategic Framework Map SFM1 Growing Communities;
 - b. Strategic Framework Map SFM2 Prosperous Economy;
 - c. Strategic Framework Map SFM3 Connecting Infrastructure;
 - d. Strategic Framework Map SFM4 Sustaining the Natural Environment;
 - e. Strategic Framework Map SFM5 Living in a Great Place.
7. The strategic framework in its entirety is the policy intent for the planning scheme and must be read in its entirety as the policy direction for the planning scheme.
8. The strategic outcomes and the land use strategies progress the regional goals, elements and strategies of ShapingSEQ: South East Queensland Regional Plan and are the local expression of the relevant State interests identified in the State Planning Policy.

3.1.1 Strategic vision

1. Our natural assets are valued and protected to sustain our unique economic, social, cultural and natural diversity. We are the custodians of land and water to ensure our future and support current and future generations.

3.1.2 Strategic Intent

1. The Lockyer Valley Regional Council acknowledges the traditional owners of the land within the region's boundaries being the Yuggera Ugarapul (Yugera) people.
2. The Lockyer Valley Regional Council acknowledges the importance of its economy, community and natural values as equally important to its liveability and prosperity.
3. Growth in the Lockyer Valley is about identifying a long-term sustainable pattern of development that focuses growth in urban areas, locating people and jobs closer together and moving people and goods more efficiently and reliably.
4. The Lockyer Valley supports strong rural communities and economic diversification and using our natural assets and advantages to harness our economic strengths to compete locally and globally
5. The Lockyer Valley values, protects and manages our natural environment, productive land, resources, landscapes and cultural heritage to support growth, our economic future and future environments sustainability.
6. The Lockyer Valley values design and embraces the climate to create high quality living environments that are also vibrant, equitable and fair.
7. The Lockyer Valley is a 'valley of places'. At the heart of these places is a strong connection to the land and natural resources which support:
 - a. growing our community;
 - b. a prosperous economy;
 - c. connecting infrastructure to places;
 - d. sustaining and protecting the natural environment; and
 - e. creating a great place to live.
8. The Lockyer Valley continues to be significant rural area of South East Queensland with a network of towns and existing rural residential areas.
9. Lockyer Valley's economy continues to grow, building on its agricultural traditions whilst also diversifying and responding

to wider economic changes.

10. The region's rural industries productivity and diversity is increased and improved without adversely affecting natural and urban areas that accommodates future population and employment growth.
11. Communities and residents live and work in a diversity of rural and urban settings with access to affordable, attractive housing that serviced by infrastructure and facilities they need.

3.1.3 Achieving the strategic intent

1. The strategic intent and the other components of the strategic framework seek to deliver the best possible outcomes for the Lockyer Valley for both existing and future generations.
2. Council will work in partnership with the community, business and industry and other levels of government to deliver the strategic intent to manage growth, promote economic development, provide much needed infrastructure, build community cohesion and resilience and protect and improve our natural assets.
3. However, the planning scheme is only one of a range of tools that are available to Council and the community to reach the vision for the Lockyer Valley. The Corporate Plan specifies several Council programs that contribute to achieving this vision.

3.2 Theme 1 - Growing Communities

1. The Growing Communities theme identifies strategic outcomes related to the following:
 - a. Growth management;
 - b. Housing choice;
 - c. Local land use response;
 - i. Rural areas;
 - A. Rural hamlets;
 - B. Rural townships;
 - ii. Rural residential areas;
 - iii. Urban areas;
 - A. Urban centres;
 - B. Urban towns;
 - d. Residential density;
 - e. Structure Plan;
 - f. Urban localities;
 - i. Gatton;
 - ii. Grantham;
 - iii. Helidon;
 - iv. Laidley;
 - v. Plainland;
 - vi. Withcott.
2. The Strategic Framework Map 1 Growing Communities identifies elements of the strategic framework relevant to the Growing Communities theme.

3.2.1 Element 1 – Growth management

Urban and rural residential development is limited to land within the defined local boundaries mapped on Strategic Framework Map SFM1 Growing Communities and in further detail on the zoning maps.

1. The pattern, form and structure of settlements are consistent with the land use categories and defined urban area boundaries mapped on Strategic Framework Map SFM1 Growing Communities.
2. Development in Urban areas and Rural residential areas mapped on Strategic Framework Map SFM1 Growing Communities is provided where it:
 - a. avoids negative affects matters of environmental significance, ecological connectivity, natural waterways, wetlands and waterbodies. Where impacts cannot be avoided, they should be minimised and mitigated;
 - b. protects natural resources including Agricultural Land Classification (ALC) Class A and Class B, Important agricultural areas, rural land (in general), extractive resources and mineral resources;

Editor's note—For the purposes of this Planning Scheme the land known as Agricultural Land Classification (ALC) Class A and Class B soils is abbreviated to ALC Class A & B soils.

- c. avoids areas of high and extreme risk hazards and mitigates natural hazard risks to an acceptable level;
 - d. maintains the largest possible area of land for rural, landscape and environmental protection purposes;
 - e. protects the discrete identities of individual places and communities; and
 - f. maximises opportunities for the cost and land efficient delivery of infrastructure and services.
3. Residential development is accommodated in Urban areas on Strategic Framework Map SFM1 Growing Communities. Medium density forms of residential development may occur in Urban areas only in well-serviced locations and where it is in low concentrations and on sites where it maintains the character and amenity of surrounding low-density residential areas.
4. New urban communities may occur in those locations identified as Emerging community areas on Strategic Framework Map SFM1 Growing Communities where:
 - a. they are not premature;
 - b. consistent with *Section 3.2.5 Element 5 — Structure plan areas*;
 - c. impacts to matters of environmental significance can be avoided or if avoidance is not possible, impacts are minimised or mitigated.
5. Rural residential development only occurs in Rural residential areas, or in Urban areas where it can be demonstrated that the land is unsuitable for urban purposes.
6. In Rural areas, lands are maintained and improved for their rural, agricultural, landscape and biodiversity values.
7. Development and growth will be sensitively planned and well-designed so that it integrates with existing local character and identity while promoting the rural economy.

3.2.2 Element 2 – Housing choice

An increase in housing choice is provided through a comprehensive mix of accommodation types and densities in well-serviced locations that are responsive to the diverse needs of the Lockyer Valley community.

1. A diverse and attractive range of housing and living opportunities is spread throughout Urban areas and includes accommodation types for key workers, low-income earners and the elderly. A proportion of new developments may comprise of smaller dwellings located close to activity centres, with ease of access to community facilities, services, public and active transport networks.
2. Housing choice:
 - a. meets the changing make-up of our population, community needs and lifestyles.
 - b. is increased by delivering a mix of lot sizes, dwelling types and sizes in higher density development.
 - c. meets the needs of residents through innovative and adaptable design solutions.
 - d. caters for a diverse range of communities including ageing populations, multi-generational families, group housing, people with special needs and those from distinct cultural experiences.
3. Neighbourhoods of established permanent housing are protected and managed from short term visitor accommodation that would affect amenity enjoyed by residents, however residents may share their home with guests in a well-managed fashion to limit potential impacts.
4. Housing for workforce accommodation and permanent workforce that supports rural industries or infrastructure project is located close to the operations that they support without adversely affecting existing employment, industry and rural operations, transport, services, the community and infrastructure.
5. Federal and State Government and community based not-for-profit entities delivering diverse and comprehensive range of social and affordable housing options is supported and encouraged.

3.2.3 Element 3 – Local land use response

The Lockyer Valley increases the number of people who work, live and recreate in the region while remaining a valley of places, where the character and identity of each community is recognised and protected by the individual strategies.

1. The Lockyer Valley recognises and protects specific localities identified in Table 3.2-1: Description of Localities for their overarching purpose.

Table 3.2-1: Description of Localities

URBAN AREAS	LOCATION
<p>Urban centres</p> <p>Urban areas offer a range of lifestyles with higher order levels of access to employment, infrastructure and services with a strong affinity with community and high tourism visitation. These areas form the growth centres of the Lockyer Valley and are intended for expansion and consolidation. The Principal centre of Gatton forms the highest order centre.</p>	Gatton, Plainland
<p>Urban towns</p> <p>Urban towns offer a range of lifestyles with moderate levels of access to employment, infrastructure and services and a strong affinity with community and rural areas. These towns also often have medium to high tourism visitation values. Consolidation of established areas is expected. Growth is limited by topography, natural hazards, environmental and scenic values.</p>	Grantham, Helidon, Laidley, Withcott
RURAL AREAS	LOCATION
<p>Rural townships</p> <p>Rural townships that offer a range of lifestyles with moderate to very low levels of access to employment, infrastructure and services and a strong affinity with the rural areas and natural environment. These towns have unique tourism and visitation values. Townships are the higher hubs in the order of rural centres but are supported by higher urban hubs. Rural townships are not expected to expand beyond their current boundaries. Growth is limited by topography, natural hazards, environmental and scenic values. Any growth is expected to be consolidated within Rural townships.</p>	Glenore Grove, Forest Hill, Ma Ma Creek, Murphy's Creek
<p>Rural Hamlets</p>	Blenheim, Caffey, Kentville, Lake Clarendon, Lockrose,

Rural hamlets provide for rural and community support in a way that has changed little in the last 25 years or more. Rural hamlets are remote locations that service a community or convenience function and are the lowest order of rural centres. Rural hamlets may grow through consolidation but not beyond their existing limits.	Mount Sylvia, Mount Whitestone, Mulgowie, Thornton, Upper Tenthill, Veradilla
RURAL RESIDENTIAL AREAS	LOCATION
<p>Rural residential areas</p> <p>Rural residential areas fulfil the dormitory function of rural areas and are not intended to expand. Historically, rural residential areas have been built around historical rural hamlets in the greater Lower Lockyer Rural Residential area. Rural residential areas service a community or convenience function.</p>	Brightview, Hatton Vale, Kensington Grove, Lockrose, Regency Downs

2. Development in all localities (including those not specifically mentioned in Table 3.2-1: Description of Localities) respects and responds to local character, amenity, physical features, natural hazards, cultural significance, views and vistas.
3. Compact and diverse urban forms are provided to:
 - a. ensure efficient use of social and physical infrastructure and resources;
 - b. provide the co-location of compatible, supporting and subordinate uses;
 - c. provide opportunities for knowledge sharing and collaboration within employment and industry areas;
 - d. create complete communities;
 - e. protect natural environment.

3.2.3.1 Rural areas

Rural areas of the Lockyer Valley are protected to ensure the food production is protected from urban encroachment and land uses which do not directly support Rural activities.

Rural areas that do not form part of the food production areas are protected to perform vital natural functions of drinking water supply, matters of environmental significance, scenic landscapes, flood storage and air quality.

Rural areas are protected to also fulfil a range of secondary roles, being the location of rural industries, quarrying, tourism, special uses, life sustaining services, cultural heritage and scenic landscape areas. Rural areas are to be retained for all of the above purposes due to their economic, cultural, social and environmental value.

1. In Rural areas, lands are maintained and improved for their rural, landscape and biodiversity values. The uplands accommodate historical towns and hamlets, rural living, agricultural and supporting enterprises on alluvial flood plains and natural bushland tracts against a backdrop of mountains, ranges and waterways.
2. The Valley Rural Floodplain Precinct protects food production areas and promotes risk-aware, low intensity rural land uses on the Lockyer Creek floodplain. The Valley Rural Floodplain Precinct limits uses that put people and property at intolerable flood risk.
3. Subdivision of Rural areas for rural residential or urban purposes does not occur.
4. Non rural land uses, such as Residential activities e.g. Dwelling houses and Caretaker's accommodation are located on the least productive part of the land and directly support the rural productive capacity of the land.
5. Uses other than Cropping and Animal husbandry are located outside of important agricultural areas and the Valley Rural Floodplain Precinct and directly support the rural productive capacity of the land.
6. Rural areas protect land with natural assets and scenic landscape areas to ensure the continuing production of ecosystem services essential to supporting communities (such as drinking water quality) in the Lockyer Valley and South-East Queensland.
7. Rural areas support development and economic growth of rural communities and industries and sustainable tourism and recreation activities.
8. Rural areas support diversified farming, regenerative farming, Home-based businesses and cottage industries and large Intensive animal industry are avoided where affected by natural topography and flood constraints in Rural areas.
9. Tenthill Creek subdivision precinct is amalgamated where practicable into lots with a minimum area of 5 hectares to facilitate their continuing use for limited rural uses.

3.2.3.1.1 Rural hamlets

Rural hamlets are the lowest order of rural centres and retained and improved for cultural, social, environmental, tourism and scenic landscape areas.

1. Rural hamlets avoid expanding beyond their existing boundaries to protect matters of environmental significance, as well as the character and productivity of surrounding rural land.

2. Development in Rural hamlets reuses existing under-used buildings and infrastructure to support surrounding rural communities and tourism.
3. New development in Rural hamlets is provided where it is designed to be sleeved between existing buildings, to reflect the colonial or Queenslander vernacular to create a streetscape.
4. Existing rural hamlets act as tourist nodes in the Rural zone. Rural hamlets are retained as a primary focus for uplands based tourism, small-scale visitor accommodation and services.
5. Tourist activities are subservient to the Rural hamlets and the rural and natural values of the area.
6. Residents of Rural hamlets continue to rely upon Urban centres to fulfil higher order business, employment, community, sport and recreation needs.
7. The connection of rural hamlets to matters of environmental significance and scenic landscape areas in remote areas of the Great Eastern Ranges Terrestrial Corridor and Little Liverpool Range Terrestrial Corridor (including Main Range National Park, Glen Rock National Park, Flagstone Creek Conservation Park, Dwyers Scrub Conservation Park and Tenthill Conservation Park) are improved.

3.2.3.1.2 Rural townships

Rural townships are retained and improved for cultural, social, tourism, scenic landscape areas and environmental values.

1. Rural townships provide for a mix of uses and businesses that service the basic convenience needs of residents, tourists, surrounding rural and rural residential communities. Residents and surrounding rural and rural residential communities continue to rely upon Urban centres of Gatton or Plainland to fulfil higher order business, employment, community, sport and recreation needs.
2. Rural townships do not grow beyond their existing boundaries to limit their exposure to bushfire hazards as well as high and extreme flood risk areas.
3. Rural townships will remain compact to protect and retain the environmental and scenic features that constrain their expansion. They will accommodate residential growth in the form of detached houses. The form and scale of development is low-rise (no more than 2 storey) with buildings well setback from roads.
4. The traditional built form and character of Rural townships is retained and new development is designed to be sleeved between existing buildings, to reflect the colonial or Queenslander vernacular to create a cohesive streetscape character.
5. Rural townships cater to and supports rural and/or Nature-based tourism and small-scale visitor accommodation services.

3.2.3.2 Rural residential areas

Rural residential areas offer a semi-rural living option with a strong affinity with the natural environment outside of urban areas. These areas are well defined and fulfil roles other than residential living including, as a separation to rural areas, drinking water supply catchments and other life sustaining services, matters of environmental significance, scenic landscape areas and residential amenity.

1. Subdivision of Rural residential areas are not supported where less than the minimum lot sizes mapped on OM14 Minimum lots size overlay and specified in the Section 9.4.1 Reconfiguring a lot code.
2. Rural residential development is separated and visually screened from Important agricultural areas and existing agricultural operations to protect residential amenity and ensure that normal farming practices are not constrained.
3. Rural residential areas remain unchanged to protect and retain the land features that constrain their expansion including bushfire hazard areas.
4. Some convenience services are provided in Rural residential areas to support adjacent residents. However, Rural residential areas continue to rely upon Urban centres to fulfil higher order business, employment, community, sport and recreation needs.
5. Development is designed and sited to protect matters of environmental significance, scenic landscape areas, important landscape features, including One Mile Lagoon, Schecht Lagoon, Seven Mile Lagoon, Laidley Creek, Lockyer Creek Riparian Corridor, Woolshed Creek Riparian Corridor and Mount Tarampa and to reflect the physical characteristics and constraints of the land including avoiding flood hazard areas and providing suitable buffers to watercourses and rural uses.

3.2.3.3 Urban areas

Urban areas are defined to maintain the distinct character of individual communities; while contributing to a compact and consolidated urban form; avoid biophysical constraints and natural hazards; protect environmental values and landscape features; protect natural resources and important productive rural area; and plan for the timely and cost effective delivery of infrastructure and services while avoiding harmful effects.

1. Urban development:

- a. supports a mix of land uses, lot sizes and configurations to meet residential needs while providing housing choice and affordability;
- b. improves and protects the character and identity of established urban centres and townships.
2. Urban consolidation or infill development occurs:
 - a. within and surrounding existing and planned centres; or
 - b. in areas that have access to urban services, active and public transport networks, employment, community facilities and open space; and
 - c. where it is compatible with and respects the existing amenity and character of the location.
3. Residential development occurs:
 - a. on land that is intended for housing and avoids any unnecessary removal of significant features of the land.
 - b. avoids natural hazard areas, infrastructure corridors, separation or buffer areas.
 - c. where it will not prevent or inhibit existing land uses that are legitimately located or planned for in that location.
4. Residents have good access locally to dwellings, centres and a range of everyday goods, services, education and employment opportunities.
5. Places and spaces promote strong legibility to provide residents and visitors with confidence to be able to navigate easily and successfully.
6. Urban form supports higher density development and provides access to quality education, jobs, affordable housing, public and active transport, retail Shops, social and other services, recreational and cultural opportunities, nature and greenspace.

3.2.3.3.1 Urban centres

Urban centres are higher order hubs of urban activity with a mix of uses supporting economic diversity, social inclusion, housing choice, active transport, community services and well-connected fast communication and digital services.

1. The local economy grows and diversifies by directing new commercial and retail development into the network of centres across the Lockyer Valley each of which has different role and function.
2. Opportunities for affordable workspaces, convenient work from home enterprises, Shop-top housing and co-working spaces are increased to assist the natural growth of Home-based businesses to larger premises as they grow.
3. Urban centres provide well designed spaces for community interaction and vitality and include high levels of streetscape appeal, outdoor meeting areas and effective connection between public spaces and private development.
4. Urban centres provide a built environment and streetscape that are complete, attractive, adaptable, accessible and legible.
5. Urban centres consist of:
 - a. a service core comprising finer grained retail and commercial activities that act as a focus for the entire area.
 - b. a service core that is centred on the main retail strip or centre with key entry and access points adjacent to other parts of the centre.
 - c. higher intensity uses with higher employment ratios (employee to site area) located close to the service core.
 - d. higher impact uses located centrally within the area to provide maximum separation from sensitive land uses outside the area.
 - e. provide access by a connector or higher order road (to avoid heavy vehicles passing through residential areas).
 - f. provide access to the lots from an internal street network only.
 - g. be protected from encroachment, incompatible development or uses that can be located elsewhere.
6. Urban centres maximise the co-location of compatible and supporting land uses to improve, integrate and existing transport network and infrastructure services that are under-used.
7. The most diverse mix of dwelling types and sizes occurs in Gatton and Plainland on large infill development or greenfield sites.

3.2.3.3.2 Urban Towns

Urban towns are lower order urban activity centres with a mix of uses supporting economic diversity, social inclusion, housing choice, active transport, community services and well-connected communication and digital services.

1. Development in Urban towns remains compact and within the urban area to:
 - a. protect and reinforce the towns character and identity,
 - b. provide cost effective and efficient infrastructure and services,
 - c. avoid areas of natural hazard and constraint that limit development,
 - d. protect the character of surrounding rural areas and rural productivity.
2. Threats to growth, the 'country town' character and amenity from the proposed the Inland rail network; lack of infrastructure services and natural hazards is managed.
3. Urban towns have high quality urban design and amenity, servicing the residential community and surrounding rural areas, rural industries and tourism.
4. Tourism development in Urban towns focuses on local heritage, rural, nature and/or upland tourism experiences

supported by small-scale visitor accommodation and services.

5. Connection of Urban towns to Urban centres is improved and increased through active and public transport networks and improve local connectivity and permeability providing safe and efficient access to development sites and the town centre.
6. Industrial development is small-scale, low impact and specialised to provide employment opportunities within Urban towns.
7. Urban townships provide for a mix of uses and businesses that service the convenience needs of residents, tourists, surrounding rural and rural residential communities. Residents and surrounding rural and rural residential communities continue to rely upon Urban centres to fulfil higher order business, employment, community, sport and recreation needs.
8. The traditional built form and character of Urban towns is retained and new development is designed to be sleeved between existing buildings, to reflect the colonial or Queenslander vernacular to create a cohesive streetscape character.

3.2.4 Element 4 – Residential density

Housing density provides a mix of dwelling types and densities for infill or greenfield development that facilitates access to employment, education, transport, services, community, cultural, sport and recreation activities and support the community's health, wellbeing and prosperity into the future.

1. Residential density ensures development remains consistent with the existing streetscape character. Opportunities for increased residential density are encouraged in Urban areas where the site is located within easy walking distance to a range of services and the development is sensitively designed to address amenity impacts on neighbouring uses.

3.2.5 Element 5 – Structure plan areas

Structure plan areas contain land within and outside of local growth management boundaries potentially suitable to accommodate long-term urban or industrial development.

1. Structure plan areas are mapped on Strategic Framework Map SFM1 Growing Communities and include:
 - a. Gatton (potential for residential and employment activities);
 - b. Grantham (potential for residential, community and employment activities);
 - c. Helidon (potential for residential, community, tourism and employment activities);
 - d. Major Enterprise and Industrial Area (potential for employment activities);
 - e. Plainland (potential for residential, community and employment activities);
2. Residential expansion of urban areas occurs within the Emerging community zone and is supported by structure planning that uses best practice planning measures, is informed by this Strategic framework to create complete communities and ensures adequate separation from productive agricultural areas.
3. Structure plans will decide:
 - a. whether the further area contains land suitable to accommodate urban development;
 - b. how the available developable area will be serviced with the full range of necessary urban infrastructure in a manner which is logical, sequential, safe, efficient and equitable;
 - c. the preferred form and timing of any urban development that may occur.
4. Inclusion of land in a structure plan area is not a development commitment and does not imply that all or any part of a further investigation area will be made available for urban development.
5. Development does not compromise or pre-empt the structure planning process to be completed.
6. Structure plan areas are maintained as their current zone and protected from land fragmentation until comprehensive planning has been completed.
7. Structure plan areas described above may within the life of the planning scheme be considered as part of future amendments to the planning scheme.

3.2.6 Element 6 – Urban localities

3.2.6.1 Gatton

1. Development consolidates Gatton's role as a principal rural activity centre and integrates new development with the traditional town centre and surrounding urban areas. Growth occurs by consolidation and expansion.
2. Gatton town centre is consolidated to provide a broad range of regional-scale higher order uses and activities capable of servicing its resident population as well as surrounding rural towns, villages, rural residential and rural communities.
3. Urban design of the Gatton principal centre should reflect and blend the traditional and contemporary town character. Medium density residential development is consolidated around the town centre to provide a transition to the wider suburban expansion areas and avoids high and extreme flood risk hazards and bushfire hazard areas.
4. Southern expansion areas of Gatton are constrained by flooding, bushfire hazard, high risk soils, waterways and vegetation (notably koala habitat). Significant structure planning is required to realise Gatton's potential. As part of

structure planning number of matters require further investigation including:

- a. flood evacuation routes and emergency access;
- b. Locations for Medium density residential and mixed-use development;
- c. Town centre precinct planning;
- d. Industrial precinct planning for more diversified employment activities as future industrial area;
- e. viability of Emerging community zoned land for urban development and complete communities;
- f. locations for advanced koala offsets;
- g. opportunities to retain and enhance areas of regulated vegetation.

3.2.6.2 Grantham

1. Urban development within Grantham is limited by the existing urban footprint. To protect and reinforce Grantham's semi-urban character and identity, cost effective infrastructure and services is provided and protection of the character and productivity of surrounding rural land is maintained.
2. Growth does not occur south of the existing railway line as it is restricted by high levels of flooding. Existing services in this location are retained to serve the convenience needs of rural residents, workers and tourists.
3. Growth occurs by expansion into those areas uncompleted under the Grantham Reconstruction Area — Development Scheme including refocusing the Local centre to a location that avoids exposing people and property to high and extreme risk hazard areas (e.g. high and extreme flood risk area, slopes more than 15%, flood risk hazards and bushfire hazard areas) and mitigate hazard risks to an acceptable or tolerable level.
4. Revised structure planning is required to realise Grantham's potential and identify a new local centre. Uncompleted actions of the Grantham Reconstruction Area — Development Scheme include:
 - a. complete conversion of the Limited development zone for rural or recreation uses;
 - b. expansion of the town further north
 - c. introduction of community facilities and Parks centrally located to and close to residential areas;
 - d. provision or new employment such as rural industries and supporting use that grow the agricultural economic foundation of the town;
 - e. emergency access and evacuation routes to the Warrego Highway or other alternative;
 - f. expansion of infrastructure services such as:
 - i. water reservoir in the Grantham Investigation Area;
 - ii. stormwater treatment and detention basins;
 - iii. electricity Substation near sewer treatment plant.
5. Expansion of the town toward the north means that commercial, employment and community activities may be expanded to achieve long-term sustainability and self-contained employment. Any revised structure planning of the community land will need to address the remediation options of contamination on Lot 2 on RP204243.

3.2.6.3 Helidon

1. Helidon continues to grow and develop as an urban town with a distinct heritage character, primarily servicing the local community and tourist industry. Its location is equidistant between Toowoomba and Gatton makes it an ideal dormitory suburb of both towns.
2. Existing services in this location are retained to serve the convenience needs of residents, workers, tourists and surrounding rural community.
3. Helidon has the potential to grow through consolidation and expansion. Consolidation of the historical township north of the Warrego Highway is constrained by limited stormwater drainage and noise generating activities (e.g. freight routes, Inland rail, Warrego Highway).
4. The largely under developed south has the potential to refocus the growth of the town toward less constrained area for residential expansion, neighbourhood convenience Shops and employment generating industry. Structure planning is required to realise Helidon's potential.

3.2.6.4 Laidley

1. Development maintains Laidley's role as an urban town with a traditional rural town centre and surrounding rural residential areas. Laidley Flood Resilient precinct limits development to low intensity which is flood risk aware and responds to the local risk level.
2. Laidley's high level of flood exposure limits its potential to grow as major centre.
3. Laidley provides a range of higher order uses and activities for the local community as well as surrounding hamlets, rural residential, rural areas and adjacent communities in the Ipswich Region (i.e. Grandchester).
4. Laidley's industrial areas to the south are constrained by flooding and high pressure gas pipeline corridor. Consolidation of industrial areas may be considered where all urban services can be provided and the flood hazard area is avoided.
5. Residential growth opportunities are limited and contained within the existing zoned area. Growth areas are constrained by limited infrastructure (i.e. water, sewer, stormwater), noise-generating infrastructure (e.g. inland rail) and environmental features including slopes, high risk soils, waterways and vegetation.

3.2.6.5 Plainland

1. Plainland comprises of an emerging and expanding contemporary major activity centre. Plainland is surrounded by mature rural residential estates and rural land. As an emerging and expanding centre Plainlands main constraint to development is infrastructure provision. Plainland is intended to grow as a modern, contemporary town centre in a greenfield location that services surrounding rural and rural residential communities including areas outside of the Lockyer Valley such as the town of Lowood.
2. Plainland comprises of four major areas:
 - a. Business and administrative centre — north of the Warrego Highway and west of Gehrke Road.
 - b. Big box or bulk retail - north of the Warrego Highway and east of Gehrke Road.
 - c. Mixed use — south of the Warrego Highway.
 - d. Low Medium Density Residential — south of Mountain view drive, east of Gehrke Road and north of the bulk retail area
3. Plainland is intended to have a concentration of commercial, retail, government and community activities including a Hospital, police station, other Emergency services, Park and library. A community hub will assist in reinforcing Plainland as a hazard focus free place to live and work. The south Plainland mixed-use area provides a convenience function for the surrounding rural residential community. Further infrastructure planning is required to realise Plainland’s potential.

3.2.6.6 Withcott

1. Withcott continues to develop as an urban town (and dormitory suburb of Toowoomba). Withcott maintains very low dwelling densities and a dispersed settlement pattern. Withcott continues to service the convenience needs of the local community and tourist industry.
2. The Withcott Flood Resilient Precinct limits development to low intensity which is flood risk aware and responds to the local risk level.
3. Steep slopes, bushfire hazards, flood and overland flow constraints from Gatton Creek restrict redevelopment opportunities of Withcott. Limited capacity to improve road networks and service the community with urban services such as sewer and stormwater drainage further restricts Withcott’s growth.
4. Withcott’s complex topography and other environmental features being at the foothills of the Great Dividing Range constrains urban residential and industrial development.

3.3 Theme 2 - Prosperous Economy

1. The Prosperous Economy theme identifies strategic outcomes related to the following:
 - a. Activity centres;
 - i. Circular economy;
 - ii. Creative industries;
 - iii. Outward focused economy;
 - b. Industry areas;
 - i. Future enterprise and industry areas;
 - ii. Knowledge and technology area;
 - c. Rural industries;
 - i. Agricultural areas;
 - ii. Animal industries;
 - iii. Extractive industries;
 - iv. Forestry;
 - v. Mining;
 - d. Special uses;
 - i. Helidon Reserve;
 - ii. South Queensland correctional centre;
 - e. Tourism;
 - i. Agri and food tourism;
 - ii. Nature and recreation-based tourism.
2. The Strategic Framework Map 2 Prosperous Economy identifies elements of the strategic framework relevant to the Prosperous Economy theme.

3.3.1 Element 1 – Activity centres

Activity centres are developed as vibrant mixed-use places that provide a focus for economic activity, private and public investment, residential development and community and cultural activities and interaction.

1. A hierarchy of centres (shown in Strategic Framework Map 2 — Prosperous Economy) is maintained and improved to ensure each centre has a defined role and positively contributes to the local and regional network of centres. The viability of the centre's hierarchy is maximised by preventing out-of-centre development and avoiding incompatible uses within centres.
2. Development does not undermine and does not compromise the activity centres network in Table 3.3-1: Centre hierarchy, either by starting a new centre or duplicating activities outside of an urban activity centre or proposing a higher order or larger scale of uses than is intended for an activity centre.
3. Employment needs and economic growth are supported by facilitating a range of commercial, retail, industrial and mixed-use development opportunities.

Table 3.3-1: Centre hierarchy (from greatest to lowest)

URBAN ACTIVITY CENTRES	LOCATION
<p>Principal activity centre</p> <p>Provides for the largest and most diverse mix of activity groups that form the core Urban area and includes the highest concentration of activities in the whole of the Lockyer Valley. This centre grows through expansion.</p> <p><i>Editor's note—Gatton is designated as Principal rural activity centre in South East Queensland Regional Plan.</i></p>	Gatton
<p>Major (transitional) activity centre</p> <p>Provides for a mix of activity groups that form part of the Urban area and includes a moderate concentration of activities that service this community and surrounding rural and rural residential communities. This centre grows through expansion.</p> <p><i>Editor's note—Plainland is identified as an expansion area under in South East Queensland Regional Plan. Expansion areas are intended to deliver new and more complete communities that are well-planned and serviced.</i></p>	Plainland

<p>Local centres</p> <p>Provides for activity groups that service the local community and provides convenience services to surrounding rural and rural residential communities. These activity centres are supported by higher order activity centres in the centre network. These centres grow through consolidation rather than expansion.</p>	<p>Grantham, Helidon, Laidley, Withcott</p>
<p>HISTORICAL RURAL CENTRES</p>	<p>LOCATION</p>
<p>Townships</p> <p>Provide for a local and visitor convenience purpose and servicing rural districts by providing a small range of activities from activity groups. Activities are low scale and low impact. Townships are outside the Urban area and supported by Major or Principal activity centres in urban growth areas. Townships grow through consolidation rather than expansion.</p>	<p>Glenore Grove, Forest Hill, Ma Ma Creek, Murphy's Creek</p>
<p>Hamlets</p> <p>Hamlets provide two or three activities. They consist of low scale and low impact activities. Hamlets do not form a part of the activity centres network within the Lockyer Valley. Growth of hamlets is not expected as they are to be supported by Major or Principal activity centres in urban growth areas.</p>	<p>Blenheim, Caffey, Kentville, Lake Clarendon, Lockrose, Mount Sylvia, Mount Whitestone, Mulgowie, Thornton, Upper Tenthill, Veradilla</p>

1. In higher order centres building height and form reinforce higher levels of activity and intensity. The highest intensity of built form occurs in the highest order centres. In Local centres, building form is more modest and provides a sensitive transition to adjacent residential areas. Building height reflects the surrounding residential neighbourhood.
2. Activity centres incorporate most or all the following elements:
 - a. a main street or other externally focussed configuration with active or semi-active street frontages that connect to surrounding communities and community spaces;
 - b. high amenity public spaces that support and encourage social interaction, informal meetings and active lifestyles;
 - c. creative industries (such as the arts and digital industries) and cultural and community activities which contribute to economic and community vitality;
 - d. support new and emerging industries in the science, technology, small-scale manufacturing, medical and health, education and training sectors.
3. Activity centres are a focal point for community life accommodating a range of activity groups to support other elements and strategies such as housing choice and an integrated planning and transport network.
4. Activity centres provide enough land for growth to match projected population increases and changes in demand for goods and services to create complete communities.
5. Out-of-centre development must be balanced against overwhelming community and economic need:
6. Overwhelming community need is where:
 - a. the community would experience a harmful cultural, social, economic and/or environmental impact if the development were not to proceed;
 - b. the development would provide large cultural, social, economic and environmental benefits to the community;
 - c. the development cannot be accommodated in the place or zone intended for the development within the life of the planning scheme because of its place-oriented needs or environmental constraints;
 - d. the development is consistent with the character and amenity of a transitioning place and zone in which it is to be located;
 - e. the development cannot be located on an equally practicable alternative site which is better suited to the development; and
 - f. there is no prudent and practicable alternative to the carrying out of the development.
7. Overwhelming economic need is where:
 - a. existing developed and developing centres would experience harmful economic impacts if the development were to proceed; OR
 - b. the community would experience harmful economic impacts if the development were not to proceed.

3.3.1.1 Circular economy

Opportunities to establish a circular economy and improve economic benefits to the region are increased where they can co-exist with existing commercial, industrial rural and natural resource developments.

1. Circular economy development opportunities, including, but not limited to Permanent plantations, renewable energy facilities, repurpose exhausted Extractive industry areas, re-use of waste quarry material, or environmental offset projects locate in rural areas and:
 - a. avoids Important agricultural areas and ALC Class A & B soils;
 - b. the minimises of harmful off-site effects on sensitive land uses and the environment;

- c. maximises the highest and best use and economic output; and
 - d. maintains scenic landscape areas.
2. Activity centres and industrial areas support established and emerging industry sectors by providing opportunities for business growth and encourage synergies between knowledge and technology sectors.

3.3.1.2 Creative Industries

Creative industries are encouraged and to provide affordable and accessible spaces for artists and creative activities that grow the cultural sector and economic diversity.

1. The co-location of creative businesses and industries is supported to activate walkable centres, tourism and visitation.
2. The development of hubs and co-working spaces are encouraged for creative businesses and industries.
3. Creative businesses and industries are located, designed and managed to avoid or mitigate harmful emissions on sensitive land uses, matter of environmental significance and scenic *landscape* areas.
4. Development that supports new and existing creative businesses, industries, micro-businesses and sole traders is encouraged where in a Local, Major or Principal activity centre.

3.3.1.3 Outward focussed economy

Encourage high levels of economic activity and employment in export-oriented and high value sectors to strengthen the region's economic diversity and growth.

1. Investigate and plan for existing or potential economic relationships between employment areas to maximise economic output and productivity.

3.3.2 Element 2 – Industry areas

Industry land supply meets the current and future needs of the community while providing access to suitable infrastructure, transport networks and services for industry supply chain networks to grow, diversify and improve local, regional and national trade.

1. Development does not undermine and does not compromise the Industry areas in Table 3.3-2: Description of Industry areas either by starting new industry activities outside of an industry area or proposing a higher order or larger scale of uses than intended for an industry area.

Table 3.3-2: Description of Industry areas

DESCRIPTION	LOCATION
<p>Major regional industry areas</p> <p>Large industry areas of regional significance with high levels of access, most diverse mix and highest concentration of industrial development with regional freight corridors, proximity to a workforce and enough separation from incompatible land uses to accommodate some High impact industry uses in suitable locations.</p>	Close to the Warrego Highway
<p>Sub-regional industry area</p> <p>Moderate to large industrial area of sub-regional significance (e.g. logistics, freight and manufacturing) that with highway access, proximity to a workforce and enough separation from incompatible land uses is suitable for new industrial development.</p>	Helidon
<p>Local industry areas</p> <p>Small to Moderate or specialised or service industries of local significance that primarily services demands of the local community or surrounding rural districts.</p>	Gatton, Helidon, Laidley, Plainland, Withcott

1. Industry areas in Table 3.3-2: Description of Industry areas are protected from encroachment by development that would compromise the ability of the land use to operate safely and effectively.
2. Development is encouraged where it caters for industries with high economic yield and low or no environmental impacts and where sustainable practices are the norm.
3. Industrial development is located, designed and managed to avoid or mitigate harmful emissions and effects on sensitive land uses and the natural environment.

4. Industry areas are well-designed and serviced by activity centres and surrounding Urban areas by active and public transport networks.
5. Renewable energy facilities are supported throughout the region where:
 - a. they are co-located with other energy generating infrastructure;
 - b. off-site impacts on sensitive land uses can be mitigated; and
 - c. the effective and efficient use of agricultural land is not compromised.
6. Industrial development, major gas, waste and sewer infrastructure and sport and recreation activities are located, designed and managed to avoid or mitigate adverse effects of emissions on sensitive land uses and the natural environment.
7. Development protects the following existing and approved land uses or areas from encroachment by development that would compromise the ability of the land use to function safely and effectively:
 - a. Medium impact and High impact industries.
 - b. Extractive industries.
 - c. Hazardous chemical facilities.
 - d. Explosive facilities and explosive reserves.
 - e. High pressure gas pipelines.
 - f. Waste management facilities.
 - g. Sewage treatment plants.
 - h. Major sport, recreation and entertainment facilities.
 - i. Shooting facilities.
 - j. Motor sport facilities.

3.3.2.1 Future enterprise and industry areas

Plan for and protect the future location for a major enterprise and industrial areas, including potential connections to freight, intermodal and supply chain networks that form part of the strategic transport system, from encroachment by incompatible land uses where they can accommodate regionally or state significant agglomerations of industry and business activity.

1. Potential future enterprise and industry areas are protected from encroachment by incompatible land uses such as sensitive land uses or sport and recreation activities.
2. Development of future enterprise and industry areas provides for business investment and employment opportunities for a range of high value industries.
3. The potential future enterprise and industry areas have access to regional freight routes and infrastructure including the Warrego Highway and other State-controlled roads, Main Line railway and Inland Rail to minimise freight movements through the Urban areas of the Lockyer Valley.
4. The development of future enterprise and industry areas is located, designed and managed to avoid or mitigate harmful emissions and effects on sensitive land uses and the natural environment.
5. Grantham Employment Investigation Area presents an opportunity to establish a future transport node or logistics hub in the region with frontage to the Warrego Highway, West Moreton Rail system and Inland Rail Corridor. Future detailed structure planning should consider the inclusion of sub-precincts that would best utilise access to transport infrastructure adjoining the site.

3.3.3 Element 3 – Knowledge and technology area

Innovative and sustainable businesses and industries are encouraged and provided for, which are responsive to innovative technologies and changing market conditions.

1. The co-location of mutually supportive and value-adding activities that do protect and improve the primary purpose of the University of Queensland for research, education and technological development is supported.
2. The University of Queensland knowledge and technology area (such as the Queensland Animal Science Precinct) continues to grow as a world class educational institute for rural industries and technology and is protected from encroachment by incompatible development.
3. The University of Queensland knowledge and technology area provides allied research, educational and technological value-adding activities that protect and improve the primary purpose of the facility for research, education and technological development.

3.3.4 Element 4 - Rural industries

The number and diversity of rural industries in the Lockyer Valley are increased to ensure rural production grows and supports the community and the region where development: does not diminish ALC Class A & B soils and avoids, maintains or improves matters of environmental significance, ecological resilience and scenic landscape.

1. Diversification and innovation of agriculture, agribusiness and supporting industries such as tourism and recreational activities are supported and encouraged, where sited to best improve agricultural productivity, value-adding and promote the landscape values of rural land.
2. The stock route network is not compromised and continues to be available for its primary use for moving stock on foot and other uses including grazing, environmental, recreational, cultural heritage and tourism.
3. Rural industries and high impact industries are located where they will protect and maintain:
 - a. the productive potential of Important agricultural areas and ALC Class A & B soils;
 - b. matters of environmental significance, ecological connectivity and ecological processes;
 - c. drinking water quality and water quality buffer areas;
 - d. the visual amenity values of scenic landscapes.
4. Rural industries and high impact industries are design to:
 - a. improve the land condition;
 - b. reduce soil salinity;
 - c. prevent erosion and sedimentation;
 - d. avoid exposing people and property to high and extreme risk hazard areas (e.g. high and extreme flood risk area, slopes more than 15%, high and very high bushfire hazard) and mitigate hazard risks to an acceptable or tolerable level.
5. Environmental offsets, Nature-based tourism and recreation are supported in all rural areas where they support and provide reliance and diversification to rural industries, without diminishing agricultural production capacity.
6. Rural industries are protected from encroachment by incompatible development such as sensitive land uses.

3.3.4.1 Agriculture areas

The productivity and diversity of Important agricultural areas are protected and supported to increase resilience to climate change, market cycles and grow the agricultural use of the land for affordable fresh food and food security.

1. Rural industries that support or add value to agricultural production may be located in Important agricultural areas but are located outside of ALC Class A & B soils.
2. Important agricultural areas are protected from encroachment by incompatible development (e.g. sensitive land uses) and continues to contribute to the Lockyer Valley economy, food and water security for future generations.
3. Development in the Valley flood plain precinct maintains the agricultural primacy of the floodplain for Cropping. Supporting rural activities and industries avoid the Valley flood plain precinct to build resilient business and industry that have continued operation and growth.
4. Development in the Valley flood plain precinct supports a risk-aware, low intensity rural land uses that limit Residential activities and other uses which put people and property at intolerable risk.
5. Development that has an irreversible adverse impact on, or adjacent to ALC Class A & B soils is avoided. Important agricultural areas and ALC Class A & B soils are not used to buffer urban and rural residential areas to protect residential amenity.
6. The subdivision of land in the Rural zone (where 100 hectares and under) identified as ALC Class A & B soils is not supported. The amalgamation of land in the Rural zone is encouraged.
7. Erosion of Important agricultural areas are minimised and land condition improved by:
 - a. improving soil health, soil biodiversity and soil stewardship by encouraging farming methods such as diversified farming, no-till farming, soil-building, composting, contour farming and crop rotation.
 - b. increasing the planting of wind breaks and restoration of riparian areas to attract beneficial insects for pollination and pest control.

3.3.4.2 Animal industries

Opportunities for animal industries are encouraged in rural areas where low in scale, have access to existing freight networks; minimise adverse effects on sensitive land uses on and minimise negative impacts on ALC Class A & B soils used to produce affordable fresh vegetables, grains and cereals.

1. The Lockyer Valleys equine industry is increased and strengthened by the development of the multi-purpose equine precinct and hub by providing an innovative world-class facility that draws specialists in the equine industry and health to the region.
2. Intensive animal industries including pond Aquaculture, feedlots, piggeries and poultry farms avoid locating within Important agricultural areas and ALC Class A & B soils as these areas are protected for vegetable food production.
3. Diversified farming practices are encouraged to minimise harm on and protect:
 - a. matters of environmental significance, ecological connectivity and ecological processes; or
 - b. Lockyer Creek water resource catchment, drinking water quality and environmental values; or
 - c. the amenity of urban and rural residential areas or sensitive land uses on surrounding land; or
 - d. the visual amenity values of scenic landscapes.
4. Animal industries are encouraged to adapt to a changing climate and be flexible and innovative in the face of changing

conditions over the long-term.

5. Animal industries do not locate or operate in the Valley flood plain precinct and avoid exposing people and property to high and extreme risk hazard areas or intolerable risk.

3.3.4.3 Extractive resources

Lockyer Valleys extractive resources are protected and managed to ensure the ready availability of materials to support sustainable growth into the future.

1. Key resource areas (KRAs) including the resource or processing area, separation area, transport route and transport route separation are protected from encroachment by incompatible development and sensitive land uses to maintain the long-term availability of the extractive resource and access to the KRAs.
2. Extractive industries are co-located with supporting activities to minimise harm on and to protect sensitive land uses, matters of environmental significance, scenic landscape areas and local amenity of activity centres and transport networks.
3. Subdivision of land associated with a KRA including the resource area, separation area, transport route and transport route separation area does not occur. Amalgamation of land within KRAs is encouraged.
4. Extractive industries are expanded without negatively affecting the floodplain, important agricultural areas, ALC Class A & B, other rural industries, matters of environmental significance, scenic landscape areas and cultural heritage.

3.3.4.4 Forestry

Native and plantation forests are protected, managed and used in an efficient and environmentally responsible manner, to supply timber and other forest products consistent with sustainability principles.

1. Native and plantation forests adhere to best management practices to protect matters of environmental significance, scenic landscape areas, environmental values (e.g. soil, air and water quality) and local amenity.
2. Negative off-site effects from forestry enterprises are minimised and consider:
 - a. surrounding land uses;
 - b. matters of environmental significance and processes;
 - c. haulage routes through urban areas;
 - d. landslip and bushfire hazard risk;
 - e. separation area from incompatible uses.
3. Native and plantation forests are protected from encroachment by incompatible development such as sensitive land uses.
4. Permanent plantations are expanded but avoid locating in Important agricultural areas as these conflict with continued use for ALC Class A & B soils to produce affordable fresh food.

3.3.4.5 Mining

Mining tenements and leases use sustainable operational practices that are compatible with adjoining other activities and are protected from encroaching upon incompatible land uses.

1. Where possible, mining activities are co-located with extractive industries to minimise harm on and to protect sensitive land uses, matters of environmental significance, biodiversity, ecosystems processes, scenic landscapes values and local amenity.
2. Mining activities are protected from encroachment by incompatible development such as sensitive land uses.
3. Sensitive land uses and incompatible land uses are protected from the impacts of previous mining active ties that may cause risk to people or property including:
 - a. Former mining activities;
 - b. Related hazards (e.g. disused underground mines, tunnels and shafts).
4. Former mining activities and related hazards are disused hazards (e.g. disused underground mines, tunnels and shafts) are rehabilitated to assist reuse of the site and minimise the impacts and risks to people or property and the environment (e.g. release of contaminants).
5. Large scale mines, coal exploration, coal mining, coal seam gas exploration or coal seam gas production are not supported due to their incompatibility with Lockyer Valley's natural assets and lifestyle.

3.3.5 Element 5 - Special uses

Specialised uses in the Lockyer Valley are protected from encroachment from incompatible activities (such as sensitive land uses) to ensure their long-term economic effectiveness.

3.3.5.1 Helidon Reserve

1. The Helidon Reserve provides for the safe manufacturing, assembly, storage, distribution, disposal or testing of explosives.
2. Helidon Reserve is protected from encroachment by development that compromises or reduces the capacity of the reserve to function safely and effectively.
3. Development that reduces the capacity of the Helidon Reserve to operate and expand is not supported.
4. Development that is subservient to and directly involves with the manufacturing, assembly, storage, distribution, disposal of explosives, is encouraged where these activities protect and improve the use and capacity of the reserve.
5. Activities associated with the Helidon Reserve and supporting industries prevent increasing explosion risk to people and property in the surrounding area.

3.3.5.2 Southern Queensland Correctional Centre

1. Southern Queensland Correctional Centre is protected from encroachment by incompatible development such as sensitive land uses.

3.3.6 Element 6 - Tourism

Tourism development in the Lockyer Valley is increased and diversified where compatible with surrounding land uses to improve resilience to climate change and market cycles.

1. Tourism planning and development opportunities that are suitable and sustainable are supported and the social, cultural and natural values underpinning tourism developments are protected.
2. A diverse range of tourism, sport and recreation activities is supported in the rural areas of the Lockyer Valley where they:
 - a. do not locate within the Valley flood plain precinct to avoid exposing people and property to high and extreme risk hazard areas or intolerable risk;
 - b. do not locate in bushfire hazard areas to avoid exposing vulnerable people and property to an intolerable risk;
 - c. protect and improve matters of environmental significance;
 - d. protect and improve scenic landscape areas;
 - e. protect and maintain the centre hierarchy;
 - f. protect Important agricultural areas from further alienation or fragmentation;
 - g. do not negatively affect current and future agricultural productivity.
3. Tourism development and attractions are located have access to transport networks and the necessary infrastructure services to support the development.
4. A range of visitor accommodation and tourist services are provided that are consistent with the intended role of the respective tourism locations in Table 3.3-3: Description of tourism features with an emphasis on those uses that are well suited to, compatible with, or an alternative to existing tourism development.
5. Tourism development is located, designed and managed to avoid or mitigate harm caused by emissions and effects on sensitive land uses and matters of environmental significance.
6. New Tourist attractions cluster around or in locations or features in Table 3.3-3: Description of tourism features in a manner consistent with the intended role of the tourism description.

Table 3.3-3: Description of tourism features

DESCRIPTION	LOCATION OR FEATURE
<p>Urban tourism locations</p> <p>Areas within Urban areas accommodating heritage towns, Tourist attractions and facilities including a concentration of visitor accommodation and related tourism services.</p>	<p>Townships from Laidley along the historical Cobb & Co Way to Toowoomba. Locally important natural features:</p> <ul style="list-style-type: none"> ● Lake Apex ● Lake Freeman ● Lake Galletly ● Nada Lagoon ● Spring Bluff Railway Station
<p>Agritourism and food tourism</p> <p>Areas with a primary emphasis on rural or farm gate food tourism experiences and related tourism services.</p>	<p>Rural areas outside the Valley flood plain precinct</p> <p>Native bushfoods</p>
<p>Nature and recreation-based tourism and nature-based recreation</p>	<p>Natural features such as:</p>

<p>locations</p> <p>Areas with a primary emphasis on nature and recreation-based tourism experiences and accommodating low impact, sustainable visitor accommodation and related tourism services.</p>	<ul style="list-style-type: none"> • National and Conservation Parks • mountains, ranges and escarpments • waterways, wetland and lakes • uplands communities and hamlets
<p>Natural and culturally significant tourism</p>	<p>Challowong Rock Petroglyph Cobb and Co trail Gorman’s Gap trail Healing places, scarred trees, borra rings and pathways Hell Hole Creek Jahnke’s Lagoon Lake Clarendon Lake Dyer Range crossings Seven Mile Lagoon Table Top Mountain</p>

3.3.6.1 Agri and Food Tourism

1. Rural and Agri-tourism is supported where it builds upon the clean and green identity of the region and does not prejudice the productive potential of rural land.
2. The Lockyer Valley grows its regional food production experiences to develop farm trails and Agri-tourism opportunities that increases the resilience of the region’s agricultural and tourism businesses.
3. Tourism in the rural uplands provides boutique and low scale visitor accommodation and facilities that contribute to widening the range of tourism experiences in the region.
4. Tourism is supported in the rural uplands where increasing the growth of creative and boutique industries and recreation activities that provide and increase economic diversity and resilience of existing farming operations.

3.3.6.2 Nature and recreation-based tourism and nature-based recreation

1. Nature and recreation-based tourism optimises access to national parks and conservation reserves, active transport routes, Parks, sport and recreation activities, greenspace and visual amenity of open spaces.
2. Tourism, sport and recreation activities where in rural areas and uplands communities protect and improve the natural and cultural heritage assets of the Lockyer Valley.

3.4 Theme 3 - Connecting Infrastructure

1. The Connecting Infrastructure theme identifies strategic outcomes related to the following:
 - a. Integrated planning and infrastructure networks;
 - b. Efficient infrastructure;
 - c. Transport networks;
 - i. Active transport;
 - ii. Air transport;
 - iii. Freight transport;
 - iv. Public transport;
 - v. Rail;
 - vi. Road;
 - d. Linear infrastructure;
 - e. Protection of infrastructure corridors and sites;
 - f. Service networks.
2. The Strategic Framework Map 3 Connecting infrastructure identifies elements of the strategic framework relevant to the connecting infrastructure theme.

3.4.1 Element 1 – Integrated planning and infrastructure networks

Land use planning and development is integrated and coordinated with infrastructure planning to facilitate cost effective delivery of State and local infrastructure or services in a logical and orderly location, form and sequence, to optimise the location of resilient infrastructure within communities.

1. Development achieves a high level of integration with infrastructure planning to:
 - a. facilitate the most efficient, cost effective and flexible use of existing and planned infrastructure;
 - b. realise multiple economic, social and environmental benefits from infrastructure investment;
 - c. ensure consideration of future infrastructure needed to support the preferred pattern of growth for infill development and greenfield areas;
 - d. optimise the location of future infrastructure within communities to increase access to facilities and services and provide productivity improvements.
 - e. avoid exposing people and property to high, very high and extreme risk hazard areas or intolerable risk.
2. Development occurs:
 - a. in areas serviced by State and/or local infrastructure providers; and
 - b. in a logical and orderly location, form and sequence to provide the cost effective and efficient delivery of State and local infrastructure.
3. Existing and planned infrastructure is protected from development that would compromise the ability of infrastructure and associated services to operate safely and efficiently.
4. Out of sequence development or development in areas not currently serviced does not occur unless it can be demonstrated that the development:
 - a. is in the public interest (i.e. provides a cultural, social, economic and environmental benefit to the community);
 - b. can be cost-effectively serviced without placing an undue burden on State and/or local infrastructure providers.

3.4.2 Element 2 - Efficient infrastructure

The Lockyer Valley is serviced by efficient and reliable infrastructure networks that are planned, coordinated and delivered in a logical and orderly location, form and sequenced which is safe to support the community's growth.

1. Efficient infrastructure delivery and services occur through co-location with other infrastructure wherever possible.
2. The sequencing of development prioritises the use of spare capacity of existing infrastructure and maximises the efficient use of new and augmented infrastructure.
3. Development contributes to a fair and equitable share of the cost of infrastructure to meet the needs of the community.
4. Existing and future infrastructure is protected from development that would compromise infrastructure connection, corridor integrity or expansion, cost effective delivery and functioning.
5. Infrastructure is designed to cater for the effects of climate change and natural hazards by avoiding exposing people and property to high, very high and extreme risk hazard areas or intolerable risk.
6. New developments maximise the capacity, opportunity and viability of existing and future infrastructure and supporting facilities to manage the delivery of services.
7. Critical infrastructure remains operational during and after a natural hazard event.

3.4.3 Element 3 – Transport Networks

The safe and efficient movement of people and goods is facilitated and land use patterns that encourage sustainable transport are supported.

1. Infill development is located in areas serviced by the transport network and where this cannot be achieved, development is facilitated in a logical and orderly sequence and form to provide cost effective delivery of any extended or expanded networks to service development.
2. Development of a type, scale and located, designed and constructed to achieve a high level of integration with the transport network and supports public passenger transport and active transport as alternatives to private transport.
3. Development is located and designed to mitigate adverse effects on development from environmental emissions generated by transport.
4. Development surrounding, adjoining and adjacent to existing and future state transport infrastructure and corridors:
 - a. protects the performance of transport infrastructure, corridors and networks from incompatible uses;
 - b. improves or maintains the safe and efficient movement of people and goods within the transport network (e.g. manufacturing, assembly, storage, distribution, or disposal of hazardous chemicals does not locate adjacent to public passenger transport infrastructure).
5. High traffic generating uses protect and improve the operation of the transport network. Where the network is deficient or already paired, the network is upgraded by the development.
6. Except where provided by the State or Federal government, no new major transport corridors are created other than those identified by the Strategic Framework Map 3.
7. Infrastructure that supports public and active transport is concentrated in and around high generating land uses such as activity centres and higher density residential development.
8. Development provides parking facilities to encourage a reduction in private motor vehicle, including design responses to suit the local character and adapting innovative technologies where suitable.
9. Emergency access and evacuation routes are safe and practical during natural hazard events.

3.4.3.1 Active transport

Active transport networks with end-of-trip facilities, are improved as the preferred transport mode option over private vehicle dependence in and between Urban areas to provide affordable access to employment, education and services.

1. New communities and development are designed and contributes to an active transport network within and between Urban areas for pedestrians and cyclists, that is pervasive, safe, convenient, attractive, connected, legible and easy to use.
2. Active transport networks are connected to public transport stops and stations in urban areas.
3. Active transport networks connect centres, industry areas, community facilities, educational institutions, sport and recreation activities and natural areas, Parks and reserves within urban areas.
4. Development supports the State's principal cycle network in and between Gatton, Forest Hill, Laidley, Plainland and the University of Queensland Gatton Campus by providing safe, convenient and accessible end-of-trip facilities.

Note—Transport assessments are to determine the impact on active transport networks consistent with the planning and design principles of the walking network planning guidance.

3.4.3.2 Air transport

Gatton Airpark is retained as a private light aircraft facility and continues to grow under the master plan.

1. Development does not harm the safe operation of the Gatton Airpark and does not encroach into the airspace of the airstrip.

3.4.3.3 Freight transport

Existing and planned freight transport corridors, including those mapped on Strategic Framework Map SFM3 Connecting Infrastructure are secured, protected and improved to support the long-term growth and infrastructure needs of the Lockyer Valley.

1. Development near a major freight route mapped on Strategic Framework Map SFM3 Connecting Infrastructure:
 - a. protects the infrastructure from encroachment by incompatible development such as sensitive land uses;
 - b. maintains the safe and effective operation of the freight route; and
 - c. implements measures to prevent reverse amenity impacts.

2. Development provides for the safe and efficient operation of existing and future road and rail freight transport networks to support the economic development of the Lockyer Valley.
3. Freight transport networks are effective in servicing intra-regional and regional freight needs without compromising safety and public amenity.
4. Large scale industrial uses or other heavy traffic-generating activities are located close to an identified freight route.
5. Alternative routes to the Warrego Highway are investigated to assist the transport of goods during natural hazard events.

3.4.3.4 Public transport

Public transport is improved as a supporting secondary transport mode option over private vehicle dependence in and between Urban areas to provide affordable access to employment, education and services.

1. Development and the pattern of growth in Urban areas supports an extensive, efficient, safe, accessible, attractive and legible public transport network both within and between the Urban areas of the Lockyer Valley.
2. Public transport connects people, places and employment in an efficient, safe, convenient, accessible, reliable, equitable and easy to use manner.
3. Urban growth and expansion areas incorporate transit-oriented development principles and are supported by active transport infrastructure to maximise public transport patronage.
4. The operational needs of public transport are designed into subdivisions, facilitating the provision of future public transport services.
5. Park and ride facilities are located on arterial or sub-arterial roads on where they are serviced by frequent, quality bus or rail connections to key destinations.

Note—Transport assessments are to determine the impact on public transport infrastructure consistent with the planning and design principles of the public transport infrastructure manual.

3.4.3.5 Rail

The rail network and corridors are provided in a manner that provides cultural, social, economic and environmental benefits to the community and places of the Lockyer Valley.

1. The existing rail corridor is used for a future commuter service, public and active transport connection between Ipswich and Toowoomba which also services Laidley, Forest Hill, Gatton, Grantham and Helidon.
2. The existing centres, community and rural areas of the Lockyer Valley are protected and improved culturally, socially, economically and environmentally from the construction and operation of Inland Rail.

3.4.3.6 Road

Road network, corridor planning and design contributes to the development of a multi-modal transport network that includes active and public transport networks.

1. The Lockyer Valley is serviced with a safe, efficient, legible and convenient road network that connects all communities, centres and employment areas.
2. The road hierarchy is improved and supports growth in areas identified in Section 3.2 Growing communities.
3. Private motor vehicle transport is reduced as the primary mode of transport where possible.
4. The road network reflects the level of service based on the density of development and amenity of the place.
5. The operational safety and efficiency of major road transport corridors is protected and improved, including the corridors mapped on Strategic Framework Map SFM3 Connecting Infrastructure.
6. Road corridors are designed and constructed to contribute to the built and urban environment by providing:
 - a. attractive streetscape landscaping that is suited to a sub-tropical climate; and
 - b. landscaped entry statements to the region and to individual Urban areas, rural towns and hamlets.
7. Development supports an improved road hierarchy and the provision of a free flowing transport system that protects the safety and amenity of roads for all anticipated users.
8. Roads are designed to cater to emergency vehicles to gain access to the site safely whether on-street parking spaces are occupied or not.

3.4.4 Element 4 – Linear infrastructure

Linear infrastructure corridors are located and designed to minimise their adverse impacts on the economic development, social cohesion, ecological connectivity and ecological processes.

1. Linear infrastructure corridors:
 - a. are located and designed to protect the character and social cohesion of communities by including treatments such as landscaped visual buffers and acoustic attenuation devices.
 - b. are designed and constructed to incorporate safe fauna movement connection and other design elements that reduce effect on matters of environmental significance.
 - c. avoid creating associated infrastructure (such as bare acoustic walls and large advertising devices) that harm scenic landscape areas and social cohesion.
 - d. incorporate opportunities for active transport both within the corridor and across the corridor.
2. New linear infrastructure provides economic and social benefits to the Lockyer Valley community and do not use the land only as a thoroughfare.

3.4.5 Element 5 – Protection of infrastructure corridors and sites

Existing and future transport and service infrastructure corridors and sites, including those mapped on Strategic Framework Map SFM3 Connecting Infrastructure are secured and protected to support the long-term growth and infrastructure needs of the Lockyer Valley community.

1. All infrastructure networks, corridors and sites, including supporting networks are protected from encroachment from sensitive land uses and other development that would compromise the ongoing safety, efficient delivery and functioning of the infrastructure.
2. All infrastructure networks, corridors and sites are located, designed and operated to avoid or otherwise minimise adverse effects on surrounding sensitive land uses, matters of environmental significance, scenic landscape areas, the health, safety, wellbeing and amenity of the community.

3.4.6 Element 6 - Service infrastructure networks

Existing and future service infrastructure networks, corridors and sites are secured and protected to support the long-term growth and infrastructure needs of the Lockyer Valley community.

1. Service infrastructure networks are designed and constructed to the desired standard of service of the services provider, to meet the needs of the community and in a cost effective manner.
2. Energy and telecommunications infrastructure use the latest technological standards to achieve the desired standard of service, supports economic development and minimises negative environmental impacts.
3. Development maintains and protects sites and corridors for existing and future infrastructure to ensure efficient delivery and functioning of infrastructure needed to meet the Lockyer Valley's growth needs.
4. The region's high pressure gas infrastructure is managed to minimise its adverse effects on sensitive land uses, the natural environment and communities while meeting existing and future needs of the Lockyer Valley and surrounding communities.
5. Stormwater and wastewater are minimised and managed to protect and improve water quality of the Lockyer Creek water resource catchment and the ecological and hydrological processes of the sub-catchments to maintain the health, safety and wellbeing of the community and environment.
6. Development takes a precautionary approach to stormwater management by applying best practice management methods (such as total water cycle management and water sensitive urban design (WSUD), sustainable land management and erosion and sediment controls (ESC) to manage stormwater runoff and provide for the sustainable and safe collection, treatment and conveyance of stormwater to waterways.
7. The Lockyer Valley is serviced by waste management and recycling facilities that are adequate for the development and the community, minimises environmental effects and uses the latest standards of waste management technology to support economic development.
8. Water supply and sewer infrastructure and solutions are provided to the desired standards of service for development and is managed and improved on a total water cycle basis to maximise the efficient use of water resources and maintain the health and wellbeing of the community and the environment.
9. Community infrastructure is designed to cater for the effects of climate change and natural hazards by avoiding exposing people and property to high, very high and extreme risk hazard areas or intolerable risk. If essential community infrastructure is in the public interest and there is no alternative location, then the provision of asset protection zones is balanced with the protection of natural values.

3.5 Theme 4 - Sustaining the natural environment

1. The Sustaining the natural environment theme identifies strategic outcomes related to the following:
 - a. Climate impacts and effects;
 - b. Matters of environmental significance;
 - c. Emissions and hazardous activities;
 - d. First nations peoples and indigenous landscapes;
 - e. Koala conservation;
 - f. Renewable and non-renewable resources;
 - g. Safety and natural hazards;
 - i. Bushfire;
 - ii. Flooding;
 - iii. Steep land;
 - h. Scenic landscapes;
 - i. Waterways and water quality;
 - i. Fish habitats;
 - ii. High-risk soils.
2. The Strategic Framework Map 4A Sustaining the natural environment — Habitat and Strategic Framework Map 4B Sustaining the natural environment — Landscape identifies elements of the strategic framework relevant to the sustaining landscapes and natural assets theme.
3. Elements of the natural hazards theme are not mapped on the strategic framework maps but are reflected through measures in other parts of the planning scheme, primarily overlays.

3.5.1 Element 1 - Climate impacts and effects

The Lockyer Valley community will live sustainably by minimising climate disruptions and avoid damage to our environment, lifestyle and economy. The effects of climate change are mitigated and managed to minimise risks to the safety, economy, lifestyle and resilience of the community and resilience of the natural environment.

1. Increases to vegetation cover across the region will be pursued where possible to minimise the adverse effects of climate change, the heat island effect and salinity expression while improving stormwater infiltration to groundwater aquifers.
2. Development supports reductions in greenhouse gas emissions and communities' exposure to climate impacts and improves the resilience and capacity of:
 - a. Flora, fauna, natural places, livestock, crops and people to adapt; and
 - b. people, infrastructure, flora and fauna, livestock and crops from the effects of extreme natural hazard events.
3. Development incorporates materials that are recycled or have low levels of embodied energy and where possible are energy, water and waste efficient.
4. Development incorporates materials that are resilient to the long-term effects of climate change (e.g. increased flooding and bushfire hazard risks in addition to avoiding areas natural hazards and mitigating hazard to a tolerable or acceptable level.
5. Low emission manufacturing; adaptive land use management practices, best practice resource recovery and reuse is supported and encouraged.
6. The ecological resilience and capacity for the natural environment to change and adapt to the predicted effects of climate change is supported through the maintenance of healthy, well-functioning ecosystems that assist genetic, species and ecosystem diversity and movement both within and beyond the Lockyer Valley.

3.5.2 Element 2 – Matters of environmental significance

Matters of environmental significance within the Lockyer Valley are protected and improved to support ecological connectivity, ecological processes and to ensure ecosystem resilience and support the community's health, wellbeing and prosperity into the future.

1. Development is located outside of matters of environmental significance.
2. Development avoids and minimise negative impact on matters of State environmental significance and matters of National environmental significance.
3. Development is located within cleared or degraded areas, which are restored or improved to increase matters of environmental significance, biodiversity, ecological processes, ecosystem resilience, ecological connectivity and separation from the adverse effects of development.
4. Development protects, maintains and improves the ecological connectivity, ecological value, ecological processes, ecosystem resilience, biodiversity, scenic landscape areas and community wellbeing in matters of environmental significance and corridors by reducing fragmentation and edge effects through the restoration of degraded areas.

5. Safe movement of koalas through urban and rural residential areas is facilitated by incorporating fauna-friendly development design measures, fauna fencing and fauna movement devices.
6. The ecosystem resilience and capacity for the natural environment to change and adapt to the predicted effects of climate change is supported through the maintenance of healthy, well-functioning ecosystems that assist genetic, species and ecosystem resilience, diversity, and movement both within and beyond Lockyer Valley.
7. Development located within a matter of environmental significance, is not supported unless it is demonstrated that avoidance is not possible, the impacts are minimised and residual environmental impacts are mitigated, resulting in a net gain in environmental values in the Lockyer Valley.
8. Development protects and avoids adversely affecting the natural and cultural heritage significance of the Gondwana Rainforests of Australia World Heritage Area (Main Range Group).

3.5.3 Element 3 - Emissions and hazardous activities

Communities public health and safety and the natural and built environment are protected from potential harmful emissions and hazardous activities by ensuring development is located, designed, constructed and operated to avoid or minimise environmental emissions on the environment and sensitive receptors.

1. The quality of water, light, air (dust and odour) and acoustic environments is maintained and improved at a high level to protect and improve the public health and safety of the community and the natural environment.
2. Development that is incompatible with existing and approved land uses, is located designed, constructed and operated to avoid impacts to these uses and where the impacts cannot be practicably avoided, minimise exposure of the workers or residents to environmental emissions, or public health and safety risks.
3. Development involving the manufacturing, assembly, storage, disposal or testing of hazardous materials and hazardous chemicals, is located and managed to minimise the public health and safety risks to communities, individuals and the environment.
4. Sensitive land uses are protected from adverse effects of emitting activities that may cause risk to people, property, fauna or livestock.

3.5.4 Element 4 - First nations peoples' and indigenous landscapes

Improve first nations peoples identified, heritage places and physical and spiritual connection with landscapes within the Lockyer Valley.

1. First nations peoples' unique cultural, spiritual and historical association with land and water are recognised and reflected in planning for the region for the benefit of the community and future generations.
2. Artefacts, places and landscape values of cultural significance are protected from development including mining, consistent with the *Aboriginal Cultural Heritage Act* and the *Native Title Act*.
3. The protection of artefacts, places and landscape values facilitates traditional owners to re-establish and continue their physical and spiritual connection with history, country (i.e. land and water) and tradition.

3.5.5 Element 5 - Wildlife conservation

Wildlife habitat areas are protected and connectivity between areas is improved to sustain the long-term health of wildlife across the Lockyer Valley and adjoining regions.

1. Wildlife habitat areas are protected and improved.
2. Existing cleared areas are used as wildlife restoration or offsets areas.
3. Safe movement of wildlife through urban and rural residential areas is facilitated by incorporating fauna-friendly development design measures, fauna fencing and fauna movement devices.
4. Restored areas or ecological offsets increase the connectivity, quality and quantity of wildlife habitat, at a strategic landscape-scale and local-scale as well as buffering habitat areas from development.

3.5.6 Element 6 – Renewable and non-renewable resources

The region's natural renewable and non-renewable natural resources are protected or managed so that they are retained for long-term productive use and capacity and not overused, fragmented or isolated.

1. Innovative technological advancements and processes are encouraged to minimise the waste of renewable and non-renewable resources, reuse by-products.
2. Areas with non-renewable resources that have been exhausted, are rehabilitated, restored re-purposed and reused to minimise continuing degradation, contamination or sterilisation of the site for an alternative productive use.

3.5.7 Element 7 - Safety and natural hazards

The risks associated with natural hazards, including the projected impacts of climate change, are avoided in the first instance and where not able to be avoided, mitigated to protect people, property, the environment and improve the community's resilience and adaptation to natural hazards. The planning scheme is responsive to climate change and protects natural corridors and processes to minimise the increasing impacts of climate change including but not limited to urban heat, intensifying storms, more frequent flooding, landslips and fire events. Mitigation methods to achieve acceptable risk levels from natural hazards are necessary.

1. Impacts of climate change are avoided or mitigated to protect people, property, the environment and economic activity to improve the community's resilience to natural hazards.
2. Development avoids natural hazard areas (e.g. a very high or high bushfire hazard) that have an intolerable risk. Where development cannot avoid intolerable risk, development does not occur.
3. Development incorporates adaptive measures to mitigate the known impacts of climate change to improve the community's resilience to natural hazards.
4. Development protects people, property the environment and economic activity from climate change and natural hazard events.
5. The Laidley and Withcott Flood Resilient Precinct and the Valley flood plain precinct supports development that is adaptive, low intensity, responsive to natural hazard risk and avoids increasing the number of people at risk.
6. Existing development in areas of intolerable risk is not intensified and transitions away from risk.
7. New urban areas mitigate risk to demonstrate development can proceed with an acceptable risk level. Residual areas with intolerable risk may remain undeveloped.
8. Infill development should proceed on the part of a site that has the lowest level of risk, reducing the risk level to acceptable, which may involve specific built form or site based mitigation methods.
9. Development maintains or improves the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.
10. Development supports and does not unduly burden a disaster management response or recovery capacity and capabilities.
11. Development ensures that adequate evacuation routes and emergency service access are available in a natural hazard event.
12. Critical infrastructure and Essential Community Infrastructure is designed and constructed to remain operational during and after a natural hazard event and in a total cost of ownership when considering risks from all natural hazards and climate change.
13. Vulnerable uses, Essential Community Infrastructure and Critical infrastructure are located outside of areas of natural hazard and the risk from adjacent areas of natural hazard are managed to an acceptable risk. The location within an area of tolerable risk may be considered if the location is in the public interest and no alternative location is feasible and the risk can be mitigated to an acceptable level.

3.5.8 Element 8 - Scenic landscapes

Scenic landscape areas are protected and improved so they continue to contribute to the region's liveability, health, lifestyle, economy, environmental values, physical and mental wellbeing, sense of place and community cohesion.

1. Development avoids, protects and improves the scenic landscape areas.
2. Development that intrudes into scenic landscape areas including those in Table 3.5-1: Locally important landscape features, minimises scarring and visual prominence in the landscape.
3. Scenic routes and lookouts are protected from both the detrimental visual impacts of development (including advertising devices) and inappropriate vegetation clearing that may detract from the scenic qualities of the scenic route or outlook.
4. The scenic landscape areas are retained as the backdrop to the region and ensure the ecological values and landscape character of the hillslopes are protected from development.
5. Development in scenic landscape areas responds to the constraints of the land including vegetation, gradient and slope stability.

Table 3.5-1: Locally important landscape features

LANDSCAPE FEATURES	NAME
Mountains, ridgelines and escarpments	Balaam Hill
	Beins Mountain
	Ben Lomond
	Grass Tree Knob
	Great Dividing Range
	Mistake Mountains
	Katoomba Point
	Mount Beau Brummell
	Mount Cross
	Mount Davidson
	Mount Mistake
	Mount Tabletop
	Mount Whitestone
	Mount Zahel
	Rocky Knob

	Little Liverpool Range Main Paradise Range Main Range Mantheys Knob	Mount Haldon Mount Ma Mount Michael	Stringybark Mountain Vinegar Hill White Mountain
Waterways	Black Duck Creek Blackfellow Creek Buaraba Creek (South Branch) Deep Gully Dry Creek Flagstone Creek Gatton Creek	Laidley Creek Little Oakey Creek Lockyer Creek Ma Ma Creek Murphy's Creek Rocky Creek Sandy Creek (Grantham & Helidon)	Sandy Creek (Forest Hill) Soda Spring Creek Spring Creek Stockyard Creek Tenthill Creek Wonga Creek Yellow Gully Woolshed Creek
Waterbodies	Bill Gun Dam (Lake Dyer) Clarendon Dam (Lake Clarendon) Giesemann Lagoon	Jahnke's Lagoon Lake Apex Lake Freeman Lake Galletly	Nada Lagoon One Mile Lagoon Schecht Lagoon Seven Mile Lagoon

3.5.9 Element 9 – Waterways and Water quality

Water resource catchments in the Lockyer Valley are protected and improved to ensure the delivery of a safe, secure, reliable and cost efficient drinking water supply to support the health and wellbeing of the community as well as ecological processes.

1. Development in Lockyer Creek water resource catchment, water supply buffer and separation areas, protects and improves the water quality objectives and protects the environmental values of the groundwater and surface water, drinking water supply.
2. Development avoids locating in overland flow paths, waterways, wetlands, separation areas, riparian areas and high-risk soils areas to minimise, water contamination, sedimentation and salination and negative effects on aquatic ecosystems.
3. Development retains and improves overland flow paths, wetlands, waterways, riparian areas and matters of environmental significance (such as groundwater dependant ecosystems) to minimise and mitigate negative effects on:
 - a. the water quality of receiving waters and groundwater (including but not limited to urban and irrigation supply storages);
 - b. the ecological, hydrological and geomorphological processes of receiving waterways and catchments;
 - c. hydrologic conditions within Lockyer Creek catchment and sub-catchments.

3.5.9.1 Fish habitats

Fish habitats and fisheries are protected from development and pollution from urban and rural activities to sustain fish stock levels, to improve and maximise downstream fisheries for the ongoing benefit of the environment and community.

1. Fish habitats including waterways, are protected, managed and improved to sustain fish stock levels and maximise fish harvested from wild sources.
2. Fish habitats, including waterways and wetlands are protected from encroachment by urban and incompatible development.
3. Fish and aquatic fauna movement is maintained and improved by ensuring in-stream barriers (waterway barrier works) are designed and constructed to protect and enhance natural fish passage and movement

3.5.9.2 High risk soils

Protect the natural and built environment, from potential detrimental effects from high risk soils by avoiding, or where avoidance is not practicable, manage the disturbance of high risk soils to minimise the mobilisation and release of sediment and contaminants.

1. Development mitigates and manages the risks from high risk soils to the natural and built environment by:
 - a. Designing the development to suit the soil type and land features;
 - b. Avoiding and minimising soil disturbance and earthworks for development, dams and on-site detention basins in salinity expression areas and soil management areas;
 - c. minimising the number of on-site effluent disposal areas in salinity expression areas and soil management areas;
 - d. Protecting and restoring habitat in areas mapped as soil management areas, matters of environmental significance, scenic landscape areas, waterways, overland flow paths and steep slopes.

3.6 Theme 5 - Living in a great place

1. The Living in a great place theme identifies strategic outcomes related to the following:
 - a. Affordable living;
 - b. Community activities and infrastructure;
 - c. Community health and wellbeing;
 - d. Cultural heritage;
 - e. Open space, sport and recreation;
 - f. Urban Design.
2. The Strategic Framework Map 5 Living in a great place identifies elements of the strategic framework relevant to the living in a great place theme.
3. Strategic Framework Map 4 Sustaining landscapes and natural areas is also relevant to the community identity, character and social inclusion theme in that it identifies the major natural environment elements that contribute to the landscape character and identity of the Lockyer Valley.

3.6.1 Element 1 - Affordable living

Living in the Lockyer Valley is affordable by creating complete communities as infill or greenfield development that facilitate a housing density and choice with convenient access to employment, education, transport, services, infrastructure, community, cultural, sport and recreation activities and connection to the natural environment or connection to natural areas.

1. Housing, employment, education, community, cultural, sport and recreation activities:
 - a. caters to a diverse range of communities including ageing populations, multi-generational families, group housing, people with special needs and those from distinct cultural experience.
 - b. allows people to remain within their local community throughout their life and age in place.
 - c. facilitates community inclusion through increased mobility, access to employment, community services, infrastructure, recreation and natural areas.
 - d. provides best practice affordable, innovative and adaptable living options.
 - e. provides various low-cost living options that are compatible with and sympathetic to the preferred character of the local area.
2. Accommodation for students and single person households are integrated within existing principal and major activity centres, to maintain local character and amenity of towns.

3.6.2 Element 2 – Community activities and infrastructure

Social infrastructure and community services (e.g. education, health) are maintained and increased to meet the changing community demand for high quality community and cultural facilities, that contribute to a sense of belonging and involvement in community life.

1. Communities are provided with equitable access to a range of community facilities within the context of the planned community facilities and infrastructure network consistent with the changing needs of the community and to a standard of service commensurate with the locality. New community facilities will be located to be integrated with other community activities and services.
2. Development provides and/or contributes to the provision of flexible, multi-purpose and multi-functional community facilities and/or land for community facilities that are well-located, cost effective and multi-functional to form complete communities.
3. Existing community facilities and future sites for community facilities are protected from encroachment by incompatible land uses and adverse effects of development.
4. Community and cultural facilities are located to be available for emergency purposes during and after natural disasters.

3.6.3 Element 3 – Community health and wellbeing

Communities in the Lockyer Valley are designed and supported by infrastructure and assets to promote community health and wellbeing, resilience and adaptability to change including economic change, social change and climate change adaptation and mitigation through healthy, liveable places that promote mental and physical wellbeing.

1. Development integrates with existing development and connects communities.
2. Development supports the diverse needs and aspirations of people of all ages and abilities in the community.

3.6.4 Element 4 - Cultural heritage

The unique blend of Lockyer Valley's environmental, Indigenous, early settlement and built heritage is recognised, retained, protected and, where practicable to do so, restored for the benefit of the community and future generations.

1. The unique architectural, cultural, historic, scientific, natural and spiritual qualities of heritage places are protected from encroachment by development that diminishes their heritage values and qualities.
2. The Main Range National Park being a part of the Gondwana Rainforest of Australia World Heritage Area is protected under the *Environment Protection and Biodiversity Conservation Act (Cth)* and development is avoided that may harm its World Heritage listing.
3. Other State Reserves including Lockyer National Park, Gatton National Park, Glen Rock National Park, Flagstone Creek Conservation Park, Dwyer's Scrub Conservation Park and Tenthill Conservation Park are protected and development is in the form of recreational Tourist activities.
4. Development of cultural heritage places and heritage areas of National or State and/or Local significance are protected from harm or damage that destroys heritage features, significance, integrity or structural integrity of the place or area.
5. Heritage places, areas and streetscape are protected and improved through restoration and adaptive reuse.

3.6.5 Element 5 – Open space, sport and recreation

Open space, sport and recreation areas within the Lockyer Valley are places of high quality, well connected, adaptable, diverse and accessible spaces that connect natural and recreational spaces to expand their use and accessibility for the growing community demand.

1. Lockyer Valley has an interconnected and accessible network of open space for both conservation and recreation.
2. All communities are provided with equitable access to sport and recreation opportunities within the context of the planned open space infrastructure network and to a standard of service which is commensurate to the locality.
3. Development provides and/or contributes to the provision of land and/or embellishments for public open space that meets the needs of the community and is consistent with the planned open space infrastructure network.
4. The open space, sport and recreation resources are protected from encroachment by incompatible land uses and development.
5. Development protects and maintains green corridors of open space within urban and rural residential areas to:
 - a. connect with the broader environment and landscape.
 - b. maintain public access to natural areas.
6. Parks, open space and sport and recreational facilities are designed, located and managed to:
 - a. protect and improve the values and attributes of open space and ecologically important matters of environmental significance;
 - b. be compatible with the long-term management of the values and other uses of the Park;
 - c. protect and maintain the amenity of surrounding areas and land uses;
 - d. be safe for public use and maximise outdoor comfort for users;
 - e. provide opportunities for shared uses and facilities including for Markets, community gardens and community assembly and meeting places where suitable and practicable.
 - f. provide opportunities for Nature-based tourism and recreation where suitable and practicable.
7. Recreation facilities:
 - a. accommodate temporary uses such as festivals or community evacuation centres in times of need;
 - b. incorporate activities such as community gardens, companion animal exercise areas, cafes or Markets.
 - c. are flexible, adaptable and multi-use to support a range of sporting, cultural and civic uses.
 - d. provide a balance of active and passive recreation opportunities.

3.6.6 Element 6 – Urban design

Best practice urban design is used to create to create places and spaces that are comfortable, compact, safe, resource efficient, cost effective and climate resilient while maintaining local identity and a sense of place.

1. Development improves the individual sense of identity, character, intensity, scale and form, reflects the intended outcomes and desired character of local areas, towns and townships in the Lockyer Valley.
2. Buildings, public places and active transport routes are designed to assist and encourage passive surveillance and incorporate Crime Prevention through Environmental Design (CPTED) principles to reduce the risk and fear of crime and ensure public safety and wellbeing.
3. Development designs communities to be walkable, comfortable, attractive places and streetscapes that provides a high level of privacy and amenity.
4. Development respects and works with local landscape, character, community identity and historical features in the design of buildings, streets and spaces to create and maintain local character.

5. Development uses sustainable design, that responds to the local character, orients buildings, streetscapes and places to optimise user comfort in a subtropical climate. Sustainable design includes landscaped open spaces around buildings that conserve, improve water quality management, provide low-energy, low-cost living solutions to improve community resilience to the adverse effects of climate change.
6. Subdivision provides centre and neighbourhoods that reflects local conditions, needs and character.
7. Building design facilitates high quality urban design and place-making outcomes in the built and natural environment that promote highly attractive, accessible, adaptive, functional, legible and connected places and spaces.

Part 4 Local government infrastructure plan

4.1 Preliminary

1. This local government infrastructure plan has been prepared in accordance with the requirements of the *Planning Act*.
2. The purpose of the local government infrastructure plan is to:
 - a. integrate infrastructure planning with the land-use planning identified in the planning scheme;
 - b. provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
 - c. enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning;
 - d. ensure that trunk infrastructure is planned and provided in an efficient and orderly manner;
 - e. provide a basis for the imposition of conditions about infrastructure on development approvals.
3. The local government infrastructure plan:
 - a. states in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
 - b. identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031;
 - c. states in Section 4.4 (desired standards of service), for each trunk infrastructure network, the desired standard of performance;
 - d. identifies in Section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
 - i. stormwater;
 - ii. transport;
 - iii. parks and land for community facilities.
 - iv. provides a list of supporting documents that assists in the interpretation of the local government infrastructure plan in the Editor's note — Extrinsic material at the end of Section 4.4.

4.2 Planning assumptions

1. The planning assumptions state the assumptions about:
 - a. population and employment growth;
 - b. the type, scale, location and timing of development, including the demand for each trunk infrastructure network.
2. The planning assumptions, together with the desired standards of service, form the basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
3. The planning assumptions have been prepared for:
 - a. the base date 2016 and the following projection years:
 - i. mid 2021;
 - ii. mid 2026;
 - iii. mid 2031;
 - iv. mid 2036;
 - v. Ultimate development.
 - b. the LGIP development types in Column 2 that include the uses in Column 3 of Table 4.2-1.
 - c. the projection areas identified on Local Government Infrastructure Plan Map LGIP Priority infrastructure area PIA-1:7 in Schedule 3 Local government infrastructure plan maps and tables.

Table 4.2-1: Relationship between LGIP development categories, LGIP development types and uses

COLUMN 1 LGIP DEVELOPMENT CATEGORY	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 USES
Residential development	Detached dwelling	Caretaker's accommodation Dwelling house
	Attached dwelling	Dual occupancy Dwelling unit Multiple dwelling Retirement facility Short-term accommodation
	Other dwelling	Community residence Home-based business Relocatable home park Residential care facility Rooming accommodation Rural workers' accommodation Tourist Park Workforce accommodation
Non-residential development	Retail	Agricultural supplies store Bulk landscape supplies Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Outdoor sales Sales office Service station Shop Shopping Centre Showroom Wholesale nursery
	Commercial	Club Function facility Hotel Indoor sport and recreation Nature-based tourism Nightclub entertainment facility Office Theatre

		Veterinary services
	Industry	Extractive Industry High impact industry Low impact industry Medium impact industry Service industry Special industry Transport depot Warehouse
	Community Purposes	Cemetery Child care centre Community care centre Crematorium Community use Educational establishment Emergency services Funeral parlour Health care services Hospital Motor sport facility Outdoor sport and recreation Park Place of Worship
	Rural and Other Uses	Air services Animal husbandry Animal keeping Aquaculture Battery storage facility Cropping Environment facility Intensive animal industry Intensive horticulture Major electricity infrastructure Permanent plantation Roadside stall Rural industry Substation Telecommunications facility Utility installation Winery

4. Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.1 Population and employment growth

1. A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2-2: Population and employment assumptions summary.

Table 4.2-2: Population and employment assumptions summary

COLUMN 1 DESCRIPTION	COLUMN 2 ASSUMPTIONS					
	BASE DATE (2016)	2021	2026	2031	2036	ULTIMATE DEVELOPMENT
Population	39,486	43,477	47,824	52,302	56,758	83,903
Employment	11,454	12,451	13,537	14,656	15,770	23,015

2. Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan maps and tables:
a. for population, Table SC3.1-1: Existing and projected population;

- b. for employment, Table SC3.1-2: Existing and projected employees

4.2.2 Development

1. The developable area is identified on Local Government Infrastructure Plan Map LGIP Priority Infrastructure Area PIA-1:7 in Schedule 3 Local government infrastructure plan maps and tables.
2. The planned density for future development is stated in Table SC3.1-3 in Schedule 3 Local government infrastructure plan maps and tables.
3. A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2-3: Residential dwellings and non-residential floor space assumptions summary.

Table 4.2-3: Residential dwellings and non-residential floor space assumptions summary

COLUMN 1 DESCRIPTION	COLUMN 2 ASSUMPTIONS					
	BASE DATE (2016)	2021	2026	2031	2036	ULTIMATE DEVELOPMENT
Residential dwellings	14,982	16,497	18,146	19,845	21,536	30,887
Non-residential floor space (m ² GFA)	575,302	625,349	679,916	736,115	792,051	1,155,939

4. Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan maps and tables:
 - a. for residential development Table SC3.1-4: Existing and projected residential dwellings
 - b. for non-residential development, Table SC3.1-5: Existing and projected non-residential floor space.

4.2.3 Infrastructure demand

1. The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC3.1-3 in Schedule 3 Local government infrastructure plan maps and tables.
2. A summary of the projected infrastructure demand for each service catchment is stated in:
 - a. for the stormwater network, Table SC3.1-6: Existing and projected demand for the stormwater network;
 - b. for the transport network, Table SC3.1-7: Existing and projected demand for the transport network;
 - c. for the parks and land for community facilities network, Table SC3.1-8: Existing and projected demand for the parks and land for community facilities network.

4.3 Priority infrastructure area

1. The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
2. The priority infrastructure area is identified on Local Government Infrastructure Plan Map LGIP Priority Infrastructure Area PIA-1:7

4.4 Desired standards of service (DSS)

1. This section states the key standards of performance for a trunk infrastructure network.
2. Design standards for trunk infrastructure networks are identified in the following sub-sections, which include references to planning scheme policies or other controlled documents.

4.4.1 Stormwater network

1. The desired standard of service for the Stormwater network is as follows:

Table 4.4-1: Stormwater network desired standard of service

COLUMN 1 MEASURE	COLUMN 2 PLANNING CRITERIA (QUALITATIVE STANDARDS)	COLUMN 3 DESIGN CRITERIA (QUANTITATIVE STANDARDS)
<p>Quantity</p> <ul style="list-style-type: none"> • Minimise changes to Stormwater quantity and flow • Minimise changes to the alignment and capacity of major drainage corridors • Improve resilience to floods 	<p>Collect and convey stormwater flows for both major and minor flood events from existing and future land uses in a manner that protects life, property and natural environment.</p> <p>Design the stormwater network to comply with the Queensland Urban Drainage Manual.</p> <p>Implement regional and on-site stormwater systems to minimise the impact to of peak run-off for the full range of Annual Exceedance Probability (AEP) events from developments, considering safety and risk.</p> <p>Design and construct detention systems that maintain predevelopment peak flow levels from the development site for all flood events where:</p> <ul style="list-style-type: none"> • downstream flow capacity is not available; • downstream mitigation works are not practicable or insufficient in the long term. <p>Design detention basins within the same catchment they serve to ensure the coincident flow characteristic at downstream control points are not adversely affected.</p> <p>Design road crossing structures to provide an appropriate level of flood conveyance and immunity.</p>	<p>Queensland Urban Drainage Manual</p> <p>Water by Design Guidelines:</p> <ul style="list-style-type: none"> • Total water cycle management planning guidelines for South East Queensland; • Framework for the Integration of Flood and Stormwater into Open Space; • Stormwater harvesting guidelines. <p>Austroroads, Waterway Design: A guide to the hydraulic design of Bridges, Culverts and Floodways</p> <p>DTMR - Road Drainage Manual</p> <p>Australian Rainfall and Runoff</p>
<p>Quality</p> <ul style="list-style-type: none"> • Minimise changes to Stormwater quality • discharge does not adversely affect drinking water quality and environmental values 	<p>Water sensitive urban design principles achieve quality treatments for stormwater discharge within the Lockyer Creek and its sub-catchments to meet the:</p> <ul style="list-style-type: none"> • Water Quality Outcomes; and • environmental values, and • hydrologic conditions. <p>Water sensitive urban design principles achieve quality treatments on-site and offsite consistent with total water cycle best management practices.</p>	<p><i>Environmental Protection (Water and Wetland Biodiversity) Policy</i>, Schedule 1 Document for Lockyer Creek</p> <p>Water by Design Guidelines including:</p> <ul style="list-style-type: none"> • Bioretention Technical Design Guidelines; • Wetlands Technical Design Guidelines; • Waterbody management guidelines. • Construction and Establishment Guidelines: Swales Bioretention Systems and Wetlands. <p>Engineers Australia, Australian Run-off Quality: A guide to Water Sensitive Urban Design</p> <p>International Erosion Control Association, Best Practice Erosion and Sediment Control</p>

<p>Environmental impacts</p> <ul style="list-style-type: none"> Development is separate from overland flow paths and riparian areas Natural stormwater systems are maintained and restored 	<p>Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives for Lockyer Creek and its sub-catchments.</p> <p>Mitigate and manage the chemical and physical risks of high risk soils on the natural and built environments.</p>	<p><i>Environmental Protection (Water and Wetland Biodiversity) Policy</i>, Schedule 1 Document for Lockyer Creek</p> <p>Queensland Urban Drainage Manual</p> <p>Seqwater Development Guidelines, Water Quality Management in Drinking Water Catchment</p> <p>Water by Design Guidelines including:</p> <ul style="list-style-type: none"> Bioretention Technical Design Guidelines; Wetlands Technical Design Guidelines; Waterbody management guidelines. Construction and Establishment Guidelines: Swales Bioretention Systems and Wetlands. <p>Engineers Australia, Australian Run-off Quality: A guide to Water Sensitive Urban Design</p> <p>International Erosion Control Association, Best Practice Erosion and Sediment Control</p>
<p>Infrastructure design standards</p> <ul style="list-style-type: none"> integrate stormwater systems with the natural and built environment limit the frequency and severity of flooding on public assets 	<p>Design of the stormwater network including bridges and culverts with appropriate flood immunity and capacity to convey floodwater.</p> <p>Construction of bridges and culverts do not adversely affect the natural environment.</p> <p>Design bridges and culverts to maintain fauna links.</p>	<p>Queensland Urban Drainage Manual</p> <p>Water by Design Guidelines including:</p> <ul style="list-style-type: none"> Bioretention Technical Design Guidelines; Wetlands Technical Design Guidelines; Waterbody management guidelines; Construction and Establishment Guidelines: Swales Bioretention Systems and Wetlands. <p>Austrroads, Waterway Design: A guide to the hydraulic design of Bridges, Culverts and Floodways</p> <p>Natural Channel Design Guidelines</p> <p>DTMR - Road Drainage Manual</p> <p>Department of Agriculture and Fisheries, Accepted development requirements for operational work that is constructing or raising waterway barrier works</p>

4.4.2 Transport network

1. The desired standard of service for the transport network is as follows:

Table 4.4-2: Transport network desired standard of service

COLUMN 1 MEASURE	COLUMN 2 PLANNING CRITERIA (QUALITATIVE STANDARDS)	COLUMN 3 DESIGN CRITERIA (QUANTITATIVE STANDARDS)
Road network design standards	<p>The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.</p> <p>Design of the road system will comply with established codes and standards.</p>	<p>Local government road design and development manual/standards/codes in planning scheme and planning scheme policy</p> <p>Interim Guide to Road Planning and Design developed by the Department of Transport and Main Roads</p> <p>Australian Standards</p>

		AUSTROADS guides
Public transport design standards	New urban development is designed to achieve safe and convenient walking distance to existing or potential bus stops, or existing or proposed demand- responsive public transport routes.	Local government design and development manual/standards/codes in planning scheme and planning scheme policy Design accords with the performance criteria set by Department of Transport and Main Roads AUSTROADS guides for road-based public transport and high-occupancy vehicles
Cycleway and pathway design standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives. Design of the network will comply with established codes and standards.	Local government road design and development manual/standards/codes in planning scheme and planning scheme policy Australian Standards AUSTROADS Guide to Road Design — Part 6A: Pedestrian and Cycle Paths. Complete Streets

4.4.3 Public parks and land for community facilities network

1. The desired standard of service for the parks and land for community facilities network is as follows:

Table 4.4-3: Parks and land for community facilities network desired standard of service

COLUMN 1 MEASURE	COLUMN 2 PLANNING CRITERIA (QUALITATIVE STANDARDS)	COLUMN 3 DESIGN CRITERIA (QUANTITATIVE STANDARDS)
Functional network	A network of parks and land for community facilities is established to provide for the full range of recreational and sporting activities and provide for development of community facilities.	Parks and land for community facilities is provided at a local, district and LGA-wide level Parks and land for community facilities addresses the needs of both recreation and provides for development of community facilities.
Accessibility	Public parks and land for community facilities will be located to ensure adequate pedestrian, cycle and vehicle access.	Accessibility standards are identified in Table 4.4-4
Land quality/suitability Area/1,000 persons minimum size maximum grade Flood immunity	Public parks and land for community facilities will be provided to a standard that supports a diverse range of recreational, sporting, health and services—promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	The rate of public park and land for community facilities is identified in Table 4.4-5. The size of public park and land for community facilities is identified in Table 4.4-6. The maximum gradient for public park and land for community facilities provision is identified in Table 4.4-7. Road frontage requirements are identified in Table 4.4-8. The minimum flood immunity for public park and land for community facilities is identified in Table 4.4-9
Facilities/embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	Standard embellishments for each type of park are identified in Table 4.4-10 and Table 4.4-11.
Infrastructure design or performance standards	Maximise opportunities to co- locate recreational parks and community facilities in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	Local government standards in planning scheme and planning scheme policies Australian Standards

Table 4.4-4: Accessibility standard

INFRASTRUCTURE TYPE	ACCESSIBILITY STANDARD (KM)
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	LOCAL	DISTRICT	REGIONAL
Recreation park	0.4km in urban areas	1km to 2km within precincts	4km
Sport park		2km	4km
Land for community facilities			Regionwide co-located facilities

Table 4.4-5: Rate of land provision

INFRASTRUCTURE TYPE	RATE OF PROVISION (HA/1,000 PEOPLE)		
	LOCAL	DISTRICT	REGIONAL
Recreation park	0.3 — Where not serviced by higher level recreation park, or recreation node	0.7	0.6
Sport park		0.7	1.0
Land for community facilities			0.1

Table 4.4-6: Size of parks and land for community facilities

INFRASTRUCTURE TYPE	MINIMUM SIZE — USABLE SPACE		
	LOCAL	DISTRICT	REGIONAL
Recreation park	0.5ha Square to rectangular	1.4ha to 4ha Square to rectangular with a minimum width 50m and the sides no more than 2:1	6ha to 10ha Square to rectangular with a minimum width 100m and the sides no more than 3:1
Sport park		4ha to 10ha Square to rectangular	10ha+ Square to rectangular
Land for community facilities			No Minimum

Table 4.4-7: Maximum desired grade

INFRASTRUCTURE TYPE	MAXIMUM GRADIENT		
	LOCAL	DISTRICT	REGIONAL
Recreation park	1:10 for 80% area	1:10 for 80% area	1:20 in Main Use Area 1:50 in Kick-about
Sport park		1:80 Play Surface	1:80 Play Surface
Land for community facilities			1:10 for 80% area

Table 4.4-8: Road Frontage

INFRASTRUCTURE TYPE	ROAD FRONTAGE REQUIREMENT (% OF PARK PERIMETER)		
	LOCAL	DISTRICT	REGIONAL
Recreation park	50% local road frontage where possible	50% to have direct road frontage	
Sport park		25% to have direct road frontage	
Land for community facilities			50% to have direct road frontage

Table 4.4-9: Minimum desired flood immunity

INFRASTRUCTURE TYPE	MINIMUM FLOOD IMMUNITY (%)		
	>Q5	>Q50	>Q100

Local Recreation Park	20%	80%	
District Recreation park		Remainder	Play node infrastructure
Regional Recreation park	Remainder	Kick-about	Play node infrastructure and Main use area
District Sport Park		Playing fields	All constructed facilities
Regional Sport Park		Playing fields	All constructed facilities
Land for community facilities			100%

Table 4.4-10: Embellishment standards for recreation parks

EMBELLISHMENT TYPE	LOCAL	DISTRICT	REGIONAL
Recreation activity areas - elements selected to be sensitive to the setting of the park and provide a mix of opportunities	Mix of 4 activity options	Mix of 6 to 10, activity options clustered in two or more nodes	Mix of 10 to 12 activity options, dispersed across well-defined nodes of activity.
Fencing/bollards, lock rail	Yes, Bollard (or post and rail) fencing to perimeter	Yes, Bollard (or post and rail) fencing to perimeter	Yes, Bollard (or post and rail) fencing to perimeter
Landscaping	Yes, minimal	Park trees, irrigated garden beds	Park trees, irrigated garden beds
Irrigation	No	Yes, in high use areas	Yes, in high use areas
Lighting	No	Yes, picnic nodes	Yes, picnic nodes and pathways
Pedestrian pathway access network	Minimal	Access paths. May contain walk/ cycle circuit within park, 1.8m width minimum	Entrance and access paths, walking/ cycling network. Minimum 1.8m width, but up to 3.5 to 4m in high use areas
Bike racks	No	Ideally	Yes
Signage	Park name sign, located at main entrance. Generic 'Local Park' street signage where entrances are on cul-de-sacs	As required, located at key entrances	As required, located at key entrances. Interpretive signage and/or trail signage (e.g. distance markers on recreation corridors)
Shade structures (playgrounds)	No	Yes	Yes
Tap/bubbler	Yes	Yes	Yes, one at each activity node and servicing picnic areas
Bench seating	1 to 2 (if no other seating is provided), positioned for supervision of any play area, or for views/appreciation of the surrounding park/area	3 to 4 depending on need. Located for supervision of any play area and/or along recreational corridors to provide rest stops	Yes, located for supervision of any play area; along recreation corridors to provide rest stops; and/or enjoyment of views/amenity
Barbeques	No	Minimum of one, with potential to expand if demand increases	Yes, multiple double barbecues located to service picnic nodes for individuals, families and large groups
Shelters/gazebo with tables/seats	No	1 to 3	4 to 8
Rubbish bins	Yes, located near activity area, or at key access points	2 or more as required to service activity area/picnic nodes	Several, as required to service activity areas, picnic nodes, key access/egress areas and pathways

Toilet	No	Yes	Yes
Public artwork	No	No	No
Internal roads	No	No	As required to service car parking, Bus pull-through and access requirements
Car parking	On-road only	Yes, 10 to 20 spaces with additional on-road parking	Yes, minimum of 50 spaces, with additional provision available within close proximity
Bus pull-through/parking	No	On-road parking	Yes

Table 4.4-11: Embellishment standards for sports parks

EMBELLISHMENT TYPE	DISTRICT SPORT	REGIONAL SPORT
Courts/fields	2 rectangular fields minimum, with capacity for additional facilities/courts as required	6 rectangular fields minimum, with capacity for additional facilities/courts as required
Goal posts/line marking	Yes	
Irrigation	Main field as a minimum	
Field/court lighting	Ensure lighting is possible if demand emerges	
Spectator seating	Earth mounds, or as required	
Tap/bubbler	Yes, located near activity areas and canteen/clubhouse area	
Buildings	Pavilion Amenities toilet/change room, canteen, storage and administrative/office space	
Landscaping	Shade Trees - landscaping of boundaries to buffer noise and light spill	
Feature paving/concrete stencilling	Possibly at key entry areas or high use zones	
Internal roads	Yes	
Bus pull-through	Yes	
Bus parking	Yes	
Car parking	Yes, minimum of 100 spaces for a 2 field complex or 12 for each court	Yes, minimum of 200 spaces for a 4 field complex or 12 for each court
Bike racks	Yes	
Fencing/bollards, lock rail	Yes - Bollard (or post and rail) fencing to perimeter	
Lighting	Yes	
Pedestrian pathway access network	Yes	
Public artwork	No	
Signage	Yes, including internal directional signage	
Recreation activity areas (e.g. play spaces, fitness circuits, hit up walls)	Depending on the size of the park and proximity to adjacent residents. Minimum level of provision equivalent to that of a local recreation park	

4.5 Plans for trunk infrastructure

1. The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service.

4.5.1 Trunk infrastructure maps

1. The existing and future trunk infrastructure networks are identified on the following maps in Schedule 3 Local government infrastructure plan maps and tables:
 - a. Local Government Infrastructure Plan Map LGIP Transport network - Plans for trunk infrastructure TR-1:13;
 - b. Local Government Infrastructure Plan Map LGIP Parks and Land for Community Facilities network PPCL-1:20.
2. The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

4.5.2 Schedules of works

1. Details relating to the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model, which can be viewed here:
2. The future trunk infrastructure, derived from the SOW model, is summarised in the following tables in Schedule 3 Local government infrastructure plan maps and tables:
 - a. for the stormwater network, Table SC3.2-1: Stormwater network schedule of works;
 - b. for the transport network, Table SC3.2-2: Transport network schedule of works;
 - c. for the parks and land for community facilities network, Table SC3.2-3: Parks and land for community facilities schedule of works.

4.5.3 Editor's note—Extrinsic material

1. The table below identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the Statutory Instruments Act.

4.5.4 List of extrinsic material

COLUMN 1 TITLE OF DOCUMENT	COLUMN 2 DATE	COLUMN 3 AUTHOR
Extrinsic Material to the Local Government Infrastructure Plan — Lockyer Valley Regional Council	September 2018	Integran Pty Ltd

Part 5 Tables of assessment

5.1 Preliminary

1. The tables in this part identify the category of development, the category of assessment (where accepted and assessable development) and assessment benchmarks for development in the planning scheme area.

5.2 Reading the tables

1. The tables identify the following:
 - a. the category of development that is accepted or assessable and the categories of assessment for assessable development, being code or impact assessment;
 - b. the category of development and categories of assessment (where assessable development) in:
 - i. a zone and, where used, a precinct of a zone;
 - ii. a local plan where used and, where used, a precinct of a local plan;
 - iii. an overlay where used;
 - c. the assessment benchmarks for development, including:
 - i. whether a zone code or specific outcomes in the zone code apply;
 - ii. if there is a local plan, whether a local plan code or specific outcomes in the local plan code apply;
 - iii. if there is an overlay:
 - A. whether an overlay code applies (shown in Table 5.10-1 Categories of development and assessment — Overlays); or
 - B. whether the assessment benchmarks of the overlay code applies;
 - C. any other applicable code/s (shown in the 'assessment benchmark's column);
 - iv. any variation to a category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

Note—Development is to be taken to be prohibited development under the Planning Scheme if it is identified as prohibited in Schedule 10 of the Planning Regulation.

Editor's note—Examples of matters that can vary the category of assessment include gross floor area, lot size, and precinct.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category of assessment for assessable development

1. The process for determining a category of development and category of assessment is:
 - a. for a material change of use, establish the use by reference to the use definitions in Schedule 1;
 - b. for all development, identify the following:
 - i. the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - ii. if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2;
 - iii. if an overlay applies to the premises, by reference to overlay map in Schedule 2;
 - c. determine if the development is accepted development under Schedule 6 of the *Planning Regulation*;

Editor's note—Schedule 6 of the Planning Regulation prescribes development that a planning scheme cannot state is assessable development where the matters identified in the schedule are met.

- d. determine if the development is assessable development under Schedule 10 of the *Planning Regulation* and by reference to Section 5.4 Regulated categories of development and categories of assessment prescribed by the *Planning Regulation*;
- e. if the development is not listed in the tables in Section 5.4 Regulated categories of development and categories of assessment prescribed by the *Planning Regulation*, determine the initial category of assessment by reference to the tables in:
 - i. Section 5.5 Categories of development and assessment - Material Change of Use
 - ii. Section 5.6 Categories of development and assessment - Reconfiguring a lot
 - iii. Section 5.7 Categories of development and assessment - Operational Work
 - iv. Section 5.8 Categories of development and assessment - Building Work
- f. a precinct of a zone may change the categories of development or assessment and this will be shown in the 'categories of development and assessment' column of tables in Sections 5.5 and 5.6;
- g. a local plan, may change the categories of development or assessment and this will be shown in the 'categories of development and assessment' column of tables in Section 5.9 Categories of development and assessment — Local plans;
- h. if an overlay applies, refer to Section 5.10 Categories of development and assessment - Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and category of assessment

1. A material change of use is assessable development requiring impact assessment:
 - a. unless the table of assessment states otherwise; or
 - b. if a use is not listed or defined; or
 - c. unless otherwise prescribed in the *Planning Act* or the *Planning Regulation*.
2. Reconfiguring a lot is assessable development requiring impact assessment, unless:
 - a. the tables of assessment state otherwise; or
 - b. otherwise prescribed in the *Planning Act* or the *Planning Regulation*.
3. Building Work and operational work are accepted development, unless:
 - a. the tables of assessment state otherwise; or
 - b. otherwise prescribed in the *Planning Act* or the *Planning Regulation*.
4. Where an aspect of development is proposed on premises included in more than one zone or overlay, the category of assessment (where assessable development) for that aspect is the highest category under each of the applicable zones or overlays.
5. Where development is proposed on premises partly affected by an overlay, the category of assessment (where assessable development) for the overlay only relates to the part of the premises affected by the overlay.
6. For the purposes of Schedule 6, Part 2 Material change of use, Section 2 of the *Planning Regulation*, an overlay does not apply to the premises if the development meets the acceptable outcomes for accepted development in the relevant overlay code.

Note—For bushfire prone areas and flood hazard areas designated for the purposes of the Building Regulation, the provisions of the BCA or QDC that apply to those areas apply to any building assessment works carried out within those areas.

7. If development is identified as having a different category of development or category of assessment under a zone, other than under an overlay, the highest category of assessment applies as follows:
 - a. accepted development subject to requirements prevails over accepted development;

- b. code assessment prevails over accepted development subject to requirements and accepted development;
- c. impact assessment prevails over code assessment, accepted development subject to requirements and accepted development.

Note—Where development comprises of more than one defined use, the highest category of assessment applies.

- 8. Measures of Part 10 Other plans may override any of the above.
- 9. The category of development prescribed under Schedule 6 of the *Planning Regulation* overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

Note—Schedule 7 of the Planning Regulation also identifies development that the State categorises as Accepted development. Some development in the schedule may still be made assessable under the planning scheme.

- 10. Despite all of the above, if development is listed as prohibited development under Schedule 10 of the *Planning Regulation*, a development application cannot be made.

Note—Development is to be only taken to be prohibited development under the planning scheme as prohibited in Schedule 10 of the Planning Regulation.

5.3.3 Determining the assessment benchmarks

- 1. Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code/s as identified in the relevant column.
- 2. Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code/s becomes code assessable unless otherwise specified.
- 3. Code assessable development:
 - a. is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
 - b. that occurs under sub-section 5.3.3(2), must:
 - i. be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2);
 - ii. comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);
 - c. that complies with:
 - i. the purpose and overall outcomes of a code, complies with the code;
 - ii. the performance outcomes or acceptable outcomes of the code, complies with the purpose and overall outcomes of the code;
 - d. is to be assessed against any assessment benchmarks for the development identified in Section 26 of the *Planning Regulation*.

Note—Section 27 of the Planning Regulation identifies the matters code assessment must have regard to.

- 4. Impact assessable development:
 - a. is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant);
 - b. assessment is to have regard to the whole of the planning scheme, to the extent relevant;
 - c. is to be assessed against any assessment benchmarks for the development identified in Section 30 of the *Planning Regulation*.

Note—

- a. Section 31 of the *Planning Regulation* also identifies the matters that impact assessment must have regard to.
- b. Where development is not categorised in the tables of assessment, it is accepted development under Section 44 of the *Planning Act*.

5.4 Regulated categories of development and categories of assessment prescribed by the *Planning Regulation*

1. The regulated categories of development and assessment prescribed by the *Planning Regulation* have not been included in the planning scheme. Please check the relevant Schedules of the *Planning Regulation* for this information.

5.5 Categories of development and assessment - Material Change of Use

1. The following tables identify the categories of development and the categories of assessment for making a material change of use in a zone.

5.5.1 Community facilities zone

Table 5.5-1: Community facilities zone

Editor's note—The levels of assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
All uses	Accepted development	
	Where a Ministerial infrastructure designation has been approved for infrastructure defined under Schedule 5 of the <i>Planning Regulation</i> .	
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. <i>pole mounted Substations, transformers or voltage regulators; or</i> b. <i>pad mounted Substations or transformers.</i>	Accepted development	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	
	Code assessment	
If— a. not accepted development; b. not a Substation.	Community facilities zone code Renewable energy facilities code Works codes	
Caretaker's accommodation	Code assessment	
	In all circumstances.	Community facilities zone code Workers accommodation code Works codes
Cemetery	Accepted development	
	If— a. for Local government purposes; or b. located within an existing Cemetery.	
	Code assessment	
In all other circumstances.	Community facilities zone code Works codes	
Childcare centre	Code assessment	
	In all circumstances.	Community facilities zone code Community and recreation activities code Works codes
Club	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
In all other circumstances.	Community facilities zone code Community and recreation activities code Works codes	
Community care	Accepted development	

centre	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Community facilities zone code Dwelling house code
Community residence	Accepted development	
	If meeting the requirements prescribed in Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .	Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .
Community use	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Community facilities zone code Community and recreation activities code Works codes
Crematorium	Accepted development	
	Where for Local government purposes and located within an existing Cemetery.	Building design code
Educational establishment	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Community facilities zone code Community and recreation activities code Works codes
Emergency services	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Community facilities zone code Community and recreation activities code Works codes
Environment facility	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
In all other circumstances.	Community facilities zone code Community and recreation activities code Works codes	
Food and drink outlet	Accepted development	

	If— a. using an existing building; b. involves Minor building work or involves no Building Work; c. less than 50m ² GFA.	Commercial activities code Advertising devices code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Community facilities zone code Commercial activities code Works codes
Function facility	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work; c. less than 50m ² GFA.	Commercial activities code Advertising devices code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Community facilities zone code Commercial activities code Works codes
Funeral parlour	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Community facilities zone code Works codes
Health care service	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Commercial activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Community facilities zone code Commercial activities code Works codes
Hospital	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Community facilities zone code Community and recreation activities code Works codes
Indoor sport and recreation	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Community facilities zone code

		Community and recreation activities code Works codes
Market	Accepted development	
	Where complying with the requirements for accepted development	Market code
	Code assessment	
	In all other circumstances.	Community facilities zone code Market code Works codes
Major electricity infrastructure	Accepted development	
	If— a. identified on OM9A Infrastructure — Energy and water supply overlay; or b. identified in Schedule 5 Land designated for infrastructure.	
Outdoor sport and recreation	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	If— a. not Accepted development; b. not a shooting range.	Community facilities zone code Community and recreation activities code Works codes
Park	Accepted development	
Permanent plantation	Accepted development	
Place of worship	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Community facilities zone code Community and recreation activities code Works codes
Renewable energy facility <i>Editor's note—Small scale Renewable energy facilities (e.g. roof top solar) that supply energy primarily for an existing use are excluded from this definition.</i>	Code assessment	
	In all other circumstances.	Community facilities zone code Renewable energy facilities code Works codes
Residential care facility	Code assessment	
	In all circumstances.	Community facilities zone code Retirement and Residential care facility code Works codes
Substation	Accepted development	
Telecommunications facility	Accepted development	
	If—	

	a. a low impact facility under the <i>Telecommunications Act (Cth)</i> ; b. under the <i>Fire and Emergency Services Act</i> or <i>Electricity Act</i> .	
Code assessment		
	In all other circumstances.	Community facilities zone code Telecommunications facility code Works codes
Theatre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Community facilities zone code Works codes
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. does not involve sewerage treatment plant, or waste management facility.	
	Code assessment	
	In all other circumstances.	Community facilities zone code Works codes
Impact assessment		
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.		The planning scheme

5.5.2 Conservation zone

Table 5.5-2: Conservation zone

Editor's note—The levels of assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
All uses	Accepted development	
	If on State Land (State forest, National Park, Conservation Park) or Council owned land and consistent with the <i>Forestry Act</i> , <i>Nature Conservation Act</i> , under which the land is administered.	
Environment facility	Accepted development	
	If— a. using an existing building; or b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Conservation zone code Community and recreation activities code Works codes
Nature based tourism	Accepted development	
	If— a. not involving accommodation; b. involves minor building work or involves no building work.	
Outdoor sport and recreation	Accepted development	
	If— a. for Local or State government purpose; or b. not a shooting range; c. involves minor operational work or involves no operational work.	
	Code assessment	
	If— a. not accepted development; b. not a shooting range.	Conservation zone code Community and recreation activities code Works codes
Outstation	Accepted development	
Park	Accepted development	
Permanent plantation	Accepted development	
Impact assessment		
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.		The planning scheme

5.5.3 Emerging community zone

Table 5.5-3: Emerging community zone

Editor's note—The levels of assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Animal husbandry	Accepted development	
Animal keeping <i>Editor's note—The keeping of protected wildlife is regulated through the Nature Conservation Act. Council's local laws also establish requirements regarding the keeping of animals.</i>	Accepted development	
	If keeping of animals at the rate consistent with Councils local law.	
	Accepted development	
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. <i>pole mounted Substations, transformers or voltage regulators; or</i> b. <i>pad mounted Substations or transformers.</i>	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	Rural uses code Building design code
	Code assessment	
	If— a. not accepted development; b. not a Substation.	Community facilities zone code Renewable energy facilities code Works codes
Caretaker's accommodation	Code assessment	
	In all circumstances.	Emerging community zone code Workers accommodation code Works codes
Community residence	Code assessment	
	In all circumstances.	Emerging community zone code Dwelling house code Works codes
Cropping	Accepted development	
Dwelling house	Accepted development	
	Where consistent with the assessment benchmarks.	Dwelling house code
	Code assessment	
Home-based business	If not a Home-based transport business and consistent with the assessment benchmarks.	Home-based business code

	Code assessment	
	If not a Home-based transport business and not accepted development.	Emerging community zone code Home-based business code Works codes
Outdoor sport and recreation	Accepted development	
	Where for Local government purpose.	
	Code assessment	
	If— a. not accepted development; b. not a shooting range, golf course or driving range.	Emerging community zone code Community and recreation activities code Works codes
Park	Accepted development	
Roadside stall	Accepted development	
	If— a. less than 10m ² TUA; b. no more than 2.4m high.	
	Accepted development	
	If— a. more than 10m ² TUA; b. using an existing building; or c. involves Minor building work.	Roadside stall code
	Code assessment	
	In all other circumstances.	Emerging community zone code Roadside stall code Works codes
Sales office	Accepted development	
	Where consistent with the assessment benchmarks.	Sales office code
	Code assessment	
	In all other circumstances.	Emerging community zone code Sales office code Works codes
Telecommunications facility	Accepted development	
	If— a. a low impact facility under the <i>Telecommunications Act (Cth)</i> ; b. under the <i>Fire and Emergency Services Act</i> or <i>Electricity Act</i> .	
	Code assessment	
	In all other circumstances.	Emerging community zone code Telecommunications facility code Works codes
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. does not involve sewerage treatment plant, a maintenance depot, storage depot or waste management facility.	
	Code assessment	
	In all other circumstances.	Emerging community zone code Works codes

<p><i>applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i></p>		
Impact assessment		
<ol style="list-style-type: none"> 1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use. 	The planning scheme	

5.5.4 Industry zone

Table 5.5-4: Industry zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Agricultural supplies store	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Industry zone code Commercial activities code Works codes
Aquaculture	Code assessment	
	In all circumstances.	Industry zone code Rural uses code Works codes
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. pole mounted Substations, transformers or voltage regulators; or b. pad mounted Substations or transformers.	Accepted development	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	
	Code assessment	
	If— a. not accepted development; b. not a Substation.	Community facilities zone code Renewable energy facilities code Works codes
Bulk landscape supplies	Code assessment	
	In all circumstances.	Industry zone code Industry activities code Works codes
Caretaker's accommodation	Code assessment	
	In all circumstances.	Industry zone code Workers accommodation code Works codes
Car wash	Code assessment	
	In all circumstances.	Industry zone code Service station and Car wash code Works codes
Crematorium	Code assessment	
	In all circumstances.	Industry zone code Works codes
Emergency services	Code assessment	
	In all circumstances.	Industry zone code

		Community and recreation activities code Works codes
Food and drink outlet	Accepted development	
	If— a. using an existing building, b. involves Minor building work or involves no Building Work; c. less than 50m ² GFA.	Commercial activities code Advertising devices code Building design code Transport, access and parking code
	Code assessment	
	If— a. not Accepted development; b. less than 50m ² GFA.	Industry zone code Commercial activities code Works codes
Garden centre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Industry zone code Commercial activities code Works codes
Hardware and trade supplies	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Industry zone code Commercial activities code Works codes
Indoor sport and recreation	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Industry zone code Community and recreation activities code Works codes
Low impact industry	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Industry activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Industry zone code Industry activities code Works codes
Major electricity infrastructure	Accepted development	
	Where identified in Schedule 5 Land designated for infrastructure	
	Code assessment	

	In all other circumstances.	Industry zone code Works codes
Medium impact industry	Code assessment	
	In all circumstances.	Industry zone code Industry activities code Works codes
Outdoor sales	Code assessment	
	In all circumstances.	Industry zone code Commercial activities code Works codes
Park	Accepted development	
Parking station	Accepted development	
	Where for Local government purposes.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Industry zone code Commercial activities code Works codes
Renewable energy facility <i>Editor's note—Small scale Renewable energy facilities (e.g. roof top solar) that supply energy primarily for an existing use are excluded from this definition.</i>	Code assessment	
	In all circumstances.	Industry zone code Renewable energy facility code Works codes
Research and technology industry	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Industry activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Industry zone code Industry activities code Works codes
Service industry	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Industry zone code Works codes
Service station	Code assessment	
	In all circumstances.	Industry zone code Service station and Car wash code Works codes
Showroom	Code assessment	
	In all circumstances.	Industry zone code

		Commercial activities code Works codes
Substation	Code assessment	
	In all circumstances.	Industry zone code Works codes
Telecommunications facility	Accepted development	
	If— a. a low impact facility under the <i>Telecommunications Act Cth</i> ; b. under the <i>Fire and Emergency Services Act</i> or <i>Electricity Act</i> .	
	Code assessment	
	In all other circumstances.	Industry zone code Telecommunications facility code Works codes
Transport depot	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Industry activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Industry zone code Industry activities code Works codes
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. does not involve sewerage treatment plant, or waste management facility.	
	Code assessment	
	In all other circumstances.	Industry zone code Works codes
Veterinary service	Code assessment	
	In all circumstances.	Industry zone code Commercial activities code Works codes
Warehouse	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Industry activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Industry zone code

		Industry activities code Works codes
Wholesale nursery	Code assessment	
	In all circumstances.	Industry zone code Works codes
Winery	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Industry zone code Works codes
Impact assessment		
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.		The planning scheme

5.5.5 Limited development zone

Table 5.5-5: Limited development zone

Editor's note—The levels of assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Animal husbandry	Accepted development	
Cropping	Accepted development	
Outdoor sport and recreation	Accepted development	
	If— a. not involving any Building Work; or b. not involving any Operational Work; or c. for Local government purpose.	
Park	Accepted development	
Permanent plantation	Accepted development	
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. involves stormwater drainage infrastructure or water cycle management infrastructure.	
Impact assessment		
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.	The planning scheme	

5.5.6 Local centre zone

Table 5.5-6: Local centre zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Adult store	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Commercial activities code Works codes
Agricultural supplies store	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Commercial activities code Works codes
Bar	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Commercial activities code Works codes
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. <i>pole mounted Substations, transformers or voltage regulators; or</i> b. <i>pad mounted Substations or transformers.</i>	Accepted development	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	
	Code assessment	
	If— a. not accepted development; b. not a Substation.	Community facilities zone code Renewable energy facilities code Works codes
Car wash	Code assessment	
	In all circumstances.	Local centre zone code Service station and Car wash code Works codes

Caretaker's accommodation	Accepted development	
	If located above the ground storey of a commercial building.	Workers' accommodation code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	If not Accepted development	Local centre zone code Workers' accommodation code Works codes
Childcare centre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Community and recreation activities code Works codes
Club	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Community and recreation activities code Works codes
Community care centre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Community and recreation activities code Works codes
Community residence	Accepted development	
	If meeting the requirements prescribed in Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .	Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .
	Code assessment	
	In all other circumstances.	Local centre zone code Dwelling house code
Community use	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Community and recreation activities code Works codes

Dual occupancy	Code assessment	
	If— a. on a lot that is sewered; b. located above the ground storey of a commercial building.	Local centre zone code Medium density residential uses code Works codes
Dwelling unit	Accepted development	
	If located above the ground storey of a commercial building.	Workers' accommodation code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Workers' accommodation code Works codes
Educational establishment	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Community and recreation activities code Works codes
Emergency services	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Community and recreation activities code Works codes
Environment facility	Code assessment	
	In all circumstances.	Local centre zone code Community and recreation activities code Works codes
Food and drink outlet	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Commercial activities code Advertising devices code Building design code Transport, access and parking code
	Code assessment	
	If— a. not accepted development; b. on a lot that is sewered.	Local centre zone code Commercial activities code Works codes
Function facility	Code assessment	
	In all circumstances.	Local centre zone code Commercial activities code Works codes
Funeral Parlour	Code assessment	
	In all circumstances.	Local centre zone code

		Commercial activities code Works codes
Garden centre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Commercial activities code Works codes
Hardware and trade supplies	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Commercial activities code Works codes
Health care service	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Commercial activities code Works codes
Hotel	Code assessment	
	If less than 100m ² GFA.	Local centre zone code Commercial activities code Works codes
Indoor sport and recreation	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Community and recreation activities code Works codes
Market	Accepted development	
	Where complying with the requirements for accepted development	Market code
	Code assessment	
	In all other circumstances.	Local centre zone code Market code Works codes
Multiple dwelling	Code assessment	
	If located above the ground storey of a	Local centre zone code

	commercial building.	Medium density residential uses code Works codes
Office	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	If— a. not accepted development; b. on a lot that is sewered.	Local centre zone code Commercial activities code Works codes
Outdoor sales	Code assessment	
	In all other circumstances.	Local centre zone code Commercial activities code Works codes
Outdoor sport and recreation	Accepted development m	
	Where for Local government purpose.	
	Code assessment	
	If— a. not Accepted development; b. not a shooting range.	Local centre zone code Community and recreation activities code Works codes
Park	Accepted development	
Parking station	Accepted development	
	Where for Local government purposes.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Commercial activities code Works codes
Place of worship	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	If— a. not accepted development; b. on a lot that is sewered.	Local centre zone code Community and recreation activities code Works codes
Rooming accommodation	Accepted development	
	If— a. using an existing building; b. with no increase in GFA; c. for 5 people or less; d. located above the ground storey of a commercial building.	Medium density residential uses code
	Code assessment	
	If— a. not accepted development; or b. located above the ground storey of a commercial building.	Local centre zone code Medium density residential uses code Works codes
Service industry	Accepted development	

	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Works codes
Service station	Code assessment	
	If on a lot that is sewerred.	Local centre zone code Service station and Car wash code Works codes
Shop	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Commercial activities code Works codes
Shopping Centre	Code assessment	
	If less than 1,000m ² GFA.	Local centre zone code Commercial activities code Works codes
Short-term accommodation	Accepted development	
	If— a. using an existing Dwelling house; b. accommodation is provided for less than 6 guests.	Tourism uses code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Tourism uses code Works codes
Showroom	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	If— a. not Accepted development; b. less than 500m ² GFA.	Local centre zone code Commercial activities code Works codes
Telecommunications facility	Accepted development	
	If— a. a low impact facility under the <i>Telecommunications Act (Cth)</i> ; b. under the <i>Fire and Emergency Services Act</i> or <i>Electricity Act</i> .	
	Code assessment	
	In all other circumstances.	Local centre zone code Telecommunications facility code Works codes

Theatre	Code assessment	
	In all circumstances.	Local centre zone code Commercial activities code Works codes
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. does not involve sewerage treatment plant, a maintenance depot, storage depot or waste management facility.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Local centre zone code Works codes
Veterinary service	Code assessment	
	In all circumstances.	Local centre zone code Commercial activities code Works codes
Impact assessment		
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.		The planning scheme

5.5.7 Low density residential zone

Table 5.5-7: Low density residential zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. <i>pole mounted Substations, transformers or voltage regulators; or</i> b. <i>pad mounted Substations or transformers.</i>	Accepted development	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	
	Code assessment	
	If— a. not accepted development; b. not a Substation.	Community facilities zone code Renewable energy facilities code Works codes
Community residence	Accepted development	
	If meeting the requirements prescribed in Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .	Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .
	Code assessment	
	In all other circumstances.	Low density residential zone code Dwelling house code
Dual occupancy	Accepted development	
	If on a lot that is sewerred and: a. 800m ² or greater; or b. 700m ² or greater with constructed road to two frontages.	Medium density residential uses code
	Code assessment	
	If on a lot that is sewerred and 700m ² or greater.	Low density residential zone code Medium density residential uses code Works codes
Dwelling house	Accepted development	
	If not meeting the requirements in Schedule 6, Part 2, Section 2 of the <i>Planning Regulation</i> .	Dwelling house code
Food and drink outlet	Code assessment	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Low density residential zone code Commercial activities code Works codes
Home-based business	Accepted development	
	If not a Home-based transport business and consistent with the assessment benchmarks.	Home-based business code
	Code assessment	
	If not a Home-based transport business and not accepted development.	Rural zone code Home-based business code

		Works codes
Outdoor sport and recreation	Accepted development	
	Where for Local government purposes.	
Park	Accepted development	
Rooming accommodation	Accepted development	
	If meeting the requirements in Schedule 6 Part 2, Section 2 of the <i>Planning Regulation</i> .	Schedule 6 Part 2, Section 2 of the <i>Planning Regulation</i> .
	Code assessment	
	In all other circumstances.	Dwelling house code Medium density residential uses code
Sales office	Accepted development	
	Where consistent with the assessment benchmarks.	Sales office code
	Code assessment	
	In all other circumstances.	Low density residential zone code Sales office code Works codes
Shop	Code assessment	
	If— b. using an existing building; c. involves Minor building work or involves no Building Work.	Low density residential zone code Commercial activities code Works codes
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. does not involve sewerage treatment plant, a maintenance depot, storage depot or waste management facility.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Low density residential zone code Works codes
Impact assessment		
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.		The planning scheme

5.5.8 Low-medium density residential zone

Table 5.5-8: Low-medium density residential zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. <i>pole mounted Substations, transformers or voltage regulators; or</i> b. <i>pad mounted Substations or transformers.</i>	Accepted development	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	
	Code assessment	
	If— a. not accepted development; b. not a Substation.	Community facilities zone code Renewable energy facilities code Works codes
Community residence	Accepted development	
	If meeting the requirements prescribed in Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .	Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .
	Code assessment	
	In all other circumstances.	Low-medium density residential zone code Dwelling house code
Dual occupancy	Accepted development	
	If on a lot that is: a. 700m ² or greater; or b. 600m ² or greater with constructed road to two frontages.	Low-medium density residential zone code
	Code assessment	
	If on a lot that is 600m ² or greater.	Low-medium density residential zone code Medium density residential uses code Works codes
Dwelling house	Accepted development	
	If not meeting the requirements in Schedule 6, Part 2, Section 2 of the <i>Planning Regulation</i> .	Dwelling house code
Food and drink outlet	Code assessment	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Low-medium density residential zone code Commercial activities code Works codes
Home-based business	Accepted development	
	If not a Home-based transport business and consistent with the assessment benchmarks.	Home-based business code
	Code assessment	
	If not a Home-based transport business and not accepted development.	Rural zone code Home-based business code

	Works codes	
Multiple dwelling	Code assessment	
	In all circumstances.	Low-medium density residential zone code Medium density residential uses code Works codes
Outdoor sport and recreation	Accepted development	
	Where for Local government purposes.	
Park	Accepted development	
Residential care facility	Code assessment	
	In all circumstances.	Low-medium density residential zone code Retirement and Residential care facility code Works codes
Retirement facility	Code assessment	
	In all circumstances.	Low-medium density residential zone code Retirement and Residential care facility code Works codes
Rooming accommodation	Accepted development	
	If meeting the requirements in Schedule 6 Part 2, Section 2 of the <i>Planning Regulation</i> .	Schedule 6 Part 2, Section 2 of the <i>Planning Regulation</i> .
	Code assessment	
	In all other circumstances.	Dwelling house code Medium density residential uses code
Sales office	Accepted development	
	Where consistent with the assessment benchmarks.	Sales office code
	Code assessment	
	In all other circumstances.	Low-medium density residential zone code Sales office code Works codes
Shop	Code assessment	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Low-medium density residential zone code Commercial activities code Works codes
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. does not involve sewerage treatment plant, a maintenance depot, storage depot or waste management facility.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Low-medium density residential zone code Works codes

<i>water may be required.</i>	
Impact assessment	
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.	The planning scheme

5.5.9 Major centre zone

Table 5.5-9: Major centre zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ACCEPTED AND ASSESSABLE DEVELOPMENT
Adult store	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Agricultural supplies store	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Bar	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. <i>pole mounted Substations, transformers or voltage regulators; or</i> b. <i>pad mounted Substations or transformers.</i>	Accepted development	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	
	Code assessment	
	If— a. not accepted development; b. not a Substation.	Community facilities zone code Renewable energy facilities code Works codes
Caretaker's accommodation	Accepted development	
	If located above the ground storey or at the rear of a commercial building.	Workers' accommodation code Building design code Infrastructure and services code Transport, access and parking code

	Code assessment	
	In all other circumstances.	Major centre zone code Workers accommodation code Works codes
Car wash	Code assessment	
	In all circumstances.	Major centre zone code Service station and Car wash code Works codes
Childcare centre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Community and recreation activities code Works codes
Club	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Community and recreation activities code Works codes
Community care centre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Community and recreation activities code Works codes
Community residence	Accepted development	
	If meeting the requirements prescribed in Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .	Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .
	Code assessment	
	In all other circumstances.	Major centre zone code Dwelling house code
Community use	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Community and recreation activities code Works codes

Dual occupancy	Code assessment	
	If located above the ground storey of a commercial building.	Major centre zone code Medium density residential uses code Works codes
Dwelling unit	Accepted development	
	If located above the ground storey of a commercial building.	Workers' accommodation code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Workers' accommodation code Works codes
Educational establishment	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Community and recreation activities code Works codes
Emergency services	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Community and recreation activities code Works codes
Environment facility	Code assessment	
	In all circumstances.	Major centre zone code Community and recreation activities code Works codes
Food and drink outlet	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Commercial activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Function facility	Code assessment	
	In all circumstances.	Major centre zone code Commercial activities code Works codes
Funeral Parlour	Code assessment	
	In all circumstances.	Major centre zone code Commercial activities code

	Works codes	
Garden centre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Hardware and trade supplies	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Health care service	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Hospital	Code assessment	
	In all circumstances.	Major centre zone code Community and recreation activities code Works codes
Hotel	Code assessment	
	In all circumstances.	Major centre zone code Commercial activities code Works codes
Indoor sport and recreation	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Community and recreation activities code Works codes
Low impact industry	Code assessment	
	If the following SC1.1.2 Industry Thresholds uses — a. 1. Alcohol (excluding wine) processing including brewing or bottling. b. 8. Printing advertising material, magazines, newspapers, packaging or stationery.	Major centre zone code Industry activities code Works codes

	c. 10. Repairing or servicing lawn mowers or outboard engines. d. 11. Repairing or servicing motor vehicles.	
Market	Accepted development	
	Where complying with the requirements for accepted development	Market code
	Code assessment	
	In all other circumstances.	Major centre zone code Market code Works codes
Multiple dwelling	Code assessment	
	If located above the ground storey of a commercial building.	Major centre zone code Medium density residential uses code Works codes
Office	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Outdoor sales	Code assessment	
	In all circumstances.	Major centre zone code Commercial activities code Works codes
Outdoor sport and recreation	Accepted development	
	Where for Local government purposes.	
	Code assessment	
	If— a. not Accepted development; b. not a shooting range.	Major centre zone code Community and recreation activities code Works codes
Park	Accepted development	
Parking station	Accepted development	
	Where for Local government purposes.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Place of worship	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Community and recreation activities code Works codes

Rooming accommodation	Accepted development	
	If— a. using an existing building; b. with no increase in GFA; c. for 5 people or less; d. located above the ground storey of a commercial building.	Medium density residential uses code
	Code assessment	
	If— a. not accepted development; or b. located above the ground storey of a commercial building.	Major centre zone code Medium density residential uses code Works codes
Service industry	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Works codes
Service station	Code assessment	
	In all circumstances.	Major centre zone code Service station and Car wash code Works codes
Shop	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Shopping Centre	Code assessment	
	In all circumstances.	Major centre zone code Commercial activities code Works codes
Short-term accommodation	Accepted development	
	If— a. using an existing building; b. accommodation is provided for less than 6 guests.	Tourism uses code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Tourism uses code Works codes
Showroom	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	

	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Telecommunications facility	Accepted development	
	If— a. a low impact facility under the <i>Telecommunications Act (Cth)</i> ; b. under the <i>Fire and Emergency Services Act</i> or <i>Electricity Act</i> .	
	Code assessment	
	In all other circumstances.	Major centre zone code Telecommunications facility code Works codes
Theatre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. does not involve sewerage treatment plant, a maintenance depot, storage depot or waste management facility.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Works codes
Veterinary service	Code assessment	
	In all circumstances.	Major centre zone code Commercial activities code Works codes
Impact assessment		
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.		The planning scheme

5.5.10 Mixed use zone

Table 5.5-10: Mixed use zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Agricultural supplies store	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Commercial activities code Works codes
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. <i>pole mounted Substations, transformers or voltage regulators; or</i> b. <i>pad mounted Substations or transformers.</i>	Accepted development	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	
	Code assessment	
	If— a. not accepted development; b. not a Substation.	Community facilities zone code Renewable energy facilities code Works codes
Caretaker's accommodation	Accepted development	
	If located above the ground storey or at the rear of a commercial building.	Workers' accommodation code Building design code Infrastructure services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Workers accommodation code Works codes
Car wash	Code assessment	
	In all circumstances.	Mixed use zone code Service station and Car wash code Works codes
Childcare centre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Community and recreation activities code Works codes

Club	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Community and recreation activities code Works codes
Community care centre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Community and recreation activities code Works codes
Community residence	Accepted development	
	If meeting the requirements prescribed in Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .	Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .
	Code assessment	
	In all other circumstances.	Mixed use zone code Dwelling house code Works codes
Community use	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Community and recreation activities code Works codes
Dual occupancy	Code assessment	
	If— a. on a lot that is sewered; b. located above the ground storey of a commercial building.	Mixed use zone code Medium density residential uses code Works codes
Dwelling unit	Accepted development	
	If located above the ground storey of a commercial building.	Workers' accommodation code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Workers' accommodation code Works codes
Educational establishment	Accepted development	
	If— a. using an existing building;	Community and recreation activities code Building design code

	b. involves Minor building work or involves no Building Work.	Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Community and recreation activities code Works codes
Emergency services	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Community and recreation activities code Works codes
Environment facility	Code assessment	
	In all circumstances.	Mixed use zone code Community and recreation activities code Works codes
Food and drink outlet	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Commercial activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Commercial activities code Works codes
Function facility	Code assessment	
	In all circumstances.	Mixed use zone code Commercial activities code Works codes
Garden centre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Commercial activities code Works codes
Hardware and trade supplies	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Commercial activities code Works codes
Health care service	Accepted development	

	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Commercial activities code Works codes
Hotel	Code assessment	
	In all other circumstances.	Mixed use zone code Commercial activities code Works codes
Indoor sport and recreation	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Community and recreation activities code Works codes
Market	Accepted development	
	Where complying with the requirements for accepted development	Market code
	Code assessment	
	In all other circumstances.	Mixed use zone code Market code Works codes
Multiple dwelling	Code assessment	
	If part of an integrated mixed-use development.	Mixed use zone code Medium density residential uses code Works codes
Office	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Commercial activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Commercial activities code Works codes
Outdoor sales	Code assessment	
	If having a display area of less than 500m ² .	Mixed use zone code Commercial activities code Works codes
Outdoor sport and recreation	Accepted development	
	Where for Local government purposes.	
	Code assessment	
	If— a. not Accepted development; b. not a shooting range.	Mixed use zone code Community and recreation activities code Works codes

Park	Accepted development	
Parking Station	Accepted development	
	Where for Local government purposes.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Commercial activities code Works codes
Place of worship	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Community and recreation activities code Works codes
Rooming accommodation	Accepted development	
	If— a. using an existing building; b. with no increase in GFA; c. for 5 people or less. d. located above the ground storey of a commercial building.	Medium density residential uses code
	Code assessment	
	If— a. not accepted development; or b. located above the ground storey of a commercial building.	Mixed use zone code Medium density residential uses code Works codes
Service industry	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Works codes
Service station	Code assessment	
	In all circumstances.	Mixed use zone code Service station and Car wash code Works codes
Shop	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Commercial activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Commercial activities code Works codes
Shopping Centre	Code assessment	

	If less than 1,000m ² GFA.	Mixed use zone code Commercial activities code Works codes
Short-term accommodation	Accepted development	
	If— a. using an existing building; b. accommodation is provided for less than 6 guests.	Tourism uses code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Tourism uses code Works codes
Telecommunications facility	Accepted development	
	If— a. a low impact facility under the <i>Telecommunications Act (Cth)</i> ; b. under the <i>Fire and Emergency Services Act</i> or <i>Electricity Act</i> .	
	Code assessment	
	In all other circumstances.	Mixed use zone code Telecommunications facility code Works codes
Theatre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Commercial activities code Works codes
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. does not involve sewerage treatment plant, a maintenance depot, storage depot or waste management facility.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Mixed use zone code Works codes
Veterinary service	Code assessment	
	In all circumstances.	Mixed use zone code Commercial activities code Works codes

Impact assessment	
<ol style="list-style-type: none">1. Any other use not listed in this table; or2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or3. Any other undefined use.	The planning scheme

5.5.11 Open space zone

Table 5.5-11: Open space zone

Editor's note—The levels of assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Community use	Code assessment	
	In all circumstances.	Open space zone code Community and recreation activities code Works codes
Emergency services	Code assessment	
	In all circumstances.	Open space zone code Community and recreation activities code Works codes
Environment facility	Code assessment	
	In all circumstances.	Open space zone code Community and recreation activities code Works codes
Outdoor sport and recreation	Accepted development	
	Where for Local government purposes.	
	Code assessment	
	If— a. not Accepted development; b. not a shooting range.	Open space zone code Community and recreation activities code Works codes
Park	Accepted development	
Permanent plantation	Accepted development	
Telecommunications facility	Accepted development	
	If— a. a Low impact facility under the <i>Telecommunications Act (Cth)</i> ; b. under the <i>Fire and Emergency Services Act</i> or <i>Electricity Act</i> .	
	Code assessment	
	In all other circumstances.	Open space zone code Telecommunications facility code Works codes
Utility installation	Accepted development	
	If— a. undertaken by a public sector entity; b. does not involve sewerage treatment plant, a maintenance depot, storage depot or waste management facility.	
	Code assessment	
	In all other circumstances.	Open space zone code Works codes

Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where

<i>development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i>	
Impact assessment	
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.	The planning scheme

5.5.12 Principal centre zone

Table 5.5-12: Principal centre zone

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Adult store	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Commercial activities code Works codes
Agricultural supplies store	Code assessment	
	In all circumstances.	Principal centre zone code Commercial activities code Works codes
Bar	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Commercial activities code Works codes
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. <i>pole mounted Substations, transformers or voltage regulators; or</i> b. <i>pad mounted Substations or transformers.</i>	Accepted development	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	
	Code assessment	
	If— a. not accepted development; b. not a Substation.	Community facilities zone code Renewable energy facilities code Works codes
Caretaker's accommodation	Accepted development	
	If located above the ground storey of a commercial building.	Workers accommodation code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Workers accommodation code Works codes

Car wash	Code assessment	
	In all circumstances.	Principal centre zone code Service station and Car wash code Works codes
Childcare centre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Community and recreation activities code Works codes
Club	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Community and recreation activities code Works codes
Community care centre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Community and recreation activities code Works codes
Community residence	Accepted development	
	If meeting the requirements prescribed in Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .	Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .
	Code assessment	
	In all other circumstances.	Principal centre zone code Dwelling house code
Community use	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Community and recreation activities code Works codes
Dual occupancy	Code assessment	
	If located above the ground storey of a commercial building.	Principal centre zone code Medium density residential uses code Works codes

Dwelling unit	Accepted development	
	If located above the ground storey of a commercial building.	Workers' accommodation code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Workers' accommodation code Works codes
Educational establishment	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Community and recreation activities code Works codes
Emergency services	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Community and recreation activities code Works codes
Environment facility	Code assessment	
	In all circumstances.	Principal centre zone code Community and recreation activities code Works codes
Food and drink outlet	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Commercial activities code Advertising devices code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Commercial activities code Works codes
Function facility	Code assessment	
	In all circumstances.	Principal centre zone code Commercial activities code Works codes
Funeral Parlour	Code assessment	
	In all circumstances.	Principal centre zone code Commercial activities code Works codes
Garden centre	Accepted development	
	If— a. using an existing building;	Building design code Transport, access and parking code

	b. involves Minor building work or involves no Building Work.	
	Code assessment	
	In all other circumstances.	Principal centre zone code Commercial activities code Works codes
Hardware and trade supplies	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Commercial activities code Works codes
Health care service	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Commercial activities code Works codes
Hospital	Code assessment	
	In all circumstances.	Principal centre zone code Community and recreation activities code Works codes
Hotel	Code assessment	
	In all circumstances.	Principal centre zone code Commercial activities code Works codes
Indoor sport and recreation	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Community and recreation activities code Works codes
Low impact industry	Code assessment	
	If the following SC1.1.2 Industry Thresholds uses — a. 1. Alcohol (excluding wine) processing including brewing or bottling b. 8. Printing advertising material, magazines, newspapers, packaging or stationery. c. 10. Repairing or servicing lawn mowers or outboard engines. d. 11. Repairing or servicing motor vehicles.	Principal centre zone code Industry activities code Works codes
Market	Accepted development	

	Where complying with the requirements for accepted development	Market code
	Code assessment	
	In all other circumstances.	Principal centre zone code Market code Works codes
Multiple dwelling	Code assessment	
	If located above the ground storey of a commercial building.	Principal centre zone code Medium density residential uses code Works codes
Nightclub entertainment facility	Code assessment	
	In all circumstances.	Principal centre zone code Commercial activities code Works codes
Office	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Commercial activities code Works codes
Outdoor sales	Code assessment	
	In all circumstances.	Principal centre zone code Commercial activities code Works codes
Outdoor sport and recreation	Accepted development	
	Where for Local government purposes.	
	Code assessment	
	If— a. not Accepted development; b. not a shooting range.	Principal centre zone code Community and recreation activities code Works codes
Park	Accepted development	
Parking Station	Accepted development	
	Where for Local government purposes.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Commercial activities code Works codes
Place of worship	Accepted development	
	If— e. using an existing building; f. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Community and recreation activities code Works codes

Rooming accommodation	Accepted development	
	If— a. using an existing building; b. with no increase in GFA; c. for 5 people or less d. located above the ground storey of a commercial building.	Medium density residential uses code
	Code assessment	
	If— a. not accepted development; or b. located above the ground storey of a commercial building.	Principal centre zone code Medium density residential uses code Works codes
Service industry	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Works codes
Shop	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Commercial activities code Works codes
Shopping Centre	Code assessment	
	In all circumstances.	Principal centre zone code Commercial activities code Works codes
Short-term accommodation	Accepted development	
	If— a. using an existing Dwelling house; b. accommodation is provided for less than 6 guests.	Tourism uses code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Tourism uses code Works codes
Showroom	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Commercial activities code Works codes
Telecommunications	Accepted development	

facility	If— a. a low impact facility under the <i>Telecommunications Act (Cth)</i> ; b. under the <i>Fire and Emergency Services Act</i> or <i>Electricity Act</i> .	
	Code assessment	
	In all other circumstances.	Principal centre zone code Telecommunications facility code Works codes
Theatre	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Commercial activities code Works codes
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. does not involve sewerage treatment plant, a maintenance depot, storage depot or waste management facility.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Principal centre zone code Works codes
Veterinary service	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Major centre zone code Commercial activities code Works codes
Impact assessment		
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.		The planning scheme

5.5.13 Rural zone

Table 5.5-13: Rural zone

Editor's note—

- a. The categories of development and assessment apply unless otherwise prescribed within the Planning Act or the Planning Regulation; and
 b. Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Animal husbandry	Accepted development	
	If Pastured production involving: a. Pastured poultry; or b. Pastured pigs; or c. one or less standard cattle units to every hectare of pasture; or d. 35 or less standard sheep units to every hectare of pasture; or e. one horse to every hectare of pasture.	Rural uses code — Pastured production Building design code
	Code assessment	
	In all other circumstances.	Rural zone code Rural uses code - Intensive production Works codes
Animal keeping <i>Editor's note—The keeping of protected wildlife is regulated through the Nature Conservation Act. Council's local laws also establish requirements regarding the keeping of animals.</i>	Accepted development	
	If— a. not a commercial operation; b. involving: i. an aviary; or ii. a stable; or iii. 4 or less cats or dogs.	Rural uses code Building design code
	Code assessment	
	If a commercial operation.	Rural zone code Rural uses code Works codes
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. pole mounted Substations, transformers or voltage regulators; or b. pad mounted Substations or transformers.	Accepted development	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	
	Code assessment	
	If— a. not accepted development; b. not a Substation.	Community facilities zone code Renewable energy facilities code Works codes
Caretaker's accommodation	Accepted development	
	Where consistent with the assessment benchmarks.	Workers' accommodation code Building design code Infrastructure and services code

		Transport, access and parking code
	Code assessment	
	In all other circumstances.	Rural zone code Workers accommodation code Works codes
Community residence	Accepted development	
	If meeting the requirements prescribed in Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .	Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .
	Code assessment	
	In all other circumstances.	Rural zone code Dwelling house code
Cropping	Accepted development — approval not required	
Dwelling house	Accepted development	
	Where consistent with the assessment benchmarks.	Dwelling house code
	Code assessment	
	In all other circumstances.	Rural zone code Dwelling house code
Emergency services	Code assessment	
	In all circumstances.	Rural zone code Community and recreation activities code Works codes
Environment facility	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work; or c. involves minor operational work or involves no operational work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Rural zone code Community and recreation activities code Works codes
Extractive industry	Code assessment	
	If extracting less than 5,000 tonnes of material a year.	Rural zone code Extractive industry code Works codes
Home-based business	Accepted development	
	If— a. a Home-based transport business; i. involving 2 or less heavy vehicles; ii. on a lot 2 hectares or more in area; iii. where consistent with the assessment benchmarks; or b. not a Home-based transport business and where consistent with the assessment benchmarks.	Home-based business code
	Code assessment	
	In all other circumstances.	Rural zone code Home-based business code

		Works codes
Intensive animal industry	Code assessment	
	If not Pastured production and involving a feedlot or housed animals where: a. 1,000 birds or less; or b. 400 SPU (pigs) or less; or c. 150 SCU (cattle) or less; or d. 1,000 SSU (sheep) or less.	Rural zone code Rural uses code Works codes
Intensive horticulture	Accepted development	
	If— a. on a lot of more than 5 hectares; b. less than 2,500m ² TUA; c. not a mushroom farm.	Rural uses code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Rural zone code Rural uses code Works codes
Low impact industry <i>Editor's note—The Category of Assessment for urban activities in the Regional Landscape and Rural Production Area prevails over the Category of Assessment identified in the planning scheme.</i>	Code assessment	
	If— a. the following SC1.1.2 Industry Thresholds uses: i. 1. Alcohol (excluding wine) processing including brewing or bottling; or ii. 10. Repairing or servicing lawn mowers or outboard engines; or iii. 13. Storing, processing or packaging of products from a rural use; and b. less than 2,500m ² TUA; and c. any ancillary commercial or retail activity is less than 100m ² GFA.	Rural zone code Industry activities code Works codes
Major electricity infrastructure	Accepted development	
	If— a. identified on OM9A Infrastructure — Energy and water supply overlay; or b. identified in Schedule 5 Land designated for infrastructure.	
Nature-based tourism	Accepted development	
	If— a. using an existing building; b. involves Minor building work or involves no Building Work; or c. involves minor operational work or involves no operational work.	Tourism uses code Building design code Transport, access and parking code
	Code assessment	
	If not accepted development, subject to requirements and the accommodation is for less than 100 people at any given time.	Rural zone code Tourism uses code Works codes
Outdoor sport and recreation	Accepted development	
	If— a. not a shooting range; and b. using an existing commercial building; and c. involves Minor building work or involves no Building Work; or d. involves minor operational work or involves no operational work.	Community and recreation activities code Building design code Transport, access and parking code

	Code assessment	
	If— a. not Accepted development; b. not a shooting range; golf course or driving range.	Rural zone code Community and recreation activities code Works codes
Outstation	Accepted development	
Park	Accepted development	
Permanent plantation	Accepted development	
Renewable energy facility	Code assessment	
<i>Editor's note—Small scale Renewable energy facilities (e.g. roof top solar) that supply energy primarily for an existing use are excluded from this definition.</i>	If— a. located 500m or more from Conservation zone; b. 1,500m from a sensitive land use on a not on the same lot.	Rural zone code Renewable energy facility code Works codes
Roadside stall	Accepted development	
	If— a. less than 10m ² TUA; b. no more than 2.4m high; c. car parking is provided on the premises, not in the road reserve.	
	Accepted development	
	If— a. more than 10m ² TUA; b. car parking is provided on the premises, not in the road reserve; c. using an existing building; or d. involves Minor building work.	Roadside stall code
	Code assessment	
	In all other circumstances.	Rural zone code Roadside stall code Works codes
Rural industry	Accepted development	
	If— a. storing or packaging (not processing) products grown on the land; b. less than 2,500m ² GFA; c. any ancillary retail activity has a GFA less than 50m ² .	Rural uses code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	If— a. storing or packaging or processing products grown on the land; b. less than 5,000m ² GFA; c. any ancillary retail activity has a GFA less than 100m ² .	Rural zone code Rural uses code Works codes
Rural workers' accommodation	Accepted development	
	If— a. the lot area is 25ha and greater; b. the number of workers is no more than 20; c. the existing vehicle access is used and a new vehicle access is not created.	Building design code Workers' accommodation code

	Code assessment	
	In all other circumstances.	Rural zone code Workers' accommodation code Works codes
Short-term accommodation	Accepted development	
	If— a. using an existing Dwelling house; b. accommodation is provided for less than 6 guests.	Tourism uses code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Rural zone code Tourism uses code Works codes
Substation	Code assessment	
	In all circumstances.	Rural zone code Works codes
Telecommunications facility	Accepted development	
	If— a. a low impact facility under the <i>Telecommunications Act (Cth)</i> ; b. under the <i>Fire and Emergency Services Act</i> or <i>Electricity Act</i> .	
	Code assessment	
	In all other circumstances.	Rural zone code Telecommunications facility code Works codes
Transport depot	Accepted development	
	If— a. not more than 4 heavy vehicles; b. on a lot more than 2 hectares.	Infrastructure and services code Transport, access and parking code
	Code assessment	
	If— a. not Accepted development; b. not more than 15 heavy vehicles; c. on a lot more than 10 hectares.	Rural zone code Industry activities code Works codes
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. does not involve sewerage treatment plant, or waste management facility.	
	Code assessment	
	In all other circumstances.	Rural zone code Works codes

Wholesale nursery	Accepted development	
	If— a. on a lot of more than 5 hectares; b. less than 2,500m ² TUA; c. any ancillary retail activity has a GFA less than 50m ² .	Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	If not Accepted development; and a. on a lot of more than 5 hectares; b. is less than 5,000m ² TUA; c. any ancillary retail activity has a GFA less than 100m ² .	Rural zone code Works codes
Winery	Accepted development	
	If— a. is less than 2,500m ² TUA; b. any ancillary retail activity has a GFA less than 50m ² .	Rural uses code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	If— a. less than 5,000m ² TUA b. any ancillary retail activity has a GFA less than 100m ² .	Rural zone code Rural uses code Works codes
Impact assessment		
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.		The planning scheme

Table 5.5-14: Rural zone — Tenthill Creek subdivision precinct

Editor's note—The levels of assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Animal husbandry	Accepted development	
	If Pastured production involving: a. Pastured poultry; or b. Pastured pigs; or c. one or less standard cattle units to every hectare of pasture; or d. 35 or less standard sheep units to every hectare of pasture; or e. one horse to every hectare of pasture.	Rural uses code — Pastured production Building design code
	Code assessment	
	In all other circumstances.	Rural zone code Rural uses code - Intensive production Works codes
Animal keeping	Accepted development	

<i>Editor's note—The keeping of protected wildlife is regulated through the Nature Conservation Act. Council's local laws also establish requirements regarding the keeping of animals.</i>	If— a. not a commercial operation; b. involving: i. an aviary; or ii. a stable; or iii. 4 or less cats or dogs.	Rural uses code Building design code
	Code assessment	
	In all other circumstances.	Rural zone code Rural uses code Works codes
Cropping	Accepted development	
Outdoor sport and recreation	Accepted development	
	If— a. not involving any Building Work; or b. not involving any Operational Work; or c. for Local government purpose.	
Outdoor sport and recreation	Accepted development	
	If— a. not a shooting range; and b. involves Minor building work or involves no Building Work; or c. involves minor operational work or involves no operational work.	Assessment Benchmarks
	Code assessment	
	If— a. not Accepted development; b. not a shooting range; golf course or driving range.	Assessment Benchmarks
Park	Accepted development	
Permanent plantation	Accepted development	
Roadside stall	Accepted development	
	If— a. less than 10m ² TUA; b. no more than 2.4m high c. car parking is provided on the premises, not in the road reserve.	
Impact assessment		
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.	The planning scheme	

5.5.14 Rural residential zone

Table 5.5-15: Rural residential zone

Editor's note—

- a. The categories of development and assessment apply unless otherwise prescribed within the Planning Act or the Planning Regulation; and
 b. Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Animal keeping <i>Editor's note—The keeping of protected wildlife is regulated through the Nature Conservation Act. Council's local laws also establish requirements regarding the keeping of animals.</i>	Accepted development	
	If keeping of animals at the rate consistent with Councils local law.	
	Accepted development If— a. not a boarding kennel or cattery; b. animal enclosures are not within 100m of a sensitive land use on surrounding land.	Rural uses code Building design code
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. pole mounted Substations, transformers or voltage regulators; or b. pad mounted Substations or transformers.	Accepted development	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	
	Code assessment	
Community residence	Accepted development	
	If meeting the requirements prescribed in Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .	Schedule 6, Part 2, Section 6 of the <i>Planning Regulation</i> .
	Code assessment	
	In all other circumstances.	Rural residential zone code Dwelling house code
Dwelling house	Accepted development	
	Where consistent with the assessment benchmarks.	Dwelling house code
	Code assessment	
	In all other circumstances.	Rural residential zone code Dwelling house code
Emergency services	Code assessment	
	In all circumstances.	Rural residential zone code Community and recreation activities code Works codes

Food and drink outlet	Code assessment	
	If— a. less than 50m ² GFA; b. not involving a drive through facility.	Rural residential zone code Commercial activities code Works codes
Home-based business	Accepted development	
	If a <i>Home-based transport business</i> involving no more than 1 heavy vehicle	
Home-based business	Accepted development	
	If— a. a <i>Home-based transport business</i> ; i. involving 2 or less heavy vehicles; ii. on a lot 1 hectare or more in area; iii. where consistent with the assessment benchmarks; or b. not a <i>Home-based transport business</i> and where consistent with the assessment benchmarks.	Home-based business code
	Code assessment	
	In all other circumstances.	Rural residential zone code Home-based business code Works codes
Outdoor sport and recreation	Accepted development	
	Where for Local government purposes.	
	Code assessment	
	If— a. not Accepted development; b. not a shooting range.	Rural residential zone code Community and recreation activities code Works codes
Park	Accepted development	
Permanent plantation	Accepted development	
Roadside stall	Code assessment	
	In all circumstances.	Rural residential zone code Roadside stall code Works codes
Sales office	Accepted development	
	Where consistent with the assessment benchmarks.	Sales office code
	Code assessment	
	In all other circumstances.	Rural residential zone code Sales office code Works codes
Short-term accommodation	Accepted development	
	If— a. using an existing Dwelling house; b. accommodation is provided for less than 6 guests.	Tourism uses code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Rural residential zone code Tourism uses code Works codes
Substation	Code assessment	

	In all circumstances.	Rural residential zone code Works codes
<p>Utility installation</p> <p><i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i></p>	Accepted development	
	<p>If—</p> <p>a. undertaken by a public sector entity;</p> <p>b. does not involve sewerage treatment plant, a maintenance depot, storage depot or waste management facility.</p>	<p>Building design code</p> <p>Transport, access and parking code</p>
	Code assessment	
	In all other circumstances.	Rural residential zone code Works codes
Impact Assessment		
<p>1. Any other use not listed in this table; or</p> <p>2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or</p> <p>3. Any other undefined use.</p>		The planning scheme

5.5.15 Special industry zone

Table 5.5-16: Special industry zone

Editor's note—The levels of assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Animal husbandry	Accepted development — no requirements	
	If not involving the construction of new building.	
Cropping	Accepted development — no requirements	
	If not involving the construction of new building.	
High impact industry	Code assessment	
	If for the manufacturing, assembly, storage, distribution, disposal or testing of explosives.	Special industry zone code Industry activities code Works codes
Low impact industry	Code assessment	
	If for the manufacturing, assembly, storage, distribution, disposal or testing of explosives.	Special industry zone code Industry activities code Works codes
Medium impact industry	Code assessment	
	If for the manufacturing, assembly, storage, distribution, disposal or testing of explosives.	Special industry zone code Industry activities code Works codes
Permanent plantation	Accepted development	
Research and technology industry	Code assessment	
	If associated with designing, researching or testing of explosives.	Special industry zone code Industry activities code Works codes
Special industry	Code assessment	
	If for the manufacturing, assembly, storage, distribution, disposal or testing of explosives.	Special industry zone code Industry activities code Works codes
Transport depot	Code assessment	
	If for the transporting or distribution of explosives.	Special industry zone code Industry activities code Works codes
Impact assessment		
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.		The planning scheme

5.5.16 Sport and recreation zone

Table 5.5-17: Sport and recreation zone

Editor's note—The levels of assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Animal keeping <i>Editor's note—The keeping of protected wildlife is regulated through the Nature Conservation Act. Council's local laws also establish requirements regarding the keeping of animals.</i>	Accepted development	
	If— a. the keeping of animals at the rate consistent with Councils local law; or b. the keeping and training of horses located at the Gatton horse racing facility, Spencer Street, Gatton.	
	Accepted development	
	If— a. not a boarding kennel or cattery; b. animal enclosures are not within 100m of a sensitive land use on surrounding land.	Rural uses code Building design code
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. <i>pole mounted Substations, transformers or voltage regulators; or</i> b. <i>pad mounted Substations or transformers.</i>	Accepted development	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	
	Code assessment	
	If— a. not accepted development; b. not a Substation.	Community facilities zone code Renewable energy facilities code Works codes
Club	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Sport and recreation zone code Community and recreation activities code Works codes
Community use	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Sport and recreation zone code Community and recreation activities code Works codes

Emergency services	Code assessment	
	In all circumstances.	Sport and recreation zone code Community and recreation activities code Works codes
Environment facility	Accepted development	
	If— a. using an existing commercial building; or b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Sport and recreation zone code Community and recreation activities code Works codes
Health care service	Accepted development	
	If— a. associated with sports medicine; b. located within an existing indoor sports facility.	Building design code Transport, access and parking code
Indoor sport and recreation	Accepted development	
	Where for Local government purposes.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Sport and recreation zone code Community and recreation activities code Works codes
Market	Accepted development	
	Where complying with the requirements for accepted development	Market code
	Code assessment	
	If not otherwise specified.	Sport and recreation zone code Market code Works codes
Outdoor sport and recreation	Accepted development	
	Where for Local government purposes.	
	Code assessment	
	If— a. not Accepted development; b. not a shooting range.	Sport and recreation zone code Community and recreation activities code Works codes
Park	Accepted development	
Permanent plantation	Accepted development	
Substation	Code assessment	
	In all circumstances.	Sport and recreation zone code Works codes
Telecommunications facility	Accepted development	
	If— a. a low impact facility under the <i>Telecommunications Act (Cth)</i> ; b. under the <i>Fire and Emergency Services Act</i> or <i>Electricity Act</i> .	
	Code assessment	

	In all other circumstances.	Sport and recreation zone code Telecommunications facility code Works codes
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application to State government for waterway barrier works; or taking or interfering with water may be required.</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. supplying underground services; or a transport service.	Building design code Transport, access and parking code
	Code assessment	
	In all circumstances.	Sport and recreation zone code Works codes
Impact assessment		
	1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.	The planning scheme

5.5.17 Township zone

Table 5.5-18: Township zone

Editor's note—

- a. The categories of development and assessment apply unless otherwise prescribed within the Planning Act or the Planning Regulation; and
 b. Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.

USE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Agricultural supplies store	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Commercial activities code Works codes
Animal keeping <i>Editor's note—The keeping of protected wildlife is regulated through the Nature Conservation Act 2014. Council's local laws also establish requirements regarding the keeping of animals.</i>	Accepted development	
	If keeping of animals at the rate consistent with Councils local law.	
	Accepted development	
	If— a. not a boarding kennel or cattery; b. animal enclosures are not within 100m of a sensitive land use on surrounding land.	Rural uses code Building design code
Battery storage facility <i>Editor's note—Substation excludes works that are less than 66kV and used for:</i> a. pole mounted Substations, transformers or voltage regulators; or b. pad mounted Substations or transformers.	Accepted development	
	If— a. the facility is for a pad mounted battery storage device only and the total area of the premises covered by the facility is no more than 15m ² ; or b. the facility is for a pole mounted battery storage device only and the total volume of the device is no more than 2m ³ .	
	Code assessment	
	If— a. not accepted development; b. not a Substation.	Community facilities zone code Renewable energy facilities code Works codes
Caretaker's accommodation	Code assessment	
	In all circumstances.	Township zone code Workers accommodation code Works codes
Childcare centre	Code assessment	
	In all circumstances.	Township zone code Community and recreation activities code Works codes
Club	Accepted development	

	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Works codes
Community care centre	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Community and recreation activities code Works codes
Community residence	Code assessment	
	In all circumstances.	Township zone code Dwelling house code Works codes
Community use	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Community and recreation activities code Works codes
Dwelling house	Accepted development	
	Where consistent with the assessment benchmarks.	Dwelling house code
	Code assessment	
	In all other circumstances.	Township zone code Dwelling house code
Educational establishment	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Community and recreation activities code Works codes
Emergency services	Code assessment	
	In all circumstances.	Township zone code Community and recreation activities code Works codes
Environment facility	Code assessment	
	In all circumstances.	Township zone code Community and recreation activities code

		Works codes
Food and drink outlet	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Commercial activities code Advertising devices code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Commercial activities code Township zone code Works codes
Garden centre	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Commercial activities code Works codes
Hardware and trade supplies	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Commercial activities code Works codes
Health care service	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Commercial activities code Works codes
Home-based business	Accepted development	
	Where consistent with the assessment benchmarks.	Home-based business code
	Code assessment	
	In all other circumstances.	Township zone code Home-based business code Works codes
Indoor sport and recreation	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code

		Community and recreation activities code Works codes
Market	Accepted development	
	Where complying with the requirements for accepted development.	Market code
	Code assessment	
	In all other circumstances.	Township zone code Market code Works codes
Office	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Commercial activities code Works codes
Outdoor sport and recreation	Accepted development	
	Where for Local government purposes.	
	Code assessment	
	If— a. not Accepted development; b. not a shooting range.	Township zone code Community and recreation activities code Works codes
Park	Accepted development	
Parking station	Accepted development	
	Where for Local government purposes.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Commercial activities code Works codes
Place of worship	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Community and recreation activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Community and recreation activities code Works codes
Roadside stall	Accepted development	
	If— a. less than 10m ² TUA; b. no more than 2.4m high.	
	Accepted development	
	If— a. more than 10m ² TUA; b. using an existing building; or c. involves Minor building work.	Roadside stall code

	Code assessment	
	In all other circumstances.	Rural zone code Roadside stall code Works codes
Service industry	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Commercial activities code Works codes
Shop	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Commercial activities code Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Commercial activities code Works codes
Short-term accommodation	Accepted development	
	If— a. using an existing Dwelling house; b. accommodation is provided for less than 6 guests.	Tourism uses code Building design code Infrastructure and services code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Tourism uses code Works codes
Substation	Code assessment	
	In all circumstances.	Township zone code Works codes
Transport depot	Code assessment	
	In all circumstances	Township zone code Industry activities code Works codes
Utility installation <i>Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Advice from Office of Industrial Relations, Major Hazardous Facilities Unit should be sought before applying to Council. Editor's note—Where development proposes works within a waterway or wetland, an application</i>	Accepted development	
	If— a. undertaken by a public sector entity; b. does not involve sewerage treatment plant, a maintenance depot, storage depot or waste management facility.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Works codes

<i>to State government for waterway barrier works; or taking or interfering with water may be required.</i>		
Veterinary service	Accepted development	
	If— a. using an existing commercial building; b. involves Minor building work or involves no Building Work.	Building design code Transport, access and parking code
	Code assessment	
	In all other circumstances.	Township zone code Commercial activities code Works codes
Wholesale Nursery	Code assessment	
	In all circumstances.	Township zone code Works codes
Winery	Code assessment	
	In all circumstances.	Township zone code Rural uses code Works codes
Impact assessment		
1. Any other use not listed in this table; or 2. Any use listed in this table and not meeting the description listed in the categories of development and assessment column; or 3. Any other undefined use.		The planning scheme

5.6 Categories of development and assessment — Reconfiguring a lot

1. The following table identifies the categories of development and the categories of assessment for Reconfiguring a lot.

Table 5.6-1: Reconfiguring a Lot

Editor's note—The levels of assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.

ZONE	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
All zones except the Limited development zone	Accepted development	Reconfiguring a lot code
	If— a. the realignment of boundaries is undertaken to resolve an encroachment; b. a copy of a surveyor's certificate and identification plan is provided confirming the existence, nature and extent of the encroachment.	
All zones except the Limited development zone	Code assessment	The relevant Zone code/s Reconfiguring a lot code Earthworks, filling and excavation code Infrastructure and services code Landscaping code Stormwater management code Transport, access and parking code
	Where the reconfiguration is for: a. a subdivision in an urban area and 80% of all the new lots comply with the minimum lot size in Table 9.5.1-4: Minimum lot size and dimensions of the Reconfiguration of a lot code; or b. a subdivision in a Rural residential zone and consistent with the minimum lot size in Table 9.5.1-4: Minimum lot size and dimensions of the Reconfiguration of a lot code; or c. an exempt subdivision under the Regional Plan where in a Rural zone, Conservation zone or Community facilities zone; or d. a subdivision of land by Community Title Scheme where there is a residential, commercial or industrial building on each new lot (excluding common property).	
All zones except the Limited development zone	Code assessment	The relevant Zone code/s Reconfiguring a lot code Earthworks, filling and excavation code Infrastructure and services code Landscaping code Stormwater management code Transport, access and parking code
	Where the reconfiguration is for: a. the realignment of boundaries and the number of lots is not increased; or b. a lease for a term exceeding 10 years, including renewal options; or c. the creation of an access easement.	
Impact assessment		
1. Any other reconfiguring a lot not listed in this table. 2. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		The planning scheme including: a. The relevant Zone code/s b. Reconfiguring a lot code c. Earthworks, filling and excavation code d. Infrastructure and services code e. Landscaping code f. Stormwater management code g. Transport, access and parking code

5.7 Categories of development and assessment — Operational Work

1. The following table identifies the categories of development and the categories of assessment for Operational Work.

Table 5.7-1: Operational Work

Editor's note—

- a. *The levels of assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.*
- b. *Overlays may prescribe a higher level of assessment and must be considered when determining the appropriate categories of development for operational work.*

DEVELOPMENT	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Advertising devices	Accepted development	
	If advertising products, services or activities being lawfully carried out on the same lot and: <ol style="list-style-type: none"> a. not a pylon sign; b. not an illuminated sign; c. not ancillary to and associated with a Home-based business or Roadside Stall on the same site. 	Advertising devices code Building design code <i>Editor's note—Compliance with Council's Local Laws will be required for Advertising devices that are ancillary to and associated with a lawful use on the same land unless a Home-based business.</i>
	If— <ol style="list-style-type: none"> a. a pylon sign or an illuminated sign; b. advertising products, services or activities being lawfully carried out on the same lot. 	Advertising devices code Building design code
	If ancillary to and associated with a Home-based business on the same site.	Home-based business code <i>Editor's note—Advertising devices for Home-based businesses must comply with the AO2.5 of the Home-based business code. Non-compliance with this Acceptable outcome will result in the Home-based business being code assessable development.</i>
	Impact assessment In all other circumstances.	
Excavation or filling, not associated with a: <ol style="list-style-type: none"> a. Material Change of Use; or b. Reconfiguring a lot. <i>Editor's note—If the earthworks have an off-property impact it may be a levee under the Planning Regulation. And further consideration should be given to the State governments 'Guidelines for the construction or modification of category 2 and 3 levees' and 'Guideline for failure impact assessment of water dams' should be</i>	Accepted development	
	If for Minor filling and excavation.	
Code Assessment		Earthworks, filling and excavation code Environment and amenity code Landscaping code Stormwater management code

<i>consulted to determine the Impact category, failure impact threshold and rating.</i>		
Clearing of vegetation, not associated with a: a. Material Change of Use; or b. Reconfiguring a lot.	Accepted development	
	If for exempt clearing work.	
	Code assessment	
	If not otherwise specified	Earthworks, filling and excavation code Environment and amenity code Landscaping code Stormwater management code
Works as consequence of an approval for: a. Material Change of Use; or b. Reconfiguring a lot	Code assessment	
	In all circumstances.	Earthworks, filling and excavation code Environment and amenity code Landscaping code Stormwater management code Transport, access and parking code
Works associated with: a. the construction of a local road; or b. the modification of a local road to redirect or intensify stormwater from a premises to a pipe or culvert with a cross section of 625cm² or more	Accepted	
	If— a. undertaken by or on behalf of Council; or b. involving a driveway crossover.	<i>Editor's note—Approval subject to Councils Local Laws is required for a driveway crossover not associated with an Operational Work permit for roadworks.</i>
	Code assessment	
	In all other circumstances.	Earthworks, filling and excavation code Environment and amenity code Landscaping code Stormwater management code Transport, access and parking code
Accepted development		
1. Any other operational work not listed in this table. 2. Any operational work listed in the table and not complying with the description listed in the categories of development and assessment column.		

5.8 Categories of development and assessment — Building Work

1. The following table identifies the categories of development and the categories of assessment for Building Work regulated under the planning scheme.

Note—For domestic outbuildings the QDC requirements apply.

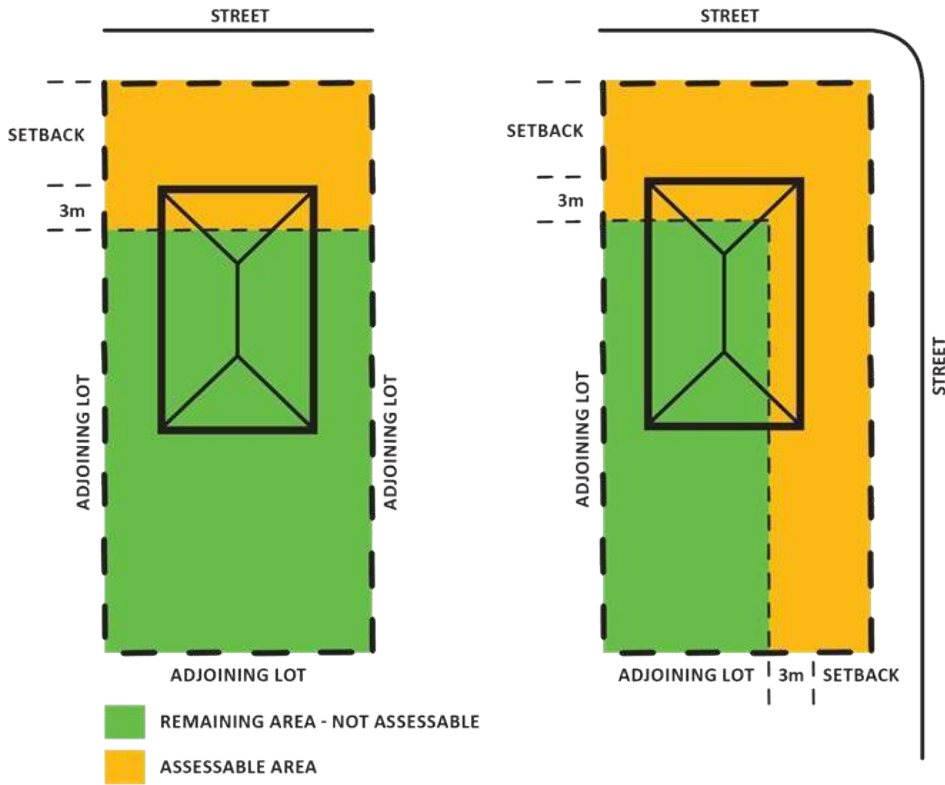
Table 5.8-1: Building Work

Editor's note—The levels of assessment apply unless otherwise prescribed in the Planning Act or the Planning Regulation.

DEVELOPMENT	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Building Work in the Limited development zone	Impact assessment	
	All Building Work except the demolition of a building.	The planning scheme
Building Work, not associated with a material change of use, for a Secondary dwelling	Accepted development	
	In the Emerging community zone, Low density residential zone, Low-medium density residential zone, Rural zone, Rural residential zone or Township zone	Dwelling house code
	Code assessment	
In all other zones.	Dwelling house code The relevant Zone code/s	
Building Work, within a Local heritage place	Code assessment	
	If— <ol style="list-style-type: none"> involving partial demolition, external alteration, extension (including Minor building work and the construction of a class 10a building (as defined by the NCC)), to a building in the local heritage area where all or part of the work is in front of or within a depth of 3m from the façade facing any street (as shown in Figure 5.8-1: Façade assessment); or raising or lowering a building in the local heritage area by more than 1m; or relocating a contributing character building within the same site; or involving construction of a class 10a building (as defined by the NCC) on the site of a non-contributing property, where all or part of the work is in front of, or within a depth of 3m from the main building façade facing any street; or construction of any new class 1a or class 2 building (as defined by the NCC) on either a contributing or non-contributing character site, unless on a rear lot. 	Cultural Heritage Overlay Code
	Impact assessable	
If involving relocation off the site or the total demolition of a building in the local heritage area.	The planning scheme including: Cultural Heritage Overlay Code	
Accepted development		

1. Replacement or refurbishment of stairs on a building in the local heritage area.
2. Raising or lowering a building in the local heritage area by 1m or less.
3. Any other building work not listed in this table.
4. Any building work listed in this table and not meeting the description listed in the categories of development and assessment column.

Figure 5.8-1: Façade assessment



5.9 Categories of development and assessment — Local plans

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5.10 Categories of development and assessment — Overlays

1. The following tables identify where an Overlay changes the category of development or the category of assessment from that stated in the zone or local plan and the relevant assessment benchmarks.

Note—Where development is proposed on a site that is included in more than one overlay that changes the category of development or category of assessment or is subject to more than one sub-category within an overlay that changes the category of development or category of assessment, the highest category applies.

Note—Some overlays may only be included for information purposes. Overlays included for information purposes do not change the category of assessment or assessment benchmarks in the planning scheme but may need to be consulted to demonstrate consistency with Codes.

Table 5.10-1: Assessment benchmarks for overlays

DEVELOPMENT	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	ASSESSMENT BENCHMARKS FOR ASSESSABLE DEVELOPMENT AND REQUIREMENTS FOR ACCEPTED DEVELOPMENT
Agricultural land overlay		
Material Change of use within the ALC Class A & B soils or Stock route parcel and involving <ul style="list-style-type: none"> a. Intensive horticulture; or b. Low impact industry; or c. Rural workers' accommodation; or d. Short-term accommodation; or e. Substation; or f. Transport depot; or g. Utility installation; or h. Wholesale nursery. Material Change of use for a sensitive land use within the ALC Class A & B soils or ALC Class A & B — Separation area.	Code assessment unless otherwise specified as impact assessment	Agricultural land overlay code
Renewable energy facility	Impact assessment	Agricultural land overlay code
All other development not listed above.	No change	Agricultural land overlay code
Biodiversity overlay		
All development where only involving minor filling and excavation OR exempt clearing work.	Accepted development	Not applicable
Material Change of Use, in an existing building where no Building Work or minor Building Work is proposed, within a lot containing a mapped area on: <ul style="list-style-type: none"> a. OM3A Biodiversity — Ecological areas overlay; or b. OM3B Biodiversity — Wildlife habitat overlay; or c. OM3C Biodiversity — Waterways and wetland habitat overlay. <i>Editor's note—Where development proposes to undertake development within a Matters of State Environmental Significance, the Applicant should consider if the work may be prohibited development for vegetation clearing and/or involve referral to the State Assessment and Referral Agency (e.g. Koala Priority Areas).</i>	Accepted development	Not applicable
Operational Work not otherwise specified and not associated with a Material Change of Use or	Code assessment	Biodiversity overlay code

<p>Reconfiguration of a lot containing a mapped area on:</p> <ol style="list-style-type: none"> 1. OM3A Biodiversity — Ecological areas overlay; or 2. OM3B Biodiversity — Wildlife habitat overlay; or 3. OM3C Biodiversity — Waterways and wetland habitat overlay. <p><i>Editor's note—Where development proposes to undertake development within a Matters of State Environmental Significance, the Applicant should consider if the work may be prohibited development for vegetation clearing and/or involve referral to the State Assessment and Referral Agency (e.g. Koala Priority Areas).</i></p>		
<p>Material Change of Use (other than in an existing building), on a lot containing a mapped area on:</p> <ol style="list-style-type: none"> 1. OM3A Biodiversity — Ecological areas overlay; or 2. OM3B Biodiversity — Wildlife habitat overlay; or 3. OM3C Biodiversity — Waterways and wetland habitat overlay. <p><i>Editor's note—Where development proposes to undertake development within a Matters of State Environmental Significance, the Applicant should consider if the work may be prohibited development for vegetation clearing and / or involve referral to the State Assessment and Referral Agency.</i></p>	Code assessment	Biodiversity overlay code
<p>Reconfiguring a Lot on a lot containing matters of environmental significance.</p> <p><i>Editor's note—Where development proposes to undertake development within a Matters of State Environmental Significance, the Applicant should consider if the work may be prohibited development for vegetation clearing and / or involve referral to the State Assessment and Referral Agency.</i></p>	No change	Biodiversity overlay code
<p>All other development on a lot containing a mapped area on:</p> <ol style="list-style-type: none"> 1. OM3A Biodiversity — Ecological areas overlay; or 2. OM3B Biodiversity — Wildlife habitat overlay; or 3. OM3C Biodiversity — Waterways and wetland habitat overlay. <p><i>Editor's note—Where development proposes to undertake development within a Matters of State Environmental Significance, the Applicant should consider if the work may be prohibited development for vegetation clearing and / or involve referral to the State Assessment and Referral Agency.</i></p>	No change	Biodiversity overlay code
Bushfire hazard overlay		
<p>All development within a development footprint approved under the Lockyer Valley Planning Scheme for the purpose of providing an asset protection zone to achieve a tolerable or acceptable level of risk.</p>	Accepted	Not applicable

Dwelling houses on lots more than 2,000m ² where not subject to a development footprint.	Accepted (subject to requirements)	Bushfire hazard overlay code
Material Change of Use involving Building Work or Operational Work within the medium, high and very high potential bushfire intensity area.	Code assessment unless otherwise specified as impact assessment	Bushfire hazard overlay code
All other development not listed above.	No change	Bushfire hazard overlay code
Cultural heritage overlay		
Material Change of Use involving a Local heritage place.	Code assessment unless otherwise specified as impact assessment	Cultural heritage overlay code
Building Work that includes the relocation off the site or demolition of a heritage place unless the place is a Queensland heritage place. <i>Note—Council is a concurrence agency for an application for building work on a Local heritage place, unless:</i> a. the place is also a Queensland heritage place; or b. Council has issued an exemption certificate under the Queensland Heritage Act. <i>Note—The State government is the Assessment manager or Referral agency for applications involving Queensland heritage places under Schedule 10, Part 8, Division 2 of the Planning Regulation.</i>	Impact assessment	The planning scheme including: Cultural heritage overlay code
Operational Work where involving a. vegetation clearing, or earthworks that affects a heritage place and the items listed in the local heritage register; or b. advertising device for a: i. a billboard; or ii. an illuminated sign; or iii. a pylon sign.	Code assessment	Cultural heritage overlay code
All other development not listed above including Material Change of Use or Reconfiguring a lot adjoining a heritage place	No change	Cultural heritage overlay code
Extractive resources overlay		
Material Change of Use within a mapped area on OM6 Extractive resources overlay for: a. Environment facility; b. Nature based tourism; c. Outdoor sport and recreation; d. Park; e. Rural industry; f. sensitive land use; g. Utility installation; h. Wholesale nursery; i. Winery.	Code assessment unless otherwise specified as impact assessment	Extractive resources overlay code
All other development within a mapped area on OM6 Extractive resources overlay not listed above.	No change	Extractive resources overlay code
Flood hazard overlay		
Development in an Overland flow path		
All development in an Overland flow path	Code assessment	Flood hazard overlay code
Development in the Low and Very low flood risk area		
Material change of use for: a. Dwelling House including secondary dwelling; or	Accepted	Flood hazard overlay code

b. Home-based business c. Park; or d. Utility installation involving: i. electricity supply infrastructure; or ii. stormwater drainage infrastructure; or iii. transport service; or iv. water supply infrastructure; or v. water treatment infrastructure; or vi. water cycle management infrastructure.		
Material Change of Use for a use not listed above for: a. Vulnerable uses; or b. Essential community infrastructure; or c. Critical infrastructure.	Code assessment	Flood hazard overlay code
Material Change of Use involving building work.	No change	Not applicable
Material Change of Use in all other circumstances.	No change	Flood hazard overlay code
Reconfiguration of a lot	No change	Flood hazard overlay code
Operational work	No change	Flood hazard overlay code
Building work	Accepted	Flood hazard overlay code
All other development not listed above	Code assessment	Flood hazard overlay code
Development in the Moderate flood risk area		
Material change of use for: a. Dwelling House including secondary dwelling; or b. Dual Occupancy; or c. Home-based business; or d. Utility installation involving: i. a sewerage treatment plant; or ii. a maintenance depot; or iii. a storage depot; or iv. a waste management facility.	Code assessment	Flood hazard overlay code
Material change of use for: a. Vulnerable uses; or b. Essential community infrastructure; or c. Critical infrastructure.	Code assessment	Flood hazard overlay code
Material change of use involving: a. an existing building; and b. Minor building work or no Building Work.	No change	Not applicable
Material change of use	No change	Flood hazard overlay code
Reconfiguration of a lot	No change	Flood hazard overlay code
Operational work	No change	Flood hazard overlay code
Building work where not for demolition	Code assessment	Flood hazard overlay code
Development in the Valley floodplain precinct		
Material change of use for a. Animal husbandry; or b. Cropping; or c. Park; or d. Permanent plantation; or e. Utility installation involving: i. stormwater drainage infrastructure; or ii. water cycle management infrastructure.	No change	Not applicable
Material change of use for: a. Animal keeping; or	Code assessment	Flood hazard overlay code

b. Environment facility; or c. Home-based business; or d. Intensive horticulture; or e. Nature based tourism not involving accommodation; or f. Outstation; or g. Roadside stall; or h. Rural industry not involving retail; or i. Telecommunications facility (where not a low impact Telecommunications facility).		
Material change of use not involving building work.	No change	Not applicable
Material change of use in all other circumstances.	Code assessment	Flood hazard overlay code
Reconfiguration of a lot.	No change	Flood hazard overlay code
Operational Work for excavation and filling 10m ³ or more and where not associated with reconfiguring a lot or a material change of use.	Accepted development if the works are associated with Cropping including pasture improvement, Permanent plantation or land rehabilitation	Not applicable
	No change	Flood hazard overlay code
Operational work in all other circumstances.	No change	Not applicable
Building work or Minor Building work where not for demolition.	Code assessment	Flood hazard overlay code
All other development not listed above.	Code assessment	Flood hazard overlay code
Development in the Laidley or Withcott Flood Resilient Precinct		
Material change of use for: a. Agricultural supplies store; or b. Food and drink outlet; or c. Garden centre; or d. Hardware and trade supplies; or e. Health care service, if not supporting a hospital; or f. Indoor sport and recreation; or g. Market; or h. Outdoor sport and recreation; or i. Park; or j. Parking station; or k. Place of worship; or l. Service industry; or m. Shop; or n. Utility installation involving: i. stormwater drainage infrastructure; or ii. water cycle management infrastructure.	No change	Flood hazard overlay code
Material change of use in all other circumstances	Code assessment	Flood hazard overlay code
Reconfiguration of a lot	No change	Flood hazard overlay code
Operational work for excavation and filling for 10m ³ or more where not associated with reconfiguring a lot or a material change of use	Code assessment	Flood hazard overlay code
Operational work for filling and excavation	No change	Flood hazard overlay code
Operational work in all other circumstances	No change	Not applicable
Building work and Minor Building Work work where not demolition	Code assessment	Flood hazard overlay code
Development in the High or Extreme flood risk area		

Material change of use in all circumstances	Code assessment	Flood hazard overlay code
Reconfiguration of a lot	No change	Flood hazard overlay code
Operational work for filling and excavation	No change	Flood hazard overlay code
Operational work in all other circumstances	No change	Not applicable
Building work and Minor Building work where not demolition	Code assessment	Flood hazard overlay code
Helidon management area overlay		
Material Change of Use for a vulnerable use, critical infrastructure or difficult to evacuate uses within the explosion risk area.	Impact assessment	Helidon management area overlay code
Building Work or Operational Work not associated with a Material Change of Use or Reconfiguration of a Lot	Code assessment	Helidon management area overlay code Earthworks, filling and excavation code Stormwater management code
All other development not listed above.	No change	Helidon management area overlay code
Infrastructure overlay		
All development within a development footprint approved under the Lockyer Valley Planning Scheme.	No change	Not applicable
Material change of use for Dwelling houses (including secondary dwellings and outbuildings) within: a. 20m of an existing or planned substation b. 50m of an Electricity infrastructure corridor.	Accepted where consistent with the accepted requirements	Infrastructure overlay code
Material change of use or Reconfiguring a lot or Operational work within: a. 10m of an existing or planned substation; or b. an Electricity infrastructure corridor.	Code assessment where not accepted development	Infrastructure overlay code
Material change of use for Dwelling House including an on-site domestic wastewater treatment system within a buffer for: a. Raw water intake; or b. Weir; or c. Water bore.	Accepted where consistent with the accepted requirements	Infrastructure overlay code
	Code where not consistent with the accepted requirements	Infrastructure overlay code
Material change of use for Dwelling House within a buffer for: a. Emitting activity; or b. Waste facility; or c. Pump station for bulk water supply, water supply, or sewer and is not within the Open space zone or Community facilities zone	Accepted where consistent with the accepted requirements	Infrastructure overlay code
Material change of use for a sensitive land use (including a Dwelling house inconsistent with the accepted requirements) within a buffer for: a. Emitting activity; or b. Waste facility; or c. Pump station for bulk water supply, water supply, or sewer and is not within the Open space zone or Community facilities zone.	Code assessment	Infrastructure overlay code
Material change of use for Dwelling House including secondary dwellings (but not a domestic outbuilding) within High pressure gas pipeline buffer and the pipeline is not within the	Accepted where consistent with the accepted requirements	Infrastructure overlay code

Open space zone, Community facilities zone or or a road reserve.		
Material Change of Use for difficult to evacuate uses (but not a Dwelling house) within the High pressure gas pipeline buffer and the pipeline is not within the Open space zone, Community facilities zone or or a road reserve.	Code assessment	Infrastructure overlay code
Material change of use for difficult to evacuate uses within a chemical facilities buffer.	Code assessment	Infrastructure overlay code
Operational Work or Building works not associated with the Material change of use or reconfiguration of a lot within a High pressure gas pipeline buffer and the pipeline is not within the Open space zone, Community facilities zone or or a road reserve	Code assessment	Infrastructure overlay code
All other development within a premises that has an infrastructure corridor, asset or pipeline or facility not listed above.	No change	Infrastructure overlay code
Scenic landscape overlay		
All development involving an approved development envelope area approved under the Lockyer Valley Planning Scheme.	Accepted	Not applicable
Material Change of Use, in an existing building where no Building Work or minor Building Work are proposed, within the mapped area.	Accepted	Not applicable
Material Change of Use in a. Conservation zone; b. Emerging community zone; c. Limited development zone; d. Open space zone; e. Rural residential zone; f. Rural zone; g. Sport and recreation zone.	No change	Scenic landscape overlay
Material Change of Use where within: a. an area of scenic landscape value; or b. a scenic route; AND for any of the following: a. Animal Husbandry; or b. Animal keeping; or c. Cropping; or d. Outdoor sport and recreation; or e. Outstation; or f. Park; or g. Roadside stall; or h. using an existing building.	Accepted	Not applicable
Operational Work not associated with Material Change of use or Reconfiguration of a Lot within: a. an area of scenic landscape value; or b. a scenic route; or c. a scenic lookout; AND is for: a. an advertising device that is: i. an illuminated sign; or ii. a pylon sign.	Code assessment	Scenic landscape overlay
Operational Work not associated with Material Change of use or Reconfiguration of a Lot and within: a. an area of scenic landscape value; or	Code assessment	Scenic landscape overlay

b. a scenic route; AND is for: c. earthworks or ground disturbance.		
All other development not listed above.	No change	Scenic landscape overlay
Steep land overlay		
All development within a development envelope area approved under the Lockyer Valley Planning Scheme for the purpose of achieving a tolerable or acceptable level of risk. <i>Editor's note—For the Steep land overlay the Assessment Triggers include slopes of 15% and more. Slopes 15% and less are provided for information purposes.</i>	Accepted	Not applicable
Material Change of Use on steep slopes or very steep slopes and: a. Animal husbandry excluding pastured production; or b. Cropping; or c. Park; or d. Permanent plantation; or e. Telecommunication facility where a low impact facility under the <i>Telecommunications Act (Cth)</i> . <i>Editor's note—For the Steep land overlay the Assessment Triggers include slopes of 15% and more. Slopes 15% and less are provided for information purposes.</i>	Accepted	Not applicable
Material Change of Use on steep slopes or very steep slopes and not: a. Animal husbandry including pastured production; or b. Community residence; or c. Dwelling house including secondary dwelling; or d. Environment facility; or e. Home-based business including Home-based transport business; or f. Nature based tourism not involving accommodation; or g. Outdoor sport and recreation not involving any building work; or operational work; or h. Outstation; or i. Roadside stall; or j. Utility installation. <i>Editor's note—For the Steep land overlay the Assessment Triggers include slopes of 15% and more. Slopes 15% and less are provided for information purposes.</i>	Accepted subject to requirements if the use complies with all relevant Acceptable outcomes identified in the Assessment benchmark column	Steep land overlay code
	Code assessment	Steep land overlay code
Operational Work not associated with a Material Change of Use or Reconfiguration of Lot on steep slopes or very steep slopes for: a. earthworks; or b. vegetation clearing; or c. ground disturbance in a high risk soils area. <i>Editor's note—For the Steep land overlay the Assessment Triggers include slopes of 15% and more. Slopes 15% and less are provided for information purposes.</i>	Code assessment	Steep land overlay code

Operational Work associated with a Reconfiguration of a Lot or Material Change of Use <i>Editor's note—For the Steep land overlay the Assessment Triggers include slopes of 15% and more. Slopes 15% and less are provided for information purposes.</i>	Code assessment	Steep land overlay code
Building Work (excluding Minor building work) not associated with a Material Change of Use <i>Editor's note—For the Steep land overlay the Assessment Triggers include slopes of 15% and more. Slopes 15% and less are provided for information purposes.</i>	Code assessment	Steep land overlay code
All other development not listed above. <i>Editor's note—For the Steep land overlay the Assessment Triggers include slopes of 15% and more. Slopes 15% and less are provided for information purposes.</i>	No change	Steep land overlay code
Waterways and Water resource catchment overlay		
All development where in an approved development envelope area.	Accepted	Not applicable
Material Change of Use or Minor building work for a Dwelling house or Home-based business where within an existing Dwelling house.	Accepted	Not applicable
Material Change of Use not otherwise specified: a. within the Lockyer Creek water resource catchment: i. involving on-site wastewater treatment systems that directly discharges to an overland flow path, waterway or wetland; or ii. with a site area of 2,500m ² or greater; or iii. for an urban purpose creating 6 or more dwellings; or iv. for an urban purpose with an impervious area greater than 25% of the net developable area; or b. within or partly within a waterway, or wetland and associated wetland separation area; or c. within 400m of water supply storage; or d. within or partly within a wetland separation area excluding: i. Dwelling house; or ii. Home-based business; or iii. government supported transport infrastructure; or iv. government supported electricity operating works. Material Change of Use within or partly within the water supply buffer area and for: a. Extractive industry; or b. High impact industry; or c. Intensive animal industry; or d. Low impact industry; or e. Medium impact industry; or f. Motor sport facility; or g. Rural Industry; or h. Special industry; or	Code assessment	Water resource overlay code

<p>i. Transport depot; or j. Utility installation that involves wastewater treatment, drainage or stormwater services, a maintenance depot or storage depot; or k. Waste management facilities; or l. another urban purpose not listed above that has a site area of 2,500m² or greater and not impact assessable.</p> <p><i>Editor's note—Where development proposes to undertake development within a mapped waterway or wetland, the Applicant should consider if the work may involve waterway barrier works; Fisheries Act; or taking or interfering with water under the Water Act. The State's watercourse identification map shows the relevant features under the Water Act.</i></p>		
<p>Reconfiguring a lot: a. within the Lockyer Creek water resource catchment involving on-site wastewater treatment systems that discharges to an overland flow path, waterway, wetland or separation area; or b. within or partly within the water supply buffer; and i. for an urban purpose creating 6 or more lots connected to reticulated sewer; or ii. for an urban purpose with a site area of 2,500m² and greater; or c. within or partly within 400m of a water supply storage; or d. within or partly within a waterway, overland flow path, wetland, wetland separation area or spring separation area.</p> <p><i>Editor's note—Where development proposes to undertake development within a mapped waterway or wetland, the Applicant should consider if the work may involve waterway barrier works; Fisheries Act; or taking or interfering with water under the Water Act. The State's watercourse identification map shows the relevant features under the Water Act.</i></p>	Code assessment	Water resource overlay code
<p>Operational Work for 'minor filling and excavation' and 'exempt clearing work'</p>	Accepted development	Not applicable
<p>Operational Work not otherwise specified and not associated with a material change of use or reconfiguration of a lot for vegetation clearing, earthworks or other ground disturbance: a. within a wetland separation area or within 200m of a bulk water supply storage; or b. within or partly within a waterway, overland flow path, or spring separation area; or c. the works are 2,500m² and greater. Operational Work for high impact earthworks within a wetland or wetland separation area and not: a. electricity operating works; or b. government supported transport infrastructure.</p> <p><i>Editor's note—Where development proposes to undertake development within a mapped waterway or wetland, the Applicant should consider if the work may involve waterway barrier works; or taking or interfering</i></p>	Code assessment	Water resource overlay code

<i>with water under the Water Act 2000. The State's watercourse identification map shows the relevant features under the Water Act 2000.</i>		
All other development within a mapped area on OM12A Waterways and water resource catchment — Ecosystems overlay or OM12B Waterways and water resource catchment - water resource catchment overlay.	No change	Water resource overlay code
High risk soils — information overlay		
All assessable development	Information purposes	Where specified in an applicable code
Minimum lot size overlay		
Reconfiguration of a Lot	Information purposes	Reconfiguration of a Lot code
Road hierarchy — information overlay		
All development	Information purposes	Where specified in an applicable code
Transport noise corridor — information overlay		
All development	Administrative Purposes	Not applicable
Biodiversity overlay OM3A Biodiversity — Ecological areas overlay — Protected areas and Legally Secured Offsets		
All assessable development	Information purposes	Not applicable
Steep land overlay OM11 Steep land overlay — Slopes 5% to 15%		
All assessable development involving Earthworks and on-site effluent disposal.	Information purposes	Where specified in an applicable code
Waterways and Water resource catchment overlay OM12 Waterways and Water resource catchment overlay — Lockyer Creek sub catchments		
All assessable development	Information purposes	Where specified in an applicable code

Part 6 Zones

6.1 Preliminary

1. Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
2. Zones are mapped and included in Schedule 2.
3. The categories of development and assessment for development in a zone are in Part 5 Tables of Assessment.
4. Assessment benchmarks for zones are contained in a zone code.
5. A precinct may be identified for part of a zone.
6. Precinct measures are contained in the zone code.
7. Each zone code identifies the following:
 - a. the purpose of the zone;
 - b. the overall outcomes that achieve the purpose of the zone code.
8. The following are the zone codes for the planning scheme:
 - a. Community facilities zone code;
 - b. Conservation zone code;
 - c. Emerging community zone code;
 - d. Industry zone code;
 - e. Limited development zone code;
 - f. Local centre zone code;
 - g. Low density residential zone code;
 - h. Low-medium density residential zone code;
 - i. Major centre zone code;
 - j. Mixed use zone code;
 - k. Open space zone code;
 - l. Principal centre zone code;
 - m. Rural residential zone code;
 - n. Rural zone code;
 - i. Tenthill Creek subdivision precinct;
 - o. Special industry zone code;
 - p. Sport and recreation zone code; and
 - q. Township zone code.

6.2 Community facilities zone code

6.2.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Community facilities zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.2.2 Purpose and overall outcomes

1. The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:
 - a. Educational establishments; and
 - b. Hospitals; and
 - c. transport and telecommunication networks; and
 - d. Utility installations.
2. The purpose of the Community facilities zone is achieved through the following overall outcomes:
 - a. The Community facilities zone accommodates community related facilities that are owned and operated by private enterprise or Government entities and their agencies.
 - b. Development facilitates community services, activities and infrastructure that meet the social, educational, spiritual, cultural and health needs of the community. The continuing operation of community facilities and services within the zone is protected and provision is made for redevelopment and expansion of facilities in keeping with their purpose and community needs.
 - c. The Gatton campus of the University of Queensland and the Southern Queensland Correctional Facility are important community facilities. Development near these facilities will only be permitted where it will not prejudice, restrict or limit their operation and expansion.
 - d. Development of allied and compatible uses for community activities and services is supported where they are low scale and protect the role and function of adjacent centres.
 - e. The built form of community facilities reflects the existing built form of the surrounding area. Where development is of a greater scale, height and bulk in relation to surrounding development, the visual effects are addressed by setbacks, building form, landscaping and other means.
 - f. Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety.
 - g. Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
 - h. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).
 - i. Development is designed and located in response to the physical characteristics and constraints of the land including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impeding the flood conveyance function of land.
 - j. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
 - k. Development provides for infrastructure and services that are commensurate with the nature and scale of development that is expected to occur in the area. When located within an urban area, development is provided with the full range of urban services to support the needs of the community, including parks, transport network (for all transport modes), reticulated water, sewer, stormwater drainage, electricity and telecommunications infrastructure. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
 - l. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, active transport networks) and are well connected to activity centres, employment nodes, open space, recreation areas and community facilities. Development provides a high level of amenity that reflects the building typology, vernacular and streetscape character intended for the zone.
 - m. Development maximises connectivity, permeability and ease of transport movements within the activity centre including improving active and public transport networks.
 - n. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
 - o. Subdivision layouts are designed to prevent the creation of new rear access lots (or battle-axe lots). Subdivision ensures created lots are wide enough for the future use.

- p. Development that is **not** consistent with the purpose and outcomes of the Community facilities zone must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
- q. Uses not listed in Table 6.2-1 are inconsistent uses in the Community facilities zone. Inconsistent uses are not established in the zone.

Table 6.2-1: Consistent uses in the Community facilities zone

CONSISTENT USES		
Battery storage facility	Environment facility	Parking station
Caretaker's accommodation	Food and drink outlet (where associated with community activities)	Permanent plantation
Cemetery	Function facility	Place of worship
Childcare centre	Funeral parlour	Renewable energy facility
Club	Health care service	Residential care facility
Community care centre	Hospital	Retirement facility (where associated with a Residential care facility)
Community residence	Indoor sport and recreation	Substation
Community use	Market	Telecommunications facility
Crematorium	Major electricity infrastructure	Theatre
Detention facility	Outdoor sport and recreation	Utility Installation
Educational establishment	Park	
Emergency services		

6.3 Conservation zone code

6.3.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Conservation zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.3.2 Purpose and overall outcomes

1. The purpose of the conservation zone is to provide for the management, protection and restoration of areas that support one or more of the following:
 - a. biological diversity;
 - b. ecological integrity;
 - c. naturally occurring landforms.
2. The purpose of the Conservation zone is achieved through the following overall outcomes:
 - a. The Conservation zone includes areas within the Region with the most significant ecological and landscape values including World Heritage Areas, National parks, State Forests, Nature Refuges and significant habitat and wildlife corridors. The biological diversity, ecological processes, ecological connectivity, ecosystem resilience, scenic landscape values and scenic amenity of these areas are protected from development.
 - b. Biological diversity, ecological processes, ecological connectivity and ecosystem resilience is retained through the protection, improvement and management of the land within this zone.
 - c. Land in this zone remains undeveloped and is retained in its natural state with minimal intrusion of built form. All uses are compatible with the environmental significance and protected status of land included in the zone.
 - d. The zone provides for a limited range of activities where environmental values, ecological processes, scenic landscape values and scenic amenity are maintained.
 - e. No additional lots are created within the Conservation zone. Amalgamation of lots is encouraged to maximise the potential use of the land for recreational or conservation purposes.
 - f. New development is only necessary for the use, enjoyment, appreciation, viewing, study and conservation of land within the zone. Recreational uses involve very low impact activities such as walking and nature appreciation.
 - g. Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
 - h. New development is designed and located in response to the physical characteristics and constraints of the land including flooding, steep slopes and bushfire hazard. New development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impeding the flood conveyance function of land.
 - i. Development that is **not** consistent with the purpose and outcomes of the Conservation zone must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
 - j. Uses not listed in Table 6.3-1 are inconsistent uses in the Conservation zone. Inconsistent uses are not established in the zone.

Table 6.3-1: Consistent uses in the Conservation zone

CONSISTENT USES
All uses consistent with the <i>Forestry Act</i> or the <i>Nature Conservation Act</i> Environment facility Nature-based tourism Outdoor sport and recreation Outstation Park Permanent plantation

6.4 Emerging community zone code

6.4.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Emerging community zone Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.4.2 Purpose and overall outcomes

1. The purpose of the emerging community zone is to:
 - a. identify land that is intended for an urban purpose in the future; and
 - b. protect land that is identified for an urban purpose in the future from incompatible uses; and
 - c. provide for the timely conversion of non-urban land to land for urban purposes.
2. The purpose of the Emerging community zone is achieved through the following overall outcomes:
 - a. Land within this zone has been identified to be protected for urban purposes beyond the life of this planning scheme and to facilitate logical, orderly, efficient and sequential provision of growth.
 - b. Low intensity activities (such as a Dwelling house on an existing lot or Home-based business) that are compatible with the existing character of the area, are supported where the scale, layout, nature and impacts on future development of an integrated and compact urban form are not compromised.
 - c. Detailed structure planning and an assessment of existing residential land supply within the region is required to support new more intensive forms of urban development within this zone to ensure that development can be cost efficiently serviced and does not create a development front outside the priority infrastructure area.
 - d. Development that creates lots and does not support efficient sequential growth, is considered premature and not supported.
 - e. Development in the Emerging community zone with an approved structure plan creates new sustainable and liveable communities that are well planned and integrated with surrounding land uses to:
 - i. contribute to a logical and sequential pattern of development and infrastructure to create an integrated and compact urban form;
 - ii. facilitate efficient use of land and infrastructure;
 - iii. facilitate integration with existing and future urban development, having regard to movement and open space networks;
 - iv. provide for a diversity of housing choice and convenient community services;
 - v. manage stormwater on a catchment-wide basis; and
 - vi. respond to constraints and natural values on the site and mitigate any impacts on environmental values.
 - f. Emerging communities are developed in accordance with an approved structure plan:
 - i. are attractive, connected, functional and resilient communities that are supported by an accessible and connected public and active transport network, employment, Shops and essential community infrastructure and services.
 - ii. provide a variety of lot sizes and configurations that encourage diverse housing options.
 - iii. have a mix of residential types, including affordable housing types and achieves a net residential density of 15 to 20 dwellings a hectare.
 - iv. have higher densities in well-serviced locations (such as those located near town centres and high frequency public transport nodes).
 - g. Development does not compromise the operation or intended use of adjoining or adjacent land, including agricultural areas and Industry activities and provides a transition area, buffer or setback to non-urban or incompatible uses.
 - h. Development provides a high level of integration of built form, movement networks, open space and recreational facilities and community infrastructure.
 - i. Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
 - j. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).
 - k. Development is designed and located in response to the physical characteristics and constraints of the land including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impeding the flood conveyance function of land.
 - l. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
 - m. Development is provided with the full range of urban services to support the needs of the community, including parks, transport network (for all transport modes), reticulated water, sewer, stormwater drainage, electricity and telecommunications infrastructure. Infrastructure is provided in a logical, orderly and efficient manner and is integrated

with and connected to existing infrastructure.

- n. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, active transport networks) and are well connected to activity centres, employment nodes, open space, recreation areas and community facilities. Development provides a high level of amenity that reflects the building typology, vernacular and streetscape character intended for the zone.
- o. Development maximises connectivity, permeability and ease of transport movements, including improving active and public transport networks.
- p. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
- q. Subdivision layouts of new master planned estates are designed to prevent the creation of new rear access lots (or battle-axe lots). Subdivision ensures that created lots are wide enough for future uses and dwellings have a front entrance visible from the street to the building. Subdivisions undertake a site analysis to ensure created lots facilitate climate-responsive building design.
- r. Development that is **not** consistent with the purpose and outcomes of the Emerging community zone must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.

Editor's note—A table of consistent uses has not been provided for the Emerging community zone as development in this zone is intended to occur under a Structure Plan.

Editor's note—Before undertaking development a search of the Aboriginal Cultural Heritage register should be undertaken in accordance with the Aboriginal Cultural Heritage Act duty of care guidelines.

6.5 Industry zone code

6.5.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Industry zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.5.2 Purpose and overall outcomes

1. The purpose of the industry zone is to provide for:
 - a. a variety of industry activities; and
 - b. other uses and activities that:
 - i. support industry activities; and
 - ii. do not compromise the future use of premises for industry activities.
2. The purpose of the Industry zone is achieved through the following overall outcomes:
 - a. The Industry zone facilitates the provision of a wide range of Industry activities that:
 - i. contribute positively to the economic prosperity of the Lockyer Valley;
 - ii. service the needs of local communities and businesses;
 - iii. avoid harming matters of environmental significance, ecological processes and ecological connectivity; and
 - iv. protect and maintain the scenic landscape values and residential amenity in the locality.
 - b. The Industry zone contains high quality, fully serviced, accessible land accommodating a wide range of industrial and supporting activities.
 - c. The viability of both existing and future industry activities, particularly Industry activities that are difficult to accommodate in other zones due to their potential impacts, are protected from the intrusion of incompatible land uses.
 - d. Special industry and High impact industry are not located where it will cause adverse effects on residential amenity.
 - e. The scale, character and built form of development contributes to a high standard of amenity and are in keeping with the expectations of a modern, safe and attractive industrial environment. Development is sympathetic to the existing and planned scale and character of the streetscape and surrounding development.
 - f. Non-industrial uses may be included in the zone, but only where these uses support industrial activities and will not compromise the continuing operation and viability of Industry activities or the integrity of the zone.
 - g. Non-industrial uses are limited to Commercial and Residential activities that support Industry activities and provide direct services to people employed in the area, e.g. small scale Food and drink outlets and Caretaker's accommodation.
 - h. Residential activities, or sensitive land uses avoid locating in or near this zone to minimise reverse amenity impacts.
 - i. Development minimises potential external impacts such as loss of amenity for surrounding sites, including impacts from air, light, noise, odours, dust, waste, vibration, overlooking, public health and safety.
 - j. Development that is incompatible with existing and approved industrial uses is located to avoid adverse effects and, where this is not possible, development is designed to minimise the effects.
 - k. Development provides effective screening and buffering from Industry activities to adjacent Residential activities, or sensitive land uses, to protect residential amenity and environmental values of the surrounding land.
 - l. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).
 - m. Development is designed and located in response to the physical characteristics and constraints of the land including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impede impeding the flood conveyance function of land.
 - n. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
 - o. Development is provided with the full range of urban services to support the needs of the community, including parks, transport network (for all transport modes), reticulated water, sewer, stormwater drainage, electricity and telecommunications infrastructure. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
 - p. Industry activities are located to have the most direct, safe and efficient access to the transport network.
 - q. Development is serviced with a road and transport network and hierarchy suitable for the intended use. For example, freight traffic is directed on to roads and transport corridors that can support the function of freight movements.
 - r. Subdivision layouts are designed to prevent the creation of new rear access lots (or battle-axe lots). Subdivision ensures that created lots are wide enough for future uses have a front entrance visible from the street to the building and active street frontages. Subdivisions undertake a site analysis to ensure created lots facilitate climate-responsive

- building design.
- s. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
 - t. Development provides a range of lot sizes and adaptable building configurations that cater for varying industry needs.
 - u. Development that is **not** consistent with the purpose and outcomes of the Industry zone must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
 - v. Uses not listed in Table 6.5-1 are inconsistent uses in the Industry zone. Inconsistent uses are not established in the zone.

Editor’s note—Major hazard facilities and hazardous chemical facilities are State assessable development. Applicants of these developments should seek advice from Office of Industrial Relations, Major Hazardous Facilities Unit before applying to Council.

Table 6.5-1: Consistent uses in the Industry zone

CONSISTENT USES		
Agricultural supplies store	Hardware and trade supplies	Service industry
Aquaculture	High impact industry	Service station
Battery storage facility	Indoor sport and recreation	Showroom
Brothel	Low impact industry	Substation
Bulk landscape supplies	Major electricity infrastructure	Telecommunications facility
Caretaker’s accommodation	Medium impact industry	Transport depot
Car wash	Outdoor sales	Utility installation
Crematorium	Park	Veterinary service
Emergency services	Parking station	Warehouse
Food and drink outlet (where less than 50m ² GFA)	Renewable energy facility	Wholesale nursery
Funeral parlour	Research and technology industry	Winery
Garden centre		

6.6 Limited development zone

6.6.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Limited development zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.6.2 Purpose and overall outcomes

1. The purpose of the limited development zone is to identify land that is significantly affected by one or more development constraints, including, for example, constraints relating to defence requirements, flooding, historical subdivisions, land contamination, past or future mining activities or topography.

Editor's note—Land included in the Limited development zone is not an urban area for the purpose of the Planning Regulation.

2. The purpose of the Limited development zone is achieved through the following overall outcomes:
 - a. Land impacted by extreme flood risk is unsuitable for development due to intolerable risk from flooding and an inability to mitigate the risk to people and property to an acceptable level.
 - b. Development provides for an extremely limited range of non-urban uses. Activities have a very low intensity, or have no built form or a built form that is comprised of resilient or readily replaceable materials that allow operators to resume trading shortly after a flood event.
 - c. No Residential activities are to be established within the zone.
 - d. No buildings are constructed including outbuildings associated with an existing Dwelling house.
 - e. No additional lots are created within the Limited development zone.
 - f. Development is designed and located in response to the flood constraints. Where other hazards also occur, they consider the cumulative impact of the flood hazard and the other hazard together on people and property.
 - g. The number of people or structures at risk of flood hazards is not increased.
 - h. Development does not change the flood capacity or impeding the flood conveyance function of land.
 - i. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
 - j. Development provides infrastructure that is commensurate with the nature and scale of the development.
 - k. Uses not listed in Table 6.6-1 are inconsistent uses in the Limited development zone. Inconsistent uses are not established in the zone.

Table 6.6-1: Consistent uses in the Limited development zone

CONSISTENT USES		
Animal husbandry Cropping	Outdoor sport and recreation not involving supporting facilities Park	Permanent plantation Utility installation for stormwater drainage purposes

6.7 Local centre zone code

6.7.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Local centre zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.7.2 Purpose and overall outcomes

1. The purpose of the Local centre zone is to provide for:
 - a. a limited variety of commercial, community and retail activities to service local residents; and
 - b. other uses and activities that integrate with and enhance, the local centre, including, for example, entertainment, shopping or residential uses.
2. The purpose of the Local centre zone is achieved through the following overall outcomes:
 - a. The town centres of Helidon, Laidley and Withcott are vibrant, readily accessible, integrated and well designed community focal points that provide a range of services and facilities that service their respective catchments.
 - b. This zone provides for a range of commercial, community, residential, and tourist activities that support the local convenience needs of the community and visitors and promote an active, mixed activity environment.
 - c. Development does not compromise the viability of the centre hierarchy by proposing higher order or larger scale uses that are better located in the Major centre zone or Principal centre zone. The Local centre zone does not contain commercial or retail activities designed to service the whole of the region or beyond.
 - d. Development provides for a small range of Residential activities in a mixed-use configuration, where such activities support the predominant business functions of the zone. For example, Residential activities are located above ground level or at the rear of the commercial activity to maintain the vitality of the centre and active street frontages.
 - e. Development provides shared access and shared facilities for the different uses located within the development. Development provides an integrated development outcome with residential, retail and commercial land uses.
 - f. Industry activities are limited to Service industries and Low impact industries that serve the needs of the community and have a similar built form and amenity to Shops and Offices in the centre.
 - g. Tourist uses are compatible with the commercial use and heritage values of the centre.
 - h. Development provides a high level of amenity and is reflective of the surrounding character of the area and is sited and designed to maximise activity along primary street frontages with buildings maintaining a human scale at street level. New development is compatible with and improves the local streetscape character and is built to a high standard of urban and landscape design that creates attractive and functional buildings, streets and places. Development creates areas that are safe, convenient, comfortable and attractive.
 - i. Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety.
 - j. Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
 - k. Development in Local heritage areas protects the streetscape and traditional commercial character by designing new buildings that reflect the existing building materials and respect vertical and horizontal rhythms of the existing streetscape without replicating or mimicking heritage detailing.
 - l. Development in Helidon and Laidley reinforces and supports the traditional main street character through built form that:
 - i. contributes to a vibrant local centre identity;
 - ii. maintains the traditional and character elements of the streetscape and sensitively integrates historical places in context; and
 - iii. maintains a mix of land uses with small-scale building footprints.
 - m. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).
 - n. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impeding the flood conveyance function of land.
 - o. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
 - p. Development is provided with the full range of urban services to support the needs of the community, including parks, transport network (for all transport modes), reticulated water, sewer, stormwater drainage, electricity and telecommunications infrastructure. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.

- q. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, active transport networks) and are well connected to activity centres, employment nodes, open space, recreation areas and community facilities. Development provides a high level of amenity that reflects the building typology, vernacular and streetscape character intended for the zone.
- r. Development maximises connectivity, permeability and ease of transport movements, including improving active and public transport networks.
- s. Subdivision layouts are designed to prevent the creation of new rear access lots (or battle-axe lots). Subdivision ensures that created lots are wide enough to have a front entrance visible from the street to the building.
- t. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
- u. Development that is **not** consistent with the purpose and outcomes of the Local centre zone must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
- v. Uses not listed in Table 6.7-1 are inconsistent uses in the Local centre zone. Inconsistent uses are not established in the zone.

Additional Outcomes for Laidley:

- w. The heritage significance of the Laidley centre is protected in terms of streetscape and traditional commercial character of buildings. Buildings that are Local heritage places are intended to be used for centre purposes provided that the development is undertaken in a manner that protects heritage values.
- x. Buildings in proximity to Local heritage places are designed to reflect the building materials and respect vertical and horizontal rhythms of the existing streetscape without replicating or mimicking heritage detailing.

Table 6.7-1: Consistent uses in the Local centre zone

CONSISTENT USES		
Adult store	Function facility	Outdoor sport and recreation
Agricultural supplies store	Funeral parlour	Park
Bar	Health care service	Parking station
Battery storage facility	Garden centre	Place of worship
Car wash	Hardware and trade supplies	Rooming accommodation (where located above or behind a commercial activity)
Caretaker's accommodation	Health care service	Service industry
Childcare centre	Home-based business (but not a <i>Home-based transport business</i> ; where within an existing Dwelling House)	Service station
Club	Hotel	Shop
Community care centre	Indoor sport and recreation	Shopping centre (where less than 1,000m ² GFA)
Community residence	Low impact industry	Short-term accommodation
Community use	Major electricity infrastructure (where located underground)	Showroom
Dual occupancy (where located above the ground storey or at the rear of a commercial building)	Market	Substation
Dwelling unit (where located above the ground storey or at the rear of a commercial building)	Multiple dwelling (where located above or behind a commercial activity)	Telecommunications facility
Educational establishment	Office	Theatre
Emergency services	Outdoor sales	Utility installation
Environment facility		Veterinary service
Food and drink outlet		

6.8 Low density residential zone code

6.8.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Low density residential zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.8.2 Purpose and overall outcomes

1. The purpose of the Low density residential zone is to provide for:
 - a. a variety of low density dwelling types; and
 - b. community uses, and small-scale services, facilities and infrastructure, to support local residents.
2. The purpose of the Low density residential zone is achieved through the following overall outcomes:
 - a. The Low density residential zone incorporates low-rise residential development predominantly 1 or 2 storeys in a variety of housing styles and designs to meet the needs of the community.
 - b. Development maintains a low density detached housing character in which tourist activities are not accommodated.
 - c. Development achieves a density commensurate with the low-density nature of the area and between 3 to 5 dwellings (where unsewered) and 15 to 25 dwellings (where connected to sewer) to a hectare while always remaining compatible with the existing character.
 - d. Rooming accommodation houses five persons or less.
 - e. Development provides a high level of amenity through compatible mixing of land uses, access to services and facilities, cohesive streetscapes and quality urban design.
 - f. Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety. New Residential activities are located and buffered to minimise impacts from existing incompatible uses such as transport corridors, agriculture, industry and major community facilities.
 - g. Some housing choice is provided in this zone to allow people to remain within their local community throughout their life. Dwelling houses, Dual occupancies, Rooming accommodation and small-lot housing (townhouses), are expected to be the dominant forms of housing. Other forms of housing, including Residential care facilities and Retirement facilities establish in locations with good access to infrastructure and facilities and where their design and density is consistent with the existing residential character. Affordable housing is provided where it is consistent with the existing character, building bulk and scale of the locality without reducing residential amenity.
 - h. Dual occupancy occurs in a form that is consistent with the density and character of the local area.
 - i. Development minimises the extent of shadows on useable private open space or public space and provides adequate sunlight to habitable rooms on the site or adjoining land.
 - j. Home-based businesses protect and improve the character and amenity of the location.
 - k. An open space network is established, improved and protected throughout the residential area to encourage active transport and community connectivity, to provide visual relief and protect environmental values.
 - l. Small scale non-residential uses are provided where they can be clustered together, provide a local function and primarily serve the residents of the immediate area (such as convenience stores and Childcare centres). Small scale non-residential uses protect and maintain residential character, amenity and the vitality, role and function of the centre zones and hierarchy.
 - m. Non-residential uses that do not fill a local function, locate in existing non-residential buildings, or where a Local heritage place is proposed to be reused.
 - n. Buildings (including non-residential uses) incorporate design elements that:
 - i. provide visual interest through form and design;
 - ii. respond to the character and amenity of neighbouring premises;
 - iii. incorporate design principles to contribute to an attractive streetscape of buildings and respond to the local climate;
 - iv. are consistent with the surrounding residential development, including roofline and architectural treatments that reflect residential building design.
 - o. Heritage places are protected and improved by development to preserve the historical character, amenity and identity of the locality.
 - p. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmentl Design (CPTED).
 - q. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impede impeding the flood conveyance function of land.

- r. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
- s. Development is provided with the full range of urban services to support the needs of the community, including parks, transport network (for all transport modes), reticulated water, sewer, stormwater drainage, electricity and telecommunications infrastructure. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
- t. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, active transport networks) and are well connected to activity centres, employment nodes, open space, recreation areas and community facilities. Development provides a high level of amenity that reflects the building typology, vernacular and streetscape character intended for the zone.
- u. Development maximises connectivity, permeability and ease of transport movements, including improving active and public transport networks.
- v. Subdivision layouts are designed to prevent the creation of new rear access lots (or battle-axe lots). Subdivision ensures that created lots are wide enough to have a front entrance visible from the street to the building. Subdivisions undertake a site analysis to ensure created lots facilitate climate-responsive building design.
- w. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
- x. Development that is **not** consistent with the purpose and outcomes of the Low density residential zone, must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
- y. Uses not listed in Table 6.8-1 are inconsistent uses in the Low density residential zone. Inconsistent uses are not established in the zone.

Table 6.8-1: Consistent uses in the Low density residential zone

CONSISTENT USES		
Animal keeping (where consistent with the local law)	Food and drink outlet (where less than 100m ² TUA)	Retirement facility
Battery storage facility	Home-based business	Rooming accommodation (for 5 people or less)
Childcare centre	Major electricity infrastructure (where located underground)	Sales office
Community care centre	Multiple dwelling	Shop (where less than 100m ² TUA)
Community residence	Outdoor sport and recreation	Short-term accommodation
Community use	Park	Substation
Dual occupancy	Residential care facility	Telecommunications facility
Dwelling house		Utility installation
Emergency services		

6.9 Low-medium density residential zone code

6.9.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Low-medium density residential zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.9.2 Purpose and overall outcomes

1. The purpose of the Low-medium density residential zone is to provide for:
 - a. a variety of low to medium density dwelling types; and
 - b. community uses and small-scale services, facilities and infrastructure, to support local residents.
2. The purpose of the Low-medium density residential zone is achieved through the following overall outcomes:
 - a. The Low-medium density residential zone provides for housing diversity including Dwelling houses, Dual occupancies, Rooming accommodation, Multiple dwellings and small-lot housing, close to the commercial centres of Gatton and Plainland. Housing diversity is provided to ensure that housing choice is provided to respond to the needs of the community.
 - b. Development achieves a residential density commensurate with the low-density nature of the area of 25 dwellings to a hectare where:
 - i. buildings are low-scale (i.e. no more than three storeys);
 - ii. buildings improve the existing streetscape;
 - iii. dwellings have a smaller building footprint to retain front and backyards.
 - c. A residential density above 25 dwellings to a hectare (and not greater than 80 dwellings to a hectare) may be supported in limited circumstances and only where the site:
 - i. is within easy walking distance (200m-400m) to an existing or proposed commercial area, or school or public transport network; and
 - ii. has frontage or is near an urban collector road.
 - d. Development includes a mix of apartments and row-houses that are of a scale and bulk that are consistent with the scale of existing dwelling houses and dual occupancies.
 - e. In limited instances, superior urban design and built form is required to address the streetscape, mitigate amenity impacts on adjoining uses and ensure compatibility with the existing neighbourhood character.
 - f. Development provides a high level of amenity through a compatible mix of land uses, access to services and facilities, cohesive streetscapes and quality urban design.
 - g. Development provides for alternative housing types such as Residential care facilities and Retirement facilities which provide housing diversity and allow people to find suitable accommodation throughout their life.
 - h. Rooming accommodation for 6 persons or more, Residential care facilities and Retirement facilities meets the building height requirements.
 - i. Affordable housing is provided where it is consistent with the existing character, building bulk and scale of the locality without reducing residential amenity. Affordable housing and social housing are provided in a range of housing types (e.g. Dual occupancies, Multiple dwellings, Rooming accommodation) and styles (e.g. 2 to 3 storey buildings).
 - j. Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety. New Residential activities are located and buffered to minimise impacts from existing incompatible uses such as transport corridors, agriculture, industry and major community facilities.
 - k. New residential developments establish in locations where they are integrated with existing neighbourhoods and in proximity to existing community facilities such as schools.
 - l. An open space network is established, improved and protected throughout the residential area to encourage active transport and community connectivity, to provide visual relief and protect environmental values.
 - m. Non-residential uses are provided where they can be clustered together, provide a local function and primarily serve the residents of the immediate area (such as convenience stores and Childcare centres). Non-residential uses protect and maintain residential character, amenity and the vitality, role and function of the centre zones and hierarchy.
 - n. Heritage places are protected and improved by development to preserve the historical character, amenity and identity of the locality.
 - o. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).
 - p. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impede the flood conveyance function of land.

- q. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
- r. Non-residential uses that do not fill a local function, locate in existing non-residential buildings, or where a Local heritage place is proposed to be reused.
- s. Non-residential uses incorporate design elements that are consistent with the surrounding residential development, including roofline and architectural treatments that reflect residential building design.
- t. Home-based businesses protect and improve the character and amenity of the location.
- u. Development is provided with the full range of urban services to support the needs of the community, including parks, transport network (for all transport modes), reticulated water, sewer, stormwater drainage, electricity and telecommunications infrastructure. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
- v. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, active transport networks) and are well connected to activity centres, employment nodes, open space, recreation areas and community facilities. Development provides a high level of amenity that reflects the building typology, vernacular and streetscape character intended for the zone.
- w. Development maximises connectivity, permeability and ease of transport movements, including improving active and public transport networks.
- x. Subdivision layouts are designed to prevent the creation of new rear access lots (or battle-axe lots). Subdivision ensures that created lots are wide enough to have a front entrance visible from the street to the building. Subdivisions undertake a site analysis to ensure created lots facilitate climate-responsive building design.
- y. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
- z. Development that is **not** consistent with the purpose and outcomes of the Low-medium residential zone, must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
- aa. Uses not listed in Table 6.9-1 are inconsistent uses in the Low-medium residential zone. Inconsistent uses are not established in the zone

Table 6.9-1: Consistent uses in the Low-medium density residential zone

CONSISTENT USES		
Animal keeping (where consistent with the local law)	Food and drink outlet (where less than 100m ² GFA)	Rooming accommodation
Battery storage facility	Home-based business	Sales office
Childcare centre	Major electricity infrastructure (where located underground)	Shop (where less than 100m ² GFA)
Community care centre	Multiple dwelling	Short-term accommodation
Community residence	Outdoor sport and recreation	Substation
Community use	Park	Telecommunications facility
Dual occupancy	Relocatable home park	Tourist park
Dwelling house	Residential care facility	Utility installation
Emergency services		

6.10 Major centre zone code

6.10.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Major centre zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.10.2 Purpose and overall outcomes

1. The purpose of the major centre zone is to provide for a large variety of uses and activities to service a part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
2. The purpose of the Major centre zone is achieved through the following overall outcomes:
 - a. Plainland provides for a range of commercial and community activities which provide for the current and future economic and social needs of the local community and a sub-regional catchment.
 - b. A wide range of commercial, administrative, community activities are provided which support the local community and provide for the travelling public.
 - c. Development does not compromise the viability of the centre hierarchy by proposing higher order or larger scale uses that are more appropriately located in the Principal centre zone.
 - d. Development provides active uses located at the ground level and compatible supporting uses located above ground level providing an integrated development outcome with residential, retail and commercial land uses.
 - e. Residential uses support the centre for commercial purposes. Residential uses are located above ground level or at the rear of commercial uses to maintain the vitality of the centre and active street frontages. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre.
 - f. Industry activities are limited to service industries and low impact industries that serve the needs of the community and have a similar built form and amenity to Shops and Offices in the centre.
 - g. Tourist accommodation is provided where it is compatible with the commercial use of the centre.
 - h. Development contributes to the creation of an active, safe and legible public realm, incorporating high quality public open spaces including town squares, civic plazas and forecourts, where appropriate.
 - i. New development is compatible with and improves the local streetscape character and creates areas that are safe, convenient, comfortable and attractive. Development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places in keeping with the role of the zone as a major hub of economic and community activity. Development provides a high level of amenity and is reflective of the surrounding character of the area and is sited and designed to maximise activity along primary street frontages with buildings maintaining a human scale at street level.
 - j. Development in Plainland establishes a contemporary subtropical style through built form and landscaping that:
 - i. establishes a contemporary streetscape with a mix of architectural styles;
 - ii. establishes active building frontages to primary road frontages and corners;
 - iii. provides continuous shade and shelter to building entries and shopfronts; and
 - iv. where appropriate incorporates public open spaces and parks.
 - k. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).
 - l. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impeding the flood conveyance function of land.
 - m. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
 - n. Development is provided with the full range of urban services to support the needs of the community, including parks, transport network (for all transport modes), reticulated water, sewer, stormwater drainage, electricity and telecommunications infrastructure. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
 - o. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, active transport networks) and are well connected to activity centres, employment nodes, open space, recreation areas and community facilities.
 - p. Development provides a high level of amenity that reflects the building typology, vernacular and streetscape character intended for the zone.
 - q. Development maximises connectivity, permeability and ease of transport movements, including improving active and

- public transport networks.
- r. Subdivision layouts are designed to prevent the creation of new rear access lots (or battle-axe lots). Subdivision ensures that created lots are wide enough to have a front entrance visible from the street to the building. Subdivisions undertake a site analysis to ensure created lots facilitate climate-responsive building design.
 - s. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
 - t. Development that is **not** consistent with the purpose and outcomes of the Major centre zone, must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
 - u. Uses not listed in Table 6.10-1 are inconsistent uses in the Major centre zone. Inconsistent uses are not established in the zone.

Table 6.10-1: Consistent uses in the Major centre zone

CONSISTENT USES		
Adult store	Funeral parlour	Place of worship
Agricultural supplies store	Garden centre	Renewable energy facility
Battery storage facility	Hardware and trade supplies	Renewable energy facility
Bar	Health care service	Residential care facility
Car wash	Hospital	Resort complex
Caretaker's accommodation	Hotel	Retirement facility
Child care centre	Indoor sport and recreation	Rooming accommodation (where located above or behind a commercial activity)
Club	Low impact industry	Service industry
Community care centre	Major electricity infrastructure (where located underground)	Service station
Community residence	Market	Shop
Community use	Multiple dwelling (where located above or behind a commercial activity)	Shopping centre
Dual occupancy (where located above the ground storey of a commercial building)	Nightclub entertainment facility	Short-term accommodation
Dwelling unit (where located above the ground storey of a commercial building)	Office	Showroom
Educational establishment	Outdoor sales	Substation
Emergency services	Outdoor sport and recreation	Telecommunications facility
Environment facility	Park	Theatre
Food and drink outlet	Parking station	Tourist attraction
Function facility	Party house	Utility installation
		Veterinary service

6.11 Mixed use zone code

6.11.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Mixed use zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.11.2 Purpose and overall outcomes

1. The purpose of the mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.
2. The purpose of the Mixed use zone is achieved through the following overall outcomes:
 - a. The zone supports a mix of commercial, residential and community activities which provide a convenience function for the local community.
 - b. Development does not compromise the viability of the centre hierarchy by proposing higher order or larger scale uses that are more appropriately located in the Major centre zone or Principal centre zone.
 - c. Non-residential uses:
 - i. service the convenience needs of the local community, travellers and tourists; or
 - ii. support the establishment of businesses that support the surrounding local community.
 - d. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of in a Mixed use zone.
 - e. Development achieves a residential density commensurate with the low-density nature of the area of 25 dwellings to a hectare where connected to sewer and
 - i. buildings are low-scale (i.e. no more than three storeys);
 - ii. buildings are consistent with the existing streetscape;
 - iii. houses have a smaller building footprint to retain front and backyards.
 - f. A residential density above 25 dwellings to a hectare (and not greater than 80 dwellings to a hectare) may be supported in limited circumstances and only where the site:
 - i. where connected to sewer;
 - ii. is within easy walking distance (200m-400m) to an existing or proposed commercial area, or school or public transport network; and
 - iii. has frontage or is near to an urban collector road.
 - g. Rooming accommodation for 6 persons or more, Residential care facilities and Retirement facilities meets the building height requirements.
 - h. Superior urban design and built form is required to address the streetscape, mitigate amenity impacts on adjoining residential uses and ensure compatibility with the existing neighbourhood character.
 - i. Industry activities are limited to Service industries and Low impact industries that serve the needs of the community and have a similar built form and amenity to Shops and Offices in the centre.
 - j. Tourist activities are compatible with the adjacent uses and provides services for the travelling public.
 - k. Development contributes to the creation of an active, safe and legible public realm, incorporating public open spaces.
 - l. New development is compatible with and improves the local streetscape character and creates areas that are safe, convenient, comfortable and attractive. Development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places in keeping with the role of the zone. Development provides a high level of amenity and is reflective of the surrounding character of the area and is sited and designed to maximise activity along primary street frontages with buildings maintaining a human scale at street level.
 - m. Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety.
 - n. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).
 - o. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impeding the flood conveyance function of land.
 - p. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
 - q. Development is provided with the full range of urban services to support the needs of the community, including parks, transport network (for all transport modes), reticulated water, sewer, stormwater drainage, electricity and telecommunication infrastructure. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.

- r. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, active transport networks) and are well connected to activity centres, employment nodes, open space, recreation areas and community facilities. Development provides a high level of amenity that reflects the building typology, vernacular and streetscape character intended for the zone.
- s. Development maximises connectivity, permeability and ease of transport movements, including improving active and public transport networks.
- t. Subdivision layouts are designed to prevent the creation of new rear access lots (or battle-axe lots). Subdivision ensures that created lots are wide enough to have a front entrance visible from the street to the building. Subdivisions undertake a site analysis to ensure created lots facilitate climate-responsive building design.
- u. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
- v. Development that is **not** consistent with the purpose and outcomes of the Mixed use zone, must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
- w. Uses not listed in Table 6.11-1 are inconsistent uses in the Mixed use zone. Inconsistent uses are not established in the zone.

Table 6.11-1: Consistent uses in the Mixed use zone

CONSISTENT USES		
Adult store	Environment facility	Parking station
Agricultural supplies store	Food and drink outlet	Place of worship
Battery storage facility	Function facility	Retirement facility
Bar	Garden centre	Residential care facility
Car wash	Hardware and trade supplies	Rooming accommodation
Caretaker's accommodation	Health care service	Service industry
Child care centre	Home-based business	Service station
Club	Hotel	Shop
Community care centre	Indoor sport and recreation	Shopping centre (where less than 1,000m ² GFA)
Community residence	Low impact industry	Short-term accommodation
Community use	Major electricity infrastructure (where located underground)	Showroom
Dual occupancy (where located above the ground storey of a commercial building)	Market	Substation
Dwelling unit (where located above the ground storey of a commercial building)	Multiple dwelling	Telecommunications facility
Educational establishment	Office	Theatre
Emergency services	Outdoor sport and recreation	Utility installation
	Park	Veterinary service

6.12 Open space zone

6.12.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Open space zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.12.2 Purpose and overall outcomes

1. The purpose of the open space zone is to provide for:
 - a. local, district and regional parks for the use of residents, and visitors; and
 - b. facilities and infrastructure that support and are required by, users of the parks.
2. The purpose of the Open space zone is achieved through the following overall outcomes:
 - a. Development within the zone provides for informal cultural, educational and recreational uses and activities on public or private land that support the needs of the local community.
 - b. Areas available for passive recreation are provided in locations where they contribute to the community's wellbeing, health and safety.
 - c. Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety. Sensitive design and siting of facilities and infrastructure and buffering minimises the effect of the use on adjacent areas.
 - d. Land in this zone remains undeveloped and is used for community activities that are non-permanent, short-term and periodic uses such as an environment facilities and passive recreation.
 - e. Additional lots in the Open space zone are discouraged and are created only where necessary to service community activities and passive recreation. Amalgamation of lots is encouraged to maximise the potential use of the land for recreational purposes.
 - f. Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
 - g. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).
 - h. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impeding the flood conveyance function of land.
 - i. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
 - j. Development provides for infrastructure and services that are commensurate with the nature and scale of development that is expected to occur in the area. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
 - k. Development that is **not** consistent with the purpose and outcomes of the Open space zone, must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
 - l. Uses not listed in Table 6.12-1 are inconsistent uses in the Open space zone. Inconsistent uses are not established in the zone.

Table 6.12-1: Consistent uses in the Open space zone

CONSISTENT USES		
Community use Emergency services Environment facility	Outdoor sport and recreation Park Permanent plantation	Telecommunications facility Utility installation

6.13 Principal centre zone code

6.13.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Principal centre zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.13.2 Purpose and overall outcomes

1. The purpose of the principal centre zone is to provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to:
 - a. form the core of an urban area; and
 - b. service the local government area.
2. The purpose of the Principal centre zone is achieved through the following overall outcomes:
 - a. The commercial centre of Gatton is the preferred location for commercial activities, government administration Offices and community services. Development reinforces the role of Gatton as the principal centre of the Lockyer Valley and serves the current and future economic and social needs of the community and business in the Region.
 - b. A wide range of commercial, administrative, community, cultural, tourist, entertainment and residential activities are provided which support the wider community and provide for the travelling public.
 - c. Development provides active uses located at the ground level and compatible supporting uses located above ground level providing an integrated development outcome with residential, retail and commercial land uses.
 - d. Residential uses support the centre for commercial purposes. Residential uses are located above ground level or at the rear of commercial uses to maintain the vitality of the centre and active street frontages. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre.
 - e. Industry activities are limited to Service industries and Low impact industries that serve the needs of the community and have a similar built form and amenity to Shops and Offices in the centre.
 - f. Tourist uses are compatible with the commercial use of the centre.
 - g. Development contributes to the creation of an active, safe and legible public realm, incorporating high quality public open spaces including town squares, civic plazas and forecourts, where appropriate.
 - h. New development is compatible with and improves the local streetscape character and creates a centre that is safe, convenient, comfortable and attractive. Development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places in keeping with the role of the zone as a major hub of economic and community activity. Development provides a high level of amenity and is reflective of the surrounding character of the area and is sited and designed to maximise activity along primary street frontages with buildings maintaining a human scale at street level.
 - i. Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety.
 - j. Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
 - k. Development in Local heritage areas protects the streetscape and traditional commercial character by designing new buildings that reflect the existing building materials and respect vertical and horizontal rhythms of the existing streetscape without replicating or mimicking heritage detailing.
 - l. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).
 - m. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impeding the flood conveyance function of land.
 - n. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
 - o. Development is provided with the full range of urban services to support the needs of the community, including parks, transport network (for all transport modes), reticulated water, sewer, stormwater drainage, electricity and telecommunication infrastructure. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
 - p. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network) and are well connected to activity centres, employment nodes, open space, recreation areas and community facilities. Development provides a high level of amenity that reflects the building typology, vernacular and streetscape character intended for the zone.

- q. Development maximises connectivity, permeability and ease of transport movements within the activity centre including improving active and public transport networks.
- r. Subdivision layouts are designed to prevent the creation of new rear access lots (or battle-axe lots). Subdivision ensures that created lots are wide enough to have a front entrance visible from the street to the building. Subdivisions undertake a site analysis to ensure created lots facilitate climate-responsive building design.
- s. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
- t. Development that is **not** consistent with the purpose and outcomes of the Principal centre zone, must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
- u. Uses not listed in Table 6.13-1 are inconsistent uses in the Principal centre zone. Inconsistent uses are not established in the zone.

Table 6.13-1: Consistent uses in the Principal centre zone

CONSISTENT USES		
Adult store	Funeral parlour	Party house
Agricultural supplies store	Garden centre	Place of worship
Bar	Hardware and trade supplies	Residential care facility
Battery storage facility	Health care service	Resort complex
Caretaker's accommodation	Hospital	Retirement facility
Car wash	Hotel	Rooming accommodation (where located above or behind a commercial activity)
Child care centre	Indoor sport and recreation	Service industry
Club	Low impact industry	Service station
Community care centre	Major electricity infrastructure (where located underground)	Shop
Community residence	Market	Shopping centre
Community use	Multiple dwelling (where located above or behind a commercial activity)	Short-term accommodation
Dual occupancy (where located above the ground storey of a commercial building)	Nightclub entertainment facility	Showroom
Dwelling unit (where located above the ground storey of a commercial building)	Office	Substation
Educational establishment	Outdoor sales	Telecommunications facility
Emergency services	Outdoor sport and recreation	Theatre
Environment facility	Park	Tourist attraction
Food and drink outlet	Parking station	Utility installation
Function facility		Veterinary service

6.14 Rural zone code

6.14.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Rural zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.14.2 Purpose and overall outcomes

1. The purpose of the rural zone is to:
 - a. provide for rural uses and activities; and
 - b. provide for other uses and activities that are compatible with:
 - i. existing and future rural uses and activities; and
 - ii. the character and environmental features of the zone; and
 - iii. maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
2. The purpose of the Rural zone is achieved through the following overall outcomes:
 - a. The zone primarily provides for uses in Rural activities such as Cropping, Intensive horticulture, Animal husbandry and Animal keeping.
 - b. Rural landscapes and associated visual and scenic amenity are protected including agricultural and grazing land as well as natural areas and scenic landscapes.
 - c. Development is sensitive and responsive to the rural character, scenic landscape values and scenic amenity of the area. Vegetation is retained in scenic landscape areas and signage is controlled.
 - d. Non-rural activities and sensitive land uses are located where they will not prejudice rural activities, extractive industries, environmental values, scenic landscape values and rural amenity.
 - e. Residential development is in the form of Dwelling houses or Caretaker's accommodation.
 - f. Rural scenic landscape values and scenic amenity are maintained through co-location and clustering of buildings to ensure that the scale, bulk and form, are sympathetic to the character of the site and locality.
 - g. Tourism uses and activities that diversify or value-add to existing rural activities are encouraged, where they protect environmental values, scenic landscape values, rural amenity and do not conflict with adjacent existing rural activities.
 - h. Rural industry and Low impact industry uses are supported where:
 - i. associated with processing, storage and other value chain activities required for agricultural produce;
 - ii. produce is sourced primarily from the Lockyer Valley;
 - iii. located close to transport networks;
 - iv. it does not increase Council's disaster management burden; and
 - v. located outside of ALC Class A & B soils, or where they cannot be location outside of of ALC Class A & B soils, industry impacts are minimised and soil resources are rehabilitated at the end of use.
 - i. Development for commercial activities is supported only where they support tourist activities (e.g. Food and drink outlets), are small in scale and where they will not compete with and does not compromise the viability of centres or townships.
 - j. Renewable energy facilities are supported where:
 - i. they protect environmental values, scenic landscape values and rural amenity;
 - ii. do not conflict with adjacent existing rural activities; and
 - iii. located outside of ALC Class A & B soils.
 - k. Extractive industries are supported where they:
 - i. protect environmental values, scenic landscape values and rural amenity;
 - ii. avoid, or if avoidance is not possible, minimise and mitigate other impacts on environmental values, scenic landscape values, rural amenity and other environmental impacts;
 - iii. ensure transport routes are constructed to a standard that accommodates the anticipated number of haulage vehicles, having regard to the safety of road users and the impact on the life of the roads.
 - l. Intensive animal industries may establish where potential impacts can be managed. Intensive animal industries are not located in areas of ALC Class A & B soils, high scenic and environmental values, or in areas where there is a cluster of small rural lots.
 - m. Advertising devices are not erected in locations where they detract from the scenic landscape values and rural amenity.
 - n. Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
 - o. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).
 - p. Development is designed and located in response to the physical characteristics and constraints of land, including

flooding, overland flow, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impeding the flood conveyance function of land.

- q. Development avoids and protects matters of environmental significance and where avoidance is not practicable, minimises and otherwise mitigates harm to ecological processes, ecological connectivity and maintains ecosystem resilience.
- r. Development provides for infrastructure and services that are commensurate with the nature and scale of development that is expected to occur in the area. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
- s. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure. Development does not introduce excessive traffic volumes onto rural roads.
- t. Urban investigate areas are protected and conserved to accommodate future growth beyond the life of the planning scheme. Investigation is undertaken through a growth management study, before detailed structure planning and development is established.
- u. Subdivision in the Rural zone does not occur. New lots are created only where they improve the rural economic viability of the land. Amalgamation of lots is encouraged to maximise the potential for the land for rural purposes. Where realignments occur the layout prevents the creation of rear access lots (or battle-axe lots).
- v. Development protects and improves the function of the stock route network to ensure the sustainable use by travelling stock and secondary uses such as recreation and conservation of environmental and heritage values are protected and maintained. Development protects and improves access to water reserves that are part of the stock route network.
- w. Development that is not consistent with the purpose and outcomes of the Rural zone, must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
- x. Uses not listed in Table 6.14-1 are inconsistent uses in the Rural zone. Inconsistent uses are not established in the zone.

Editor’s note—Major hazard facilities and hazardous chemical facilities are State assessable development. Applicants of these developments should seek advice from Office of Industrial Relations, Major Hazard Facilities Unit before applying to Council. Enquiries can be made to: hcfplanning@oir.qld.gov.au

Editor’s note—Before undertaking development a Soil Conservation Plan search under the Soil Conservation Act is recommended before development application is made, as failure to understand the presence and meaning of plans can cause significant issues (e.g. erosion, impacts on infrastructure and legal conflicts). Consideration should also be given to Soil conservation guidelines for Queensland.

Table 6.14-1: Consistent uses in the Rural zone

CONSISTENT USES		
Air services	Intensive horticulture	Roadside stall
Animal husbandry	Low impact industry where Repairing or servicing lawn mowers or outboard engines	Resort complex
Animal keeping	Low impact industry where Repairing or servicing motor vehicles (where associated with rural activities)	Rural industry
Aquaculture	Low impact industry where Storing, processing or packaging of products from a rural use	Rural workers’ accommodation
Battery storage facility	Major electricity infrastructure	Service station
Bulk landscape supplies	Market	Shop (where associated with a tourist activities or Service station)
Caretaker’s accommodation	Motor sport facility	Short-term accommodation
Community residence	Nature-based tourism	Substation
Cropping	Non-resident workforce accommodation	Telecommunications facility
Dwelling house	Outdoor sport and recreation	Transport depot
Emergency services	Outstation	Tourist attraction
Environment facility	Park	Tourist park
Extractive industry	Permanent plantation	Utility installation
Garden centre (where associated with a Wholesale nursery)	Renewable energy facility	Wholesale nursery
Home-based business (where within an existing Dwelling house)		Winery
Intensive animal industry		Workforce accommodation

6.14.2.1 Tenthill Creek subdivision precinct

1. The purpose of the Rural zone — Tenthill Creek subdivision precinct is achieved through the following overall outcomes:
 - a. Undeveloped land in the Rural zone — Tenthill Creek subdivision precinct remains undeveloped to protect existing ALC Class A & B soils, the Lockyer Creek drinking water catchment and protect the environmental values of the land.

- b. Developed land in the Rural zone — Tenthill Creek subdivision precinct does not intensify and further development does not occur.
- c. Undeveloped land provides for a limited range of non-urban uses and activities that are low intensity, have minimal built form that is compatible with the site constraints.
- d. New development is not established within the precinct.
- e. No buildings are constructed unless associated with consistent rural activities such as cropping.
- f. No additional lots are created within the Rural zone — Tenthill Creek subdivision precinct.
- g. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
- h. Development provides for infrastructure and services that are commensurate with the nature and scale of the development.
- i. Uses not listed in Table 6.14-2 are inconsistent uses in the Rural zone — Tenthill Creek subdivision precinct. Inconsistent uses are not established in the zone and precinct.

Table 6.14-2: Consistent uses in the Rural zone — Tenthill Creek subdivision precinct

CONSISTENT USES		
Animal husbandry Animal keeping Cropping	Outdoor sport and recreation Park	Permanent plantation Roadside stall

6.15 Rural residential zone code

6.15.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Rural residential zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.15.2 Purpose and overall outcomes

1. The purpose of the rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
2. The purpose of the Rural residential zone is achieved through the following overall outcomes:
 - a. Residential uses of a very low density and a semi-rural character prevail in the zone. Dwelling houses are the dominant form of housing.
 - b. Dual occupancies may also be provided on larger lots where design and density are consistent with the existing character of the area.
 - c. Small scale non-residential uses provide a local function and primarily serve the residents of the immediate area (such as convenience stores). Small scale non-residential uses are accessible and located for residents while maintaining residential amenity. Non-residential uses do not compromise the centre hierarchy.
 - d. Non-residential uses incorporate design elements that are consistent with the surrounding residential development, including roofline and architectural treatments that reflect residential building design. Residential character, privacy and amenity are maintained and there are no adverse impacts on surrounding sites.
 - e. Home-based businesses provide for small scale and emerging activities and protect the character and amenity of the location.
 - f. Natural features and environmental corridors, such as creeks, gullies, waterways, wetlands, habitats and vegetation, are protected, improved and rehabilitated through buffers that provide for fauna movement and minimise the impact of existing and future land uses.
 - g. Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety. New residential uses are located and buffered to minimise impacts from existing incompatible uses such as transport corridors, agriculture, industry and major community facilities.
 - h. Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
 - i. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).
 - j. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impeding the flood conveyance function of land.
 - k. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
 - l. Development is connected to all services that are available in the locality to support the needs of the community. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
 - m. Development maximises connectivity, permeability and ease of transport movements, including improving active transport networks.
 - n. Urban investigate areas are protected and conserved to accommodate future growth beyond the life of the planning scheme. Investigation is undertaken through a growth management study, before detailed structure planning and development is established.
 - o. Subdivision layouts are designed to prevent the creation of new rear access lots (or battle-axe lots). Subdivision ensures that created lots are wide enough for future dwellings to have a front entrance visible from the street to the building. Subdivisions undertake a site analysis to ensure created lots facilitate climate-responsive building design. Subdivision does not occur in the 'No subdivision' precinct. Realignment of boundaries in the 'No subdivision' precinct minimises the creation of new rear access lots (or battle-axe lots).
 - p. Development does not reduce operational capacity, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
 - q. Development that is **not** consistent with the purpose and outcomes of the Rural residential zone, must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.

r. Uses not listed in Table 6.15-1 are inconsistent uses in the Rural residential zone. Inconsistent uses are not established in the zone.

Table 6.15-1: Consistent uses in the Rural residential zone

CONSISTENT USES		
Animal keeping Battery storage facility Community residence Dual occupancy Dwelling house Emergency services Food and drink outlet (where less than 100m ² TUA)	Home-based business Major electricity infrastructure (where located underground) Outdoor sport and recreation Park Permanent plantation	Sales office Shop (where a convenience store) Short-term accommodation Substation Telecommunications facility Utility installation

6.16 Special industry zone code

6.16.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Special industry zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.16.2 Purpose and overall outcomes

1. The purpose of the special industry zone is to provide for:
 - a. special industry;
 - b. other uses and activities that:
 - i. support industry activities; and
 - ii. do not compromise the future use of premises for industry activities.
2. The purpose of the Special industry zone is achieved through the following overall outcomes:
 - a. The Special industry zone provides for industrial uses that are subservient to and directly involved with the manufacturing, assembly, storage, distribution, disposal and testing of explosives. Development unrelated to, or incompatible with, the manufacturing, assembly, storage, distribution and testing of explosives is not supported in this zone.
 - b. The Helidon Explosives Magazine is included in this this zone. Some expansion of this facility may be undertaken and new related industries may establish where compatible with the facility. Development will only be permitted where it will not prejudice, restrict or limit this facility.
 - c. Utility installations may be established where such activities are unable to be practicably located elsewhere and:
 - i. are low scale and
 - ii. compatible with the primary use of the zone for the manufacturing, assembly, storage, distribution, disposal and testing of explosives.
 - d. Development that involves the storage of hazardous chemicals or hazardous materials is inconsistent with the zone.
 - e. No additional lots are created within the Special industry zone. Amalgamation of lots is encouraged to maximise the potential use and effective management of explosive industries.
 - f. Built form maintains a very low-density character that balances the needs of specialised industry activities with the rural characteristics of the locality.
 - g. Building design and scale reflects the role of the Special industry zone primarily for Special industry activities.
 - h. Land use activities, building design and construction protect against potential hazards arising from proximity to explosives manufacturing, assembly, storage, distribution, disposal, testing and transportation.

Note—This may require a risk assessment approved by the Chief Inspector of the Explosives Inspectorate, Department of Resources Safety and Health that demonstrates a satisfactory management risk to the Helidon Explosives Reserve, associated explosives facilities and public safety.

- i. Development does not reduce the safety and efficient operation of vehicles transporting explosive materials along Airforce Road, Borjensons Way, Cattos Road, Lockyer Siding Road and Warrigal Road to the Warrego Highway.
- j. Development achieves effective separation or buffering from uses unrelated to the manufacture, assembly, storage, distribution, disposal or testing of explosives.
- k. Development maintains dense landscaping along boundaries, consistent with restricting the public's view of operations occurring on site.
- l. Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
- m. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impede impeding the flood conveyance function of land.
- n. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
- o. Development provides for infrastructure and services that are commensurate with the nature and scale of development that is expected to occur in the area. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
- p. Development does not reduce operational capacity, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
- q. Development that is **not** consistent with the purpose and outcomes of the Special industry zone, must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more

suitable zone.

- r. Uses not listed in Table 6.16-1 are inconsistent uses in the Special industry zone. Inconsistent uses are not established in the zone.

Editor's note—Development that involves a major chemical facility or hazardous chemical facility should seek advice from Office of Industrial Relations, Major Hazardous Facilities Unit before applying to Council.

Table 6.16-1: Consistent uses in the Special industry zone

CONSISTENT USES	
Animal husbandry Cropping Extractive industry Permanent plantation Utility installation	Consistent uses if subservient to and directly involve with the manufacturing, assembly, storage, distribution, disposal or testing of explosives: <ul style="list-style-type: none">● High impact industry● Low impact industry● Medium impact industry● Research and technology industry● Special industry● Transport depot● Warehouse

6.17 Sport and recreation zone code

6.17.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Sport and recreation zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.17.2 Purpose and overall outcomes

1. The purpose of the sport and recreation zone is to provide for:
 - a. a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts; and
 - b. facilities and infrastructure to support the uses and activities stated in paragraph (a).
2. The purpose of the Sport and recreation zone is achieved through the following overall outcomes:
 - a. Development within the zone provides for a wide range of formal and informal cultural, educational, recreational and active sporting uses and activities on public or private land that support the needs of the local community.
 - b. Areas available for sport and recreational pursuits such as playing fields, outdoor cultural facilities, public swimming pools and outdoor courts, areas available for passive recreation are provided in locations where they make an important contribution to the community's wellbeing, public health and safety.
 - c. A range of functional open spaces, including local and regional parks and open space links are available for the use and enjoyment of residents and visitors.
 - d. Opportunities for sporting Clubs using playing fields to establish Club facilities are facilitated in appropriate locations and the co-location and multiple use of sport and recreation fields and facilities are encouraged.
 - e. The form of the development is specific to the facility in recognition of the operational, functional and locational measures of the sport and recreation facility.
 - f. Development ensures there is no unreasonable loss of amenity for adjacent sites that has regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety. Sensitive design and siting of facilities and infrastructure and buffering minimises the effect of the use on adjacent areas.
 - g. Land within the zone may be used for temporary uses that are non-permanent, short-term and periodic uses such as Markets, fairs, festivals and other organised community events.
 - h. Additional lots in the Sport and recreation zone are discouraged and are created only where necessary to service community activities and passive recreation. Amalgamation of lots is encouraged to maximise the potential use of the land for recreational purposes.
 - i. Residential development is limited to that necessary to manage or supervise on-site facilities.
 - j. Commercial uses are small scale and support the sporting and recreational activities.
 - k. The viability of the community purpose is protected by excluding development that could limit the continuing operation of existing community facilities or prejudice appropriate new activities.
 - l. Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
 - m. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through EnvironmentL Design (CPTED).
 - n. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impeding the flood conveyance function of land.
 - o. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates, harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
 - p. Development maximises connectivity, permeability and ease of transport movements, including improving active and public transport networks.
 - q. Development provides for infrastructure and services that are commensurate with the nature and scale of development that is expected to occur in the area. When located within an urban area, development is provided with the full range of urban services to support the needs of the community, including parks, transport network (for all transport modes), reticulated water, sewer, stormwater drainage, electricity and telecommunication infrastructure. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
 - r. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
 - s. Development that is **not** consistent with the purpose and outcomes of the Sport and recreation zone, must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in

a more suitable zone.

- t. Uses not listed in Table 6.17-1 are inconsistent uses in the Sport and recreation zone. Inconsistent uses are not established in the zone.

Table 6.17-1: Consistent uses in the Sport and recreation zone

CONSISTENT USES		
Animal keeping (if stables associated with the Gatton horse racing facility)	Function facility	Outdoor sport and recreation Park
Battery storage facility	Health care service (if associated with sports medicine and located within an indoor sport facility)	Permanent plantation
Caretaker's accommodation	Indoor sport and recreation	Short-term accommodation (if associated with the redevelopment of the Gatton horse racing facility)
Club	Major electricity infrastructure (where located underground)	Substation
Community use	Major sport, recreation and entertainment facility	Telecommunications facility
Emergency services	Market	Utility installation
Environment facility		
Food and drink outlet (if associated with a sport and recreation activity)		

6.18 Township zone code

6.18.1 Application

1. This code applies to development where it is identified as being the applicable code in the table of assessment for the Township zone in Part 5 Tables of Assessment.
2. When using this code, reference should be made to Section 5.3.2 and where applicable Section 5.3.3 of this scheme.

6.18.2 Purpose and overall outcomes

1. The purpose of the township zone is to provide for:
 - a. small to medium urban areas in a rural area;
 - b. a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities;
 - c. Tourist attractions and Short-term accommodation, if appropriate for the area.
2. The purpose of the Township zone is achieved through the following overall outcomes:
 - a. The zone supports a mix of low density residential and small-scale non-residential uses consistent with maintaining the viability and liveability of the townships while preserving the semi-rural character.
 - b. The dominant form of residential development is detached Dwelling houses.
 - c. Non-residential uses:
 - i. service the convenience needs of the local community, travellers and tourists; or
 - ii. support the establishment of small-scale businesses that support surrounding rural activities.
 - d. Non-residential uses are clustered and centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity.
 - e. The individual character and amenity of the townships are maintained.
 - f. The reuse or redevelopment of existing buildings for either residential or non-residential uses is encouraged.
 - g. Development is cohesive and contained with a distinct boundary with the adjoining rural area. Extensions to the townships are limited to those areas where there is need demonstrated by lack of lots available for development and growth of population.
 - h. Development provides a high level of amenity and is reflective of the surrounding character of the area and is sited and designed to maximise activity along primary street frontages with buildings maintaining a human scale at street level. New development is compatible with and improves the local streetscape character, is built to a high standard of urban and landscape design that creates attractive and functional buildings, streets and places.
 - i. The residential amenity is protected by sensitive design and siting of non-residential uses and buffering between potentially conflicting uses.
 - j. Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety.
 - k. Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
 - l. Development in Local heritage areas protects the streetscape and traditional township character by designing new buildings that reflect the existing building materials and respect vertical and horizontal rhythms of the existing streetscape without replicating or mimicking heritage detailing.
 - m. Development is located, designed and operated to achieve ecological sustainability by ensuring development incorporates the principles and objectives of sustainable design, energy efficiency, water conservation, water quality management, water sensitive urban design and Crime Prevention through Environmental Design (CPTED).
 - n. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including but not limited to changing the flood capacity or impeding the flood conveyance function of land.
 - o. Development avoids and protects matters of environmental significance. Where avoidance is not practicable, development minimises and mitigates harm to ecological processes and ecological connectivity and maintains ecosystem resilience.
 - p. Development provides for infrastructure and services that are commensurate with the nature and scale of development that is expected to occur in the area. Development is located and designed to maximise the safe operation and cost effective extension of infrastructure networks.
 - q. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, active transport networks) and are connected to activity centres, employment nodes, open space, recreation areas and community facilities. Development provides an amenity that reflects the building typology, vernacular and streetscape character intended for the zone.
 - r. Subdivision of land in the Township zone does not occur. Realignment of boundaries minimise the creation of new rear access lots (or battle-axe lots) and lots are wide enough to have a front entrance visible from the street to the

- building.
- s. Development protects and improves the continued operation, viability and maintenance of existing infrastructure and does not compromise the future provision of planned infrastructure.
 - t. Development that is **not** consistent with the purpose and outcomes of the Township zone, must demonstrate overriding community need as well as a planning justification as to why the use cannot be established in a more suitable zone.
 - u. Uses not listed in Table 6.18-1 are inconsistent uses in the Township zone. Inconsistent uses are not established in the zone.

Table 6.18-1: Consistent uses in the Township zone

CONSISTENT USES		
Agricultural supplies store (where less than 250m ² GFA and 5,000m ² site area)	Environment facility	Outdoor sport and recreation
Animal keeping	Food and drink outlet (where less than 250m ² GFA)	Park
Bar (where less than 250m ² GFA)	Health care service	Place of worship
Battery storage facility	Home-based business	Roadside stall
Car wash	Hotel (where less than 250m ² GFA)	Service industry (where less than 250m ² GFA)
Childcare centre	Indoor sport and recreation	Service station (where less than 250m ² GFA)
Club	Low impact industry (where less than 250m ² GFA)	Shop (where less than 250m ² GFA)
Community care centre	Major electricity infrastructure (where located underground)	Short-term accommodation
Community residence	Market	Showroom (where less than 250m ² GFA)
Community use	Nature-based tourism	Substation
Dwelling house	Office (where less than 100m ²)	Telecommunications facility
Educational establishment	Outdoor sales (where less than 5,000m ² site area)	Utility installation
Emergency services		Veterinary service

Part 7 Local plans

7.1 Preliminary

1. There are no Local plans for the Lockyer Valley Planning Scheme.

Part 8 Overlays

8.1 Preliminary

1. Overlays identify areas in the planning scheme that reflect state, regional and local level interests and that have one or more of the following characteristics:
 - a. there is a particular sensitivity to the effects of development;
 - b. there is a constraint on land use or development outcomes;
 - c. there is a presence of valuable resources;
 - d. there are opportunities for development.
2. Overlays are mapped and included in Schedule 2 Maps.
3. The changed categories of assessment, if applicable, for development affected by an overlay are in Part 5 Tables of Assessment.
4. Some overlays have been included for information purposes only. This should not result in a change to the category of assessment or any additional assessment benchmarks.
5. Assessment measures for an overlay may be contained in one or more of the following:
 - a. a map for an overlay;
 - b. a code for an overlay;
 - c. a zone code;
 - d. a local plan code;
 - e. a development code.
6. Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay, except where on an overlay map for natural hazards including:
 - a. OM4 Bushfire hazard overlay;
 - b. OM7 Flood hazard overlay;
 - c. OM11 Steep land overlay.
7. The overlays for the planning scheme are:
 - a. Agricultural land overlay;
 - b. Biodiversity and habitat overlay;
 - c. Bushfire hazard overlay;
 - d. Cultural heritage overlay;
 - e. Extractive resources overlay;
 - f. Flood hazard overlay;
 - g. Helidon management area overlay;
 - h. Infrastructure overlay;
 - i. Scenic landscape overlay;
 - j. Steep land overlay;
 - k. Waterways and water resource overlay.
8. The following overlays for the planning scheme are without codes and are for information or administrative purposes only:
 - a. High risk soils — information overlay;
 - b. Minimum lot size overlay;
 - c. Road hierarchy — information overlay;
 - d. Transport noise corridor — information overlay.

8.2 Agricultural land overlay code

8.2.1 Application

1. This code applies to development:
 - a. within the Agricultural land overlay as shown on the overlay maps contained in Schedule 2 Maps; and
 - b. identified as requiring assessment against the Agricultural land overlay code in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

8.2.2 Purpose

1. The purpose of the Agricultural land overlay code is to:
 - a. protect ALC Class A & B soils in the Rural zone for sustainable agricultural use;
 - b. protect ALC Class A & B soils in the Rural zone from fragmentation, alienation or diminished agricultural production;
 - c. minimise the potential for land use conflicts and other uses on ALC Class A & B soils;
 - d. facilitate development for agricultural purposes on ALC Class A & B soils in the Rural zone;
 - e. protect Stock route parcels for their primary use of facilitating stock movement while allowing for sport and recreation activities or tourist activities where they support and do not conflict existing rural activities.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. protect and improve the productivity and potential of ALC Class A & B soils for sustainable rural uses particularly Cropping;
 - b. ensure that development on, adjoining or near ALC Class A & B soils minimises the potential for land use conflict with other rural activities;
 - c. ensure that development for sensitive land uses includes a landscaped separation buffer to ALC Class A & B soils to minimise reverse amenity impacts;
 - d. provide opportunities for the continued growth of existing and new supporting agri-businesses and low impact Tourist activities in important agricultural areas, where the primacy of agricultural production is maintained;
 - e. minimise the development of Intensive animal industry or Aquaculture on ALC Class A & B soils and Stock route parcels.

Editor's note—Before undertaking development a Soil Conservation Plan search under the Soil Conservation Act is recommended before development application is made, as failure to understand the presence and meaning of plans can cause significant issues (e.g. erosion, adverse affects on infrastructure and legal conflicts). Consideration should also be given to Soil conservation guidelines for Queensland.

8.2.3 Assessment benchmarks

Table 8.2-1: Agricultural land overlay code — Measures for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Protection of agricultural land	
<p>PO1 Development which has a nexus or relationship to agricultural and rural activities avoids fragmentation, loss and diminished productivity and degradation of the continuing operational efficiency of ALC Class A & B soils. Any other development not without a relationship to agricultural and Rural activities avoids locating in ALC Class A & B soils or ALC Class A & B - Separation area unless it is demonstrated by a technical report that:</p> <ol style="list-style-type: none"> a. an overriding need exists for the development in terms of public benefit; b. no suitable alternative site exists for the development; c. loss or fragmentation of ALC Class A & B soils is minimised to the greatest extent possible. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a report, prepared by a suitably qualified professional, that the site does not have ALC Class A & B soils as mapped on OM1 Agricultural land overlay.</i></p>	<p>AO1.1 Development, other than Cropping or Animal husbandry, is:</p> <ol style="list-style-type: none"> a. not located on ALC Class A & B soils; and b. is separated at a minimum by the ALC Class A & B - Separation area between the development and the ALC Class A & B soils.
<p>PO2 Stock route parcels are protected and improved for the primary use of facilitating stock movement and public uses</p>	No acceptable outcome is nominated.

including sport and recreation activities or tourist activities where they support and do not conflict with existing surrounding Rural activities.	
Avoidance of conflicts	
<p>PO3 Development is designed and located to:</p> <ol style="list-style-type: none"> avoid creating land use conflicts; reduce the uses exposure to agricultural activities including chemical spray drift, odour, noise, dust, smoke and ash; protect the existing and continuing viability of rural activities on ALC Class A & B soils and Tourist activities on Stock route parcels. 	<p>AO3.1 Development for sensitive land uses are located outside the ALC Class A & B - Separation area or ALC Class A & B soils mapped on the OM1 Agricultural land overlay.</p> <p>AO3.2 Where a sensitive land use cannot be located outside the ALC Class A & B - Separation area or ALC Class A & B soils or Stock route parcels mapped on OM1 Agricultural land overlay, it is separated by:</p> <ol style="list-style-type: none"> 100m over open ground; or a separation buffer of at least 50m wide that includes a 25m wide vegetated buffer for dust dispersion. <p><i>Note—Existing areas external to the site may be used in calculating the necessary separation distances where the tenure ensures that the land will remain as a separation area or a vegetated separation (for example the land is used as a road or Park in public ownership or in the Conservation zone).</i></p>
Incompatible uses	
<p>PO4 Where pond-based Aquaculture is located on ALC Class A & B soils mapped on OM1 Agricultural land overlay the following apply:</p> <ol style="list-style-type: none"> where soil is excavated for constructing ponds or other Aquaculture infrastructure, the soil is to be retained, protected and treated on site to allow for future land restoration. upon cessation of Aquaculture production, the soil profile and vegetation cover within the Aquaculture development footprint is to be rehabilitated, as close as practical, to pre-development conditions. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a site based management plan prepared by a suitably qualified person consistent with the Seqwater Development Guidelines: Water Quality Management in Drinking Water Catchments.</i></p>	<p>AO4.1 Pond-based Aquaculture is located outside the ALC Class A & B - Separation area and ALC Class A & B soils mapped on the OM1 Agricultural land overlay.</p>
<p>PO5 Development for Aquaculture and Intensive animal industry does not occur on ALC Class A & B soils or Stock route parcels.</p>	<p>No acceptable outcome is nominated.</p>
Reconfiguration of a Lot	
<p>PO6 Reconfiguring a lot on, or adjacent to ALC Class A & B soils or Stock route parcels:</p> <ol style="list-style-type: none"> results in a more productive use and management of ALC Class A & B soils; results in a more productive use and management of water for rural activities; does not lead to increased fragmentation of ALC Class A & B soils; maintains public access to Stock route parcels; does not increase the potential conflict between agricultural and non-Rural activities. <p><i>Note—Minimum lot sizes for each lot must allow continued agricultural viability. Minimum lot sizes should ensure that resulting farm sizes are large enough to support for a range of agricultural options over the long-term.</i></p>	<p>AO6.1 Development for Reconfiguring a lot does not result in the creation of a lot with an area less than 100 hectares on ALC Class A & B soils mapped on the OM1 Agricultural land overlay.</p> <p>AO6.2 The mapped separation area is retained when undertaking a subdivision to ensure that adverse effects from the rural activities are mitigated and managed.</p> <p>AO6.3 Public access to Stock route parcels is not compromised by new development.</p>
<p>PO7 Boundary realignment on a lot containing or adjacent to ALC Class A & B soils land results in an outcome which promotes a more productive use and management of the land and does not fragment and does not compromise its</p>	<p>No acceptable outcome is nominated.</p>

continuing ability to be used for agricultural purposes.	
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8.3 Biodiversity overlay code

8.3.1 Application

1. This code applies to development:
 - a. within a lot containing matters of environmental significance including the Biodiversity overlay as shown on the overlay maps contained in Schedule 2 Maps; and
 - b. identified as requiring assessment against the Biodiversity overlay code in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

Editor's note—Further approvals from the State and Federal governments may be required where development affects:

- a. Protected plants and animals including koalas under the Nature Conservation Act; or
- b. Native vegetation regulated under the State vegetation management framework including the Vegetation Management Act; or
- c. a matters of national environmental significance under the Environment Protection and Biodiversity Conservation Act (Cth) (e.g. koalas and flying foxes).

Editor's note—

- a. Where further approvals may be required by State or Federal governments, a third party referral to the relevant department may be undertaken.
- b. Individual map layers that form the Matters of State Environmental Significance can be viewed through State governments Interactive Mapping System.
- c. All reasonable and practicable measures must be taken to prevent or minimise environmental impacts consistent with the Environmental Protection Act 1994 and the General environmental duty as such development must be designed to suit the soil type in the location it is sited. Consideration should therefore be given to Soil conservation guidelines for Queensland.
- d. Matters of State Environmental Significance such as Regulated vegetation may be offset subject to State government approval. Biodiversity Areas can be offset however all other Matters of Local Environmental Significance and must be protected, retained and improved.
- e. It is recommended that a vegetation management report be obtained from State government to identify lot specific Matters of State Environmental Significance as it that changes from time to time.

Table 8.3-1: Map Summary

OVERLAY MAP	MAPPED AREA
OM3A Biodiversity Ecological areas overlay	<p>Matters of State Environmental Significance (MSES):</p> <ol style="list-style-type: none"> a. Protected Areas (Nature Refuges and Protected Area Estates) b. Regulated Vegetation (wetlands, essential habitat, Category B, C and R, intersecting a watercourse, wetlands) c. Legally Secured Offsets (Offset vegetation, offset register) <p>Matters of Local Environmental Significance (MLES):</p> <ol style="list-style-type: none"> a. Biodiversity area b. Ecological corridors
OM3B Biodiversity — Wildlife Habitat overlay	<p>Matters of State Environmental Significance (MSES):</p> <ol style="list-style-type: none"> a. Koala Priority area b. Koala habitat area c. Wildlife habitat <p>Matters of Local Environmental Significance (MLES):</p> <ol style="list-style-type: none"> a. Flying fox roost b. Flying fox roost separation areas
OM3C Biodiversity — Waterway and wetland habitat overlay	<p>Matters of State Environmental Significance (MSES):</p> <ol style="list-style-type: none"> a. High Ecological Significance (HES) Wetlands b. High Ecological Value Waters (HEV) (wetland) <p>Matters of Local Environmental Significance (MLES):</p> <ol style="list-style-type: none"> a. Waterways: <ol style="list-style-type: none"> i. Stream order 1 and 2 ii. Stream order 3 and 4 iii. Stream order 5 and greater b. Waterway separation area c. Wetlands d. Wetland separation areas

8.3.2 Purpose

1. The purpose of the Biodiversity overlay code is to:
 - a. protect, retain and improve ecosystem resilience and ecosystem processes;
 - b. improve ecological connectivity and ensure safe wildlife movement;
 - c. restore degraded areas to improve matters of environmental significance.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. The matters of environmental significance, World Heritage Areas and National Parks in the Lockyer Valley are protected, retained and improved to assist ecosystem resilience.
 - b. Development is designed, located, constructed and operated in a way that avoids adversely impacting matters of environmental significance, ecological connectivity, ecological processes and environmental values.
 - c. Development is designed and operated to assist ecological connectivity across the landscape by protecting, restoring and improving the health and resilience of matters of environmental significance and identified ecological corridors.
 - d. Environmental values are protected and improved to assist ecological processes, urban amenity and quality of life.

8.3.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 8.3-2: Biodiversity overlay code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Protection and improvement of matters of environmental significance	
<p>PO1 Development does not adversely impact areas identified as matters of environmental significance including:</p> <ol style="list-style-type: none"> a. OM3A Biodiversity Ecological areas overlay; b. OM3B Biodiversity — Wildlife habitat overlay; c. OM3C Biodiversity — Waterways and wetland overlay. 	<p>*AO1.1 Development on a lot that has matters of environmental significance is:</p> <ol style="list-style-type: none"> a. located outside of the matter of environmental significance; b. does not cause adverse impacts on the matters of environmental significance. <p>*AO1.2 Development for a dwelling house is located outside of matters of environmental significance.</p> <p>*AO1.3 Where vegetation clearing for a dwelling house cannot be avoided, it occurs where:</p> <ol style="list-style-type: none"> a. within matters of local environmental significance - Biodiversity area, only; b. not within any other matters of environmental significance; c. 3,000m² or less, in a single location.
<p>PO2 Environmental values are identified and development is designed and located to:</p> <ol style="list-style-type: none"> a. protect, retain and improve matters of environmental significance including World Heritage Areas; b. restore degraded areas; c. maximise ecological processes, ecosystem resilience and ecological connectivity; d. protect and support the unimpeded and safe movement of terrestrial and aquatic native wildlife across the landscape; e. on and adjacent to the site. <p><i>Note—Compliance with this Performance Outcome may be partially demonstrated by:</i></p> <ol style="list-style-type: none"> a. <i>providing a legal instrument that protects areas of matters environmental significance.</i> b. <i>providing an Ecological Assessment Report, Fauna Management Plan, Vegetation Management Plan and Restoration Plan, that is consistent with Planning Scheme Policy 1 Biodiversity.</i> c. <i>undertaking soil testing and a developing a soil management plan.</i> d. <i>providing a Salinity Investigation and management plan consistent with the Queensland Government Salinity</i> 	<p>AO2.1 Development is designed and constructed to:</p> <ol style="list-style-type: none"> a. protect and retain matters of environmental significance in the greatest area possible with the smallest edge-to-area ratio. b. provide a legal mechanism to protect the retained matters of environmental significance. c. provide a development envelope within existing cleared areas or areas of lowest ecological value. d. ensure that infrastructure services are set back as far as practicable from matters of environmental significance. e. facilitate safe wildlife movement within the site and across the landscape. f. cluster structures, lots and earthworks as close as practicable, within a perimeter road provided as part of the development. g. avoid creating any additional exempt clearing rights within matters of environmental significance (i.e. development is setback from the matters of environmental significance a minimum of 30m or 1.5 times the height of the tallest adjacent, whichever is wider). <p>AO2.2 Development involving subdivision is also designed and constructed to:</p> <ol style="list-style-type: none"> a. ensure the largest extent of matters of environmental significance are included in a single lot;

<p><i>Management Handbook.</i></p>	<ul style="list-style-type: none"> b. ensure structures, new lot boundaries and infrastructure (e.g. services, fences, roads, pedestrian access and instream structures) maintain, and do not transect or fragment matters of environmental significance or ecological connectivity; c. avoid locating lots that back onto public open space or conservation areas. <p>AO2.3 Where development in matters of environmental significance cannot be avoided, it is located in order of priority:</p> <ul style="list-style-type: none"> a. within cleared areas, then; b. within areas of lowest ecological value. <p><i>Note—Partial compliance with this Acceptable Outcome may be demonstrated by providing an Ecological Assessment Report, Vegetation Management Plan and Fauna Management Plan consistent with Planning Scheme Policy 1 Biodiversity.</i></p>
<p>PO3 Ongoing management, operation and tenure of matters of environmental significance ensures impacts on ecological processes, ecosystem resilience and ecological connectivity are avoided, minimised and mitigated.</p> <p><i>Note—Compliance with this Performance Outcome may be partially demonstrated by:</i></p> <ul style="list-style-type: none"> a. providing a legal instrument that protects matters of environmental significance. b. providing an Ecological Assessment Report, Fauna Management Plan, Vegetation Management Plan and Ecological Restoration Plan that is consistent with Planning Scheme Policy 1 Biodiversity. <p><i>Note—Planning Scheme Policy 1 Biodiversity specifies when Council may accept land for public open space.</i></p>	<p>AO3.1 Ongoing impacts are avoided, minimised and mitigated through development design, management, tenure, monitoring and reporting.</p>
<p>PO4 Where development cannot avoid negative impacts on matters of environmental significance, development is located, designed, constructed, operated and managed to increase and improve ecological connectivity and ecological processes to ensure ecosystem resilience of matters of environmental significance.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an Ecological Assessment Report, Fauna Management Plan and an Environmental Offset plan consistent with Planning Scheme Policy 1 Biodiversity.</i></p>	<p>AO4.1 Where development cannot be avoided in areas, of matters of environmental significance, development and built infrastructure:</p> <ul style="list-style-type: none"> a. is located within cleared areas; or b. areas of lowest ecological value; and c. is sited to avoid creating any additional exempt clearing rights of matters of environmental significance (i.e. development is setback from the matters of environmental significance a minimum of 30m or 1.5 times the height of the tallest adjacent tree, whichever is the greater). <p><i>Note—Partial compliance with this Acceptable Outcome may be demonstrated by providing an Ecological Assessment Report, Fauna Management Plan and an Environmental Offset plan consistent with Planning Scheme Policy 1 Biodiversity.</i></p>
<p>PO5 Development avoids secondary or off-site impacts on matters of environmental significance mapped or otherwise.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an Ecological Assessment Report and Fauna Management Plan consistent with Planning Scheme Policy 1 Biodiversity.</i></p> <p><i>Note—The Performance indicators for environmental flow objectives can be found in the Lockyer Creek environmental values and water quality objectives.</i></p>	<p>AO5.1 Development is located, designed, constructed, operated and managed to avoid adversely impacting secondary or off-site matters of environmental significance.</p>
<p>PO6 Development avoids and protects areas that support critical life cycle stages such as feeding, nesting, breeding and roosting sites for threatened species, ecological communities or migratory species.</p>	<p>No acceptable outcome is nominated.</p>

<p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an Ecological Assessment Report, Vegetation Management Plan and Fauna Management Plan consistent with Planning Scheme Policy 1 Biodiversity that identifies any significant species or communities that may be adversely impacted by development.</i></p>	
<p>Waterway and wetland setbacks</p>	
<p>PO7 Development is designed to protect and maintain setbacks from waterways and wetlands to minimise adverse effects:</p> <ul style="list-style-type: none"> a. on wildlife habitat and ecological corridors; b. on waterway integrity; c. on restoration and revegetation areas; d. from edge effects; e. from public access to waterways and wetlands. 	<p>AO7.1 Development is not located within and does not adversely impact on matters of local environmental significance shown on OM3C Biodiversity — Waterway and wetland habitat overlay.</p> <p>AO7.2 Development provides riparian buffers measured from the defining banks on either side of the waterway:</p> <ul style="list-style-type: none"> a. 10m wide for stream orders 1-2; b. 25m wide for stream orders 3-4; c. 50m wide for stream orders 5 and greater.
<p>Ecological connectivity</p>	
<p>PO8 Development protects, improves and restores habitat extent and quality and ecological connectivity ecological connectivity and ecological processes between matters of environmental significance by:</p> <ul style="list-style-type: none"> a. protecting World Heritage Areas and National Parks; b. protecting and maintaining ecological corridors; c. restoring and improving quality and functionality of ecological corridors; d. minimising fragmentation; e. reducing edge to area ratios; f. minimising adverse edge effects; g. restoring degraded areas; h. building new ecological corridors; i. protecting migration or normal movement of species between habitats or gene flow between populations. <p><i>Note—Development should ensure that the ecological connectivity between habitats (whether it is the same or a different environmental value) does not inhibit migration or normal movement of all species between habitats or gene flow between populations. Maintaining vegetation in patches with the greatest possible size and minimum edge-to-area ratio, can help to achieve this outcome.</i></p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an Ecological Assessment Report, Vegetation Management Plan and Fauna Management Plan consistent with Planning Scheme Policy 1 Biodiversity which incorporates fauna friendly movement solutions consistent with the Planning Scheme Policy 1 Biodiversity.</i></p> <p><i>Note—Planning Scheme Policy 1 Biodiversity specifies when Council will accept open space areas.</i></p> <p><i>Note—Edge effects are factors of development that negatively affect the composition and density of the natural population at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise, light, dust odour and vibration pollution, increased fire frequency and intensity and changes in the groundwater and surface water flow.</i></p>	<p>AO8.1 Development protects and improves ecological connectivity for all species by protecting and maintaining vegetation in patches of the greatest possible size and smallest edge-to-area ratio possible.</p> <p>AO8.2 Development protects and improves matters of environmental significance and ensures these areas are connected to other matters of environmental significance or ecological corridors by:</p> <ul style="list-style-type: none"> a. protecting and retaining patches of native vegetation in the largest patches possible; b. restoring disturbed or cleared areas; c. restoring and increasing the area of existing patches of native vegetation to the greatest size and with smallest edge-to-area ratio possible; d. increasing ecological connectivity through restoring and reconstructing ecological corridors and widening existing ecological connections; e. providing restoration buffers to either side of the ecological corridor to minimise edge effects.
<p>Restoration of matters of local environmental significance (MLES) ecological corridor</p>	
<p>PO9 Development restores and improves habitat condition, habitat extent and ecological connectivity within matters of local environmental significance (MLES) ecological corridors.</p>	<p>AO9.1 Where development is on a lot containing ecological corridors, development:</p> <ul style="list-style-type: none"> a. restores or reconstructs cleared, disturbed, fragmented or degraded areas to promote connectivity;

<p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an Ecological Assessment, Vegetation Management Plan, Fauna Management Plan, Ecological Restoration Plan and Environmental Offset Management Plan that is consistent with Planning Scheme Policy 1 Biodiversity.</i></p>	<p>b. provides restoration buffers between matters of environmental significance and development, where not required for bushfire hazard mitigation purposes to reduce the adverse impacts of edge effects.</p> <p>AO9.2 Restoration:</p> <p>a. ensures restored areas require minimal human intervention and maintenance;</p> <p>b. replicates the natural floristic composition of the regional ecosystem including upper, middle and understorey species.</p> <p><i>Note—Restoration areas within a site are not environmental offsets. Offsets are provided on a separate site to the development and serve a different purpose.</i></p>
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Restoration of matters of environmental significance

<p>PO10 Where development adversely impacts matters of environmental significance, disturbed, cleared, fragmented or degraded areas are restored to improve ecological processes, ecological connectivity and ecosystem resilience.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an Ecological Assessment, Vegetation Management Plan, Fauna Management Plan, Ecological Restoration Plan and Environmental Offset Management Plan that is consistent with Planning Scheme Policy 1 Biodiversity.</i></p>	<p>AO10.1 Development restores cleared, disturbed, fragmented or degraded areas (including riparian defined bank scour and erosion) by restoring degraded ecosystems to:</p> <p>a. link patches of protected vegetation together by a corridor;</p> <p>b. increase ecological connectivity through restoring and reconstructing new corridors and widening existing ecological connections;</p> <p>c. improve the ecological value of existing ecological corridors;</p> <p>d. reduce fragmentation;</p> <p>e. reduce edge to area ratios and edge effects.</p> <p>AO10.2 Restoration:</p> <p>a. ensures restored areas require minimal human intervention and maintenance;</p> <p>b. replicates the natural floristic composition of the regional ecosystem including upper, middle and understorey species.</p> <p><i>Note—Restoration areas within a site are not environmental offsets. Offsets are provided on a separate site to the development and serve a different purpose.</i></p>
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Vegetation clearing and ground disturbance

<p>PO11 Where adverse impacts to matters of environmental significance are unavoidable, mitigation measures are implemented to ensure the protection and safety of wildlife and the protection of adjacent matters of environmental significance.</p> <p><i>Note—Compliance with this requirement may be demonstrated by a Vegetation Management Plan, Fauna Management Plan and Restoration Plan that is consistent with Planning Scheme Policy 1 Biodiversity.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO12 Vegetation clearing and ground disturbance prevents soil loss and sediment entering a matter of environmental significance <i>wetland</i> or <i>waterway</i> and does not result in:</p> <p>a. soil loss caused by sheet, rill or gully erosion; or</p> <p>b. sedimentation; or</p> <p>c. water contamination or</p> <p>d. disturbing high risk soils; or</p> <p>e. the loss of soil chemical, physical or biological fertility.</p> <p><i>Note—Compliance with this Performance Outcome, may be demonstrated by a Vegetation Management Plan consistent with Planning Scheme Policy 1 Biodiversity and a ESCP consistent with</i></p>	<p>AO12.1 Vegetation clearing, ground disturbance filling or excavation:</p> <p>a. is minimised within a soil management area;</p> <p>b. does not occur within:</p> <p>i. 50m of a landslide or land with erosion;</p> <p>ii. on a steep or very steep slope area mapped on OM11 Steep land overlay without certification by an RPEQ in accordance with the Section 8.11 Steep land code;</p> <p>iii. the MLES shown on OM3C Biodiversity — Waterways and wetlands overlay;</p> <p>iv. 100m of a salinity expression area mapped on OM13</p>

<p><i>the Planning Scheme Policy 8 Stormwater Management Plans.</i></p>	<p>High risk soils — information overlay.</p> <p>AO12.2 Where the site is subject to salinity, landslip, landslide or erosion, it is effectively stabilised or treated before clearing or ground disturbance starts.</p>
<p>Wildlife safety</p>	
<p>PO13 Development located in matters of environmental significance minimises ongoing and potential risk of injury or death to wildlife:</p> <ol style="list-style-type: none"> before and after construction; during the developments operation. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an Ecological Assessment Report and Fauna Management Plan consistent with Planning Scheme Policy 1 Biodiversity which incorporates fauna friendly movement solutions consistent with the Planning Scheme Policy 1 Biodiversity.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>Clearing and fauna spotter catchers</p>	
<p>PO14 Development involving the clearing of native vegetation prevents and reduces the risk of injury or death to wildlife by:</p> <ol style="list-style-type: none"> clearing in a sequential or staged manner to allow fauna time to relocate; working under the supervision and direction of a licensed fauna spotter catcher. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an Ecological Assessment Report and Fauna Management Plan consistent with Planning Scheme Policy 1 Biodiversity which incorporates fauna friendly movement solutions consistent with the Planning Scheme Policy 1 Biodiversity.</i></p>	<p>AO14.1 A registered fauna spotter catcher is to supervise all work that will result in a negative effect upon fauna, including but not limited to:</p> <ol style="list-style-type: none"> vegetation clearing; dewatering of dams; topsoil removal or ground disturbance; mulching or moving of stockpiled vegetation.
<p>Environmental offsets</p>	
<p>PO15 Where all attempts have been made to avoid, minimise and mitigate adverse impacts on matters of local environmental significance (excluding flying fox roosts and flying fox roost separation areas), any significant residual impacts are offset consistent with the Environmental Offsets Act and the environmental offset requirements identified in Planning Scheme Policy 1 Biodiversity.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an Ecological Assessment, Vegetation Management Plan, Fauna Management Plan, Ecological Restoration Plan and Environmental Offset Management Plan that is consistent with Planning Scheme Policy 1 Biodiversity.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>Flying Fox Roosts</p>	
<p>PO16 Development:</p> <ol style="list-style-type: none"> minimises the adverse impacts to the flying fox roosts and the flying fox population; and minimises and mitigates the adverse impacts from flying fox populations on people where for a sensitive land use 	<p>AO16.1 Development is not located within flying fox roosts and outside of the flying fox separation area mapped on OM3A Biodiversity overlay — Ecological areas overlay, (where practicable).</p> <p>AO16.2 Development is not located within 50m from the edge of the largest known extent of a flying fox roost.</p> <p><i>Note—Flying fox roosts are defined in Councils Regional Flying Fox Management Strategy as ‘a discrete spatial area where flying-foxes (50m or greater) congregate during the hours of 6am to 6pm, regardless of breeding or temporal status.’</i></p>
<p>Bushfire hazard management</p>	
<p>PO17 Bushfire hazard management measures are adopted</p>	<p>No acceptable outcome is nominated.</p>

based on ecological principles.

Note—Compliance with this Performance Outcome may be demonstrated by providing an Ecological Assessment Report, Vegetation Management Plan, Ecological Restoration Plan and consistent Bushfire Management Plan.

Editor's note—This Performance Outcome applies to premises in bushfire prone area on OM4 Bushfire hazard overlay map and where restoration areas or vegetation clearing areas are proposed.

8.4 Bushfire hazard overlay code

8.4.1 Application

1. This code applies to development:
 - a. within the Bushfire hazard overlay as shown on the overlay maps contained in Schedule 2 Maps; and
 - b. identified as requiring assessment against the Bushfire hazard overlay code in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

Note—Land mapped on OM4 Bushfire hazard overlay is designated as the Bushfire Prone Area for the purposes of section 12 of the Building Regulation. The Bushfire Hazard Area includes land covered by the Medium, High and Very High Hazard Areas and Potential Bushfire Impact Buffer as identified in the SPP interactive mapping system (plan making) under the ‘Safety and Resilience to Hazards’ theme, subsection ‘Natural Hazards Risks and Resilience’.

Note—Building development applications in a ‘designated bushfire prone area’ are required to meet the mandatory bushfire provisions in the NCC series, BCA and in AS.3959 Construction of buildings in bushfire prone areas. Bushfire protection provisions in the NCC apply to Class 1, 2 and 3 residential buildings and accommodation buildings and associated Class 10a structures such as garages, sheds and carports. From the commencement of NCC on 1 May 2023 certain class 9 building located in a designated bushfire prone area also need to meet the Performance requirements of the NCC some of which may not be able to apply AS.3959 Construction of buildings in bushfire-prone areas or NASH as ‘Deemed to satisfy’ (DTS) solutions and therefore may require specific Performance solutions.

Note—The NCC performance requirement is that ‘a building that is constructed in a ‘designated bushfire prone area’, must, to the degree necessary, be designed and constructed to reduce the risk of ignition from a bushfire, appropriate to the potential for ignition caused by burning embers, radiant heat or flame generated by bushfire; and intensity of the bushfire attack on the building.’ The NCC performance requirement is deemed to be met where the building complies with AS.3959. AS.3959 Construction of buildings in bushfire prone areas contains provisions which can be used in construction to resist bushfires, to reduce the risk to life and minimise the risk of property loss. These provisions include requirements for burning debris and ember protection, controls on the combustibility of exterior material, and the protection of openings, such as windows and doors.

Note—A local planning instrument cannot otherwise deal with building matters covered by AS.3959 Construction of buildings in bushfire-prone areas.

Editor’s note—Major hazard facilities and hazardous chemical facilities are State assessable development. Applicants of these developments should seek advice from Office of Industrial Relations, Major Hazardous Facilities Unit before applying to Council.

8.4.2 Purpose

1. The purpose of the Bushfire hazard overlay code is to ensure that risk to life, property and the environment because of bushfire is avoided or mitigated to an acceptable or tolerable level, where development:
 - a. increases the number of people living or working in a bushfire hazard area;
 - b. involves premises visited or occupied by guests on a short-term basis; or
 - c. involves uses where evacuating people may be difficult; or
 - d. involves the manufacturing, assembly, storage, distribution, or disposal of hazardous chemicals.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development that potentially increases the exposure of people and property to natural hazards:
 - i. avoids areas of bushfire hazard or intolerable risk; or
 - ii. where areas of bushfire hazard cannot be avoided, development is designed, located and managed to ensure risk to the safety of people and damage to property is mitigated to an acceptable or tolerable level before, during and after a natural hazard event;
 - b. Development avoids establishing or intensifying *vulnerable uses, critical infrastructure and difficult to evacuate uses* within or near areas that are subject to bushfire hazard;
 - c. Development involving the rehabilitation, revegetation and landscaping does not increase the risk to people or property;
 - d. Bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises harm on the natural environment and ecological processes and conserves biodiversity values;
 - e. Development involving the manufacturing, assembly, storage, distribution, or disposal of hazardous chemicals maintains and does not increase the risk to public safety or the environment in a bushfire event;
 - f. Development contributes to and does not unduly burden, effective and efficient disaster management response and recovery capabilities and ensures safe evacuation from bushfire can be facilitated.

8.4.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below

table/s.

Note—A bushfire hazard assessment may verify the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area). Assessments should be undertaken by a suitably qualified person using the methodology set out in both the QFES (Queensland Fire and Emergency Services) Bushfire resilient communities document and Planning Scheme Policy 2 Bushfire hazard. Where acceptable outcomes are not met a risk assessment under AS/NZS 31000 Risk Management will be required to demonstrate the development achieves an acceptable or tolerable level of risk to life and property.

Note—Terms in this code are consistent with the Bushfire Resilient Communities Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience — Bushfire.'

Note—Terms used within the code are defined within Schedule 1.2 Administrative terms.

Table 8.4-1: Bushfire hazard overlay code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Development position	
<p>PO1 Development achieves an acceptable or tolerable risk to people and property through:</p> <ul style="list-style-type: none"> a. providing asset protection zones; and b. providing a safe, convenient and accessible vehicle access for evacuation and firefighting vehicles. 	<p>*AO1.1 Development is:</p> <ul style="list-style-type: none"> a. located within 60m of the street frontage; and b. accessed by a sealed driveway with a gradient of 12.5% and less that is consistent with the design requirements set out at Table 8.4-5: Accepted driveway access requirements; c. positioned in the lowest hazard area of the site.
Water Supply	
<p>PO2 Development is provided with a water supply that:</p> <ul style="list-style-type: none"> a. always has flow and pressure characteristics for firefighting; or b. includes a dedicated static water supply that is available solely for firefighting purposes and can be immediately accessed by firefighting vehicles. <p><i>Note—Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events.</i></p>	<p>*AO2.1 A Dwelling house is connected to pressurised reticulated water supply.</p> <p>OR</p> <p>*AO2.2 A Dwelling house, that is unable to connect to a pressurised reticulated water supply and is connected to a partially or fully static water supply, provides:</p> <ul style="list-style-type: none"> a. a tank that is underground or is of non-flammable construction and has minimum water supply dedicated for fire-fighting exclusive of domestic supply of 22,500 litres; and b. water supply on site within the firefighting asset protection zone, that provides a safe and clear access for 15 tonne fire appliances to manoeuvre to a hardstand area within 6m of the water supply; and c. water supply within 10m from each building (other than a Class 10 building); and d. signage at the access of the property to direct firefighting services to the firefighting water supply; and e. a metal firefighting standpipe connection above ground and fitted with a 50mm ball valve and camlock coupling; or f. if the water supply is underground an accessible opening a minimum of 200mm diameter to accommodate suction lines. <p>OR</p> <p>*AO2.3 Uses other than a Dwelling house including industrial, commercial and other buildings are:</p> <ul style="list-style-type: none"> a. connected to a reticulated water supply that includes a hydrant system that is consistent with the AS.2419.1 Fire hydrant installations for buildings; or b. supplied by a volume specified in AS.2304-2011 Water storage tanks for fire protection systems and: <ul style="list-style-type: none"> i. has water supply dedicated for firefighting that is specified by a suitably qualified consultant that

	<p>ensures enough water supply will be provided for firefighting services; and</p> <ul style="list-style-type: none"> ii. the water supply is made of or shielded by non-combustible materials; and iii. the water supply is in an area that is level and close to buildings and structures they are intended to service; and iv. the water supply allows a fire appliance clear access to a hardstand area within 6m of the water supply; and v. signage is provided at the access of the property to direct firefighting services to the firefighting water supply; and vi. a metal firefighting standpipe connection is provided above ground and fitted with a 50mm ball valve and camlock fitting; or vii. if the water supply is underground an accessible opening a minimum of 200mm diameter to accommodate suction lines. <p>*AO2.4 A Dwelling house with a nominated asset protection zone in bushfire hazard area on OM4 Bushfire hazard overlay may irrigate water from an on-site domestic wastewater treatment system within the nominated asset protection zone.</p>
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Table 8.4-2: Bushfire hazard overlay code — Additional measures for assessable Material Change of Use

Note—From the commencement of NCC on 1 May 2023 certain Class 9 buildings located in a designated bushfire prone area also need to meet the Performance Requirements of the NCC some of which may not be able to apply AS.3959 Construction of buildings in bushfire prone areas or NASH as ‘Deemed to Satisfy’ (DTS) solutions and therefore may require specific Performance Solutions.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Development layout	
<p>PO3 Development layout provides an asset protection zone between hazardous vegetation and development to avoid creating additional bushfire prone areas.</p>	<p>AO3.1 Development layout places landscaped areas, carparks, internal roads, or private open space within the <i>site</i> between the development and adjacent mapped medium, high or very high potential bushfire intensity areas, at a distance that achieves a radiant heat flux of 29kW/m² or less based on the Forest Fire Danger Index (FFDI) of 65 as a minimum.</p> <p>AO3.2 Landscaping and separation areas between hazardous vegetation and development forms a protective landscape treatments that:</p> <ul style="list-style-type: none"> a. consist of low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses and cultivated gardens; or b. are designed to ensure a potential available fuel load is maintained at less than 8t/ha in aggregate and that fuel structure remains discontinuous. <p><i>Note—Minimal fuel condition means there is insufficient fuel available to increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10cm.</i></p> <p><i>Note—Achievement of a radiant heat flux of 29kW/m² will still require measures in accordance with AS.3959 Construction of buildings in bushfire-prone areas or NASH to make the risk tolerable. Failure to achieve a developable building envelope that achieves a radiant heat flux of 29kW/m² is considered intolerable.</i></p>
Evacuation routes	

<p>PO4 Development establishes evacuation areas, arrangements and procedures, to achieve an acceptable or tolerable risk to people and does not worsen evacuation capability of other premises or result in significant additional burden on Emergency services personnel.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a bushfire management plan that is consistent with both the QFES Bushfire Resilient Communities Guide and Planning Scheme Policy 2 Bushfire hazard.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>Additional measures for Vulnerable uses, Difficult to evacuate uses and Critical infrastructure</p>	
<p>PO5 Vulnerable uses and difficult to evacuate uses are not established or intensified within a bushfire prone area unless:</p> <ol style="list-style-type: none"> there is an overriding need in the public interest for the new or expanded service the development provides; and there are no other suitable alternative locations; and site planning can appropriately mitigate the risk such that exposure to a radiant heat flux level of 10kW/m² or less is achieved, measured at the outmost projection of the building or structure (this can be achieved for example, by locating ovals for an Educational establishment between the hazardous vegetation and structures). <p><i>Note—The overall outcomes of this code identify the development outcomes which are intended to avoid intolerable or mitigate tolerable risk of the bushfire hazard applicable to vulnerable uses.</i></p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a bushfire management plan that is consistent with both the QFES Bushfire Resilient Communities Guide and Planning Scheme Policy 2 Bushfire hazard.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO6 Critical infrastructure is not established within a bushfire prone area unless:</p> <ol style="list-style-type: none"> there is an overriding need in the public interest for the new or expanded service the development provides (for example, there are no other suitable alternative locations that can deliver the required level of service or meet emergency service response times during and immediately after a bushfire event); the infrastructure can function effectively during and immediately after a bushfire event; it can be provided underground; or site planning can appropriately mitigate the risk such that exposure to a radiant heat flux level of 10kW/m² or less is achieved, measured at the outmost projection of the building or structure 	<p>No acceptable outcome is nominated.</p>
<p>Additional measures for hazardous chemicals</p>	
<p>PO7 Development avoids or mitigates the risks to public safety and the environment to an acceptable or tolerable level from the manufacturing, assembly, storage, distribution, or disposal of hazardous chemicals.</p> <p><i>Editor's note—Besides the requirements of this code, the Work Health and Safety Act and associated Regulation and Guidelines, the Environmental Protection Act and the relevant building assessment provisions under the Building Act contain requirements for the manufacturing, assembly, storage, distribution, or disposal of hazardous chemicals.</i></p>	<p>AO7.1 Facilities that manufacture, assemble, store, distribute, or dispose of hazardous chemicals do not located within:</p> <ol style="list-style-type: none"> BH1 — Very High Potential Bushfire Intensity; BH2 — High Potential Bushfire Intensity; BH3 — Medium Potential Bushfire Intensity.

Table 8.4-3: Bushfire hazard overlay code — Additional measures for assessable Reconfiguration of Lot

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
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Lot and development envelope area location	
<p>PO8 The subdivision layout avoids creating lots on slopes and landforms that expose people or property to an intolerable risk to life or property.</p> <p><i>Note—Compliance with this Performance Outcome may be assisted by site-level verification undertaken by a suitably qualified person as part of a bushfire hazard assessment under the methodology in the QFES Bushfire Resilient Communities Guide.</i></p>	<p>AO8.1 The subdivision layout does not create lots and <i>development envelope</i> areas within bushfire prone areas and avoids ridgelines, saddles and crests on <i>steep slopes</i> and <i>very steep slopes</i> mapped on OM11 Steep land overlay (roads or Park may be in these areas).</p> <p><i>Note—The radiant heat flux levels can be confirmed by undertaking a bushfire hazard assessment by a suitability qualified person under the methodology in the QFES Bushfire Resilient Communities Guide.</i></p>
Asset protection zone location and design	
<p>PO9 The subdivision layout locates the asset protection zone between the lot boundary or development envelope area and hazardous vegetation, to reduce risk to an acceptable or tolerable level.</p> <p><i>Note—QFES Bushfire resilient communities document provides the methodology for demonstrating Landscape management planning.</i></p> <p><i>Note—For staged developments, temporary separation areas may be absorbed as part of subsequent stages.</i></p>	<p>AO9.1 The subdivision layout results in lots that are sited so that they are separated from the nearest edge of adjacent medium, high, or very high potential bushfire intensity areas, at the development envelope areas or lot boundary and achieves a radiant heat flux level of 29kW/m² or less based on a FFDI of 65 as a minimum.</p> <p>AO9.2 The asset protection zone is calculated and designed under the QFES Bushfire Resilient Communities Guide.</p> <p><i>Note—Existing cleared areas external to the site may be used in calculating the necessary separation areas where tenure ensures that the land will remain cleared of hazardous vegetation (for example the land is a road, or highly managed Park in public ownership).</i></p> <p><i>Note—Portions of lots more than 2,000m² may be located within the mapped medium, high and very high potential bushfire intensity areas.</i></p>
Perimeter road location and design	
<p>PO10 Subdivision layouts include perimeter roads that:</p> <ol style="list-style-type: none"> minimise the length of the perimeter road; minimise the number of lots exposed to hazardous vegetation. 	<p>AO10.1 Perimeter roads provided as part of the development and are designed and constructed to:</p> <ol style="list-style-type: none"> have a two-lane sealed carriageway clear of hazardous vegetation; and have a minimum 20m wide road reserve clear of hazardous vegetation; and is connected to the wider public road network at both ends and at intervals of less than 250m; and not include design elements that may impede access for firefighting and maintenance for firefighting purposes (for example traffic calming involving chicanes); and allow ready access to reticulated water supply for firefighting purposes; and incorporates mountable kerbing, where kerbing is provided; and has a maximum gradient of 12.5%.
Safe egress for evacuation and firefighting	
<p>PO11 The subdivision layout provides roads that are designed to:</p> <ol style="list-style-type: none"> provide safe evacuation routes, to achieve an acceptable or tolerable risk to people. facilitate emergency access; provides operational space for firefighting, maintenance works and hazard reduction activities in a reduced fuel area to manage risk to an acceptable or tolerable level. <p><i>Note—For example, avoid finger-like or tree-like subdivision patterns or substantive vegetated corridors between lots.</i></p>	<p>AO11.1 The subdivision layout:</p> <ol style="list-style-type: none"> avoids cul-de-sacs and no-through roads, unless alternative access connections link the cul-de-sac to other through roads; and avoids the creation of bottle-necks in the road network (e.g. hourglass patterns and fragmented neighbourhoods); and avoids a single point of access and egress and provides multiple access and egress options; ensures the road network is wide enough for the evacuating population while allowing firefighting vehicles access.

<p><i>Note—QFES Bushfire Resilient Communities Guide provides the methodology for demonstrating Evacuation planning.</i></p>	<p>AO11.2 The subdivision layout ensures evacuation routes</p> <ol style="list-style-type: none"> a. directs occupants away from, rather than towards or through areas with a higher potential bushfire intensity; and b. minimise the length of route through bushfire prone areas.
<p>PO12 The subdivision layout provides roads that are designed to:</p> <ol style="list-style-type: none"> a. facilitate emergency access; b. provide an operational space for firefighting, maintenance works and hazard reduction activities. 	<p>AO12.1 Where the subdivision is to be connected to reticulated water supply, the road network and fire hydrants are designed and installed under:</p> <ol style="list-style-type: none"> 1. Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots, Queensland Fire and Emergency Services, unless otherwise specified by the relevant water entity; and 2. the Road Planning and Design Manual.

Table 59: Bushfire hazard overlay code — Additional measures for assessable development in the Biodiversity overlay

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO13 Restoration and rehabilitation areas are designed and managed to ensure an acceptable level of risk is maintained and an increased risk in bushfire intensity level does not occur.</p> <p><i>Note—The undertaking of a bushfire hazard assessment under the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this Performance Outcome.</i></p>	<p>AO13.1 Restoration and rehabilitation vegetation is assessed as part of the bushfire assessment to ensure it is:</p> <ol style="list-style-type: none"> a. located outside of any asset protection zone; and b. maintains a potential fuel load less than 8t/ha in aggregate; and c. a fuel structure which is discontinuous. <p><i>Note—The preparation of a landscape management plan undertaken by a suitably qualified person under the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with acceptable outcome AO13.1 b.</i></p> <p>AO13.2 Restoration and rehabilitation areas located within mapped medium, high or very high potential bushfire intensity areas, are revegetated and rehabilitated in a manner that maintains or reduces the existing fuel load.</p> <p>AO13.3 Restoration and rehabilitation areas located within the mapped potential impact buffer, are revegetated and rehabilitated in a manner that maintains or reduces the existing fuel load.</p> <p><i>Note—The preparation of a Vegetation Management Plan, Ecological Restoration Plan and Environmental Offset Management Plan in accordance with Planning Scheme Policy 1 Biodiversity and undertaken under the methodology in the QFES Bushfire Resilient Communities Guide may assist in demonstrating compliance with this acceptable outcome.</i></p>

Table 8.4-5: Accepted driveway access and fire trail requirements

REQUIREMENT	DRIVEWAY & FIRE TRAIL DESIGN
Minimum trafficable surface	4m
Minimum horizontal clearance	6m: consisting of the 4m minimum trafficable surface with 1m wide, grassed area on each side. The 1m wide clearance is to be clear of long grass and bushes.
Minimum vertical clearance	4.8m clear of overhanging obstructions including tree branches 5m clearance to all powerlines
Maximum grade sealed	12.5%
Maximum grade unsealed	10% to prevent soil erosion and minimise ongoing maintenance

Minimum pavement surface rating	15 tonnes weight capacity for urban areas
Maximum crossfall	3%
Minimum turning radius	8.5m curve inner radius
Pavement type	All weather surface: a. Permeable paving where the slope is less than 10% for urban areas and rural residential area with lots under 5,000m ² and less; b. sealed where the slope is 7% and greater for urban areas and rural residential area with lots under 5,000m ² and less; or c. compacted gravel for all other areas.
Access, passing and reversing	Passing bays for firefighting appliances are 20m long by 3m wide, with a minimum trafficable width of 7m at the passing bay. Reversing bays for firefighting appliances are 6m wide and 8.5m deep to any gates, meeting above turning requirements. Fire maintenance trails have: a. passing bays or turning intervals located every 200m with a maximum grade of 5%. b. a vehicular access at each end of the trail. c. access easement that is granted in favour of Lockyer Valley Regional Council and Queensland Fire and Rescue Service or located on public land.

8.5 Cultural heritage overlay code

8.5.1 Application

1. This code applies to development:
 - a. within the Cultural heritage overlay as shown on the overlay maps contained in Schedule 2 Maps; and
 - b. identified as requiring assessment against the Cultural heritage overlay code in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. This code applies to all development:
 - a. on a local heritage place;
 - b. on land in a local heritage area;
 - c. on land of cultural heritage significance, or containing objects of cultural heritage significance, to Aboriginal or Torres Strait Islander people.

8.5.2 Purpose

1. The purpose of the Cultural heritage overlay is to ensure that development is compatible with the cultural heritage significance of the place, area or object so that it is conserved for the benefit of the community and future generations.
 - a. the cultural heritage of Lockyer Valley continues to be a major contributor to the identity of the city and local communities;
 - b. the cultural heritage of Lockyer Valley is protected and maintained for existing and future communities;
 - c. development is consistent with the Burra Charter;
 - d. new development reflects and respects cultural heritage significance; and
 - e. places of cultural heritage significance are appropriately re-used.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. development on or adjoining a heritage place does not detract from the cultural heritage significance of the heritage place and its cultural heritage values;
 - b. development on or in a place of local heritage place or local heritage area is compatible with the heritage significance of the place by:
 - i. retaining the heritage place, unless there is no prudent and feasible alternative to its demolition or removal;
 - ii. maintaining or encouraging as much as possible the appropriate use (including adaptive reuse) of the place or area while protecting the amenity of adjacent uses;
 - iii. protecting, as far as practicable, the context and setting of the place or area;
 - iv. ensuring development on or in the place or area is compatible with the cultural heritage significance of the place;
 - c. development on or adjoining a heritage place is visually subservient to the heritage place and does not adversely affect significant views or the visual setting of the heritage place;
 - d. development on or adjoining a place of cultural heritage significance incorporates features that reflect rather than replicate the heritage place
 - e. any demolition, removal or relocation of a heritage place does not adversely affect the heritage significance of that place;
 - f. heritage of first nation peoples is protected and maintained in a culturally appropriate manner;
 - g. the archaeological potential of the place or area is safeguarded.

Note—Compliance with this Performance Outcome may be demonstrated by providing a Cultural heritage impact assessment prepared to be consistent with Planning Scheme Policy 3 Cultural heritage.

8.5.3 Assessment benchmarks

Table 8.5-1: Cultural heritage overlay code — Measures for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Development in or on a local heritage place or in a local heritage area	
PO1 Development in or on a local heritage place or in a local heritage area avoids, or where avoidance is not possible, minimises harm to the cultural heritage features or elements of the place such that: <ol style="list-style-type: none"> a. the intensity and scale of the proposed use are compatible with conserving its heritage values; b. allows for adaptive reuse or conservation of local heritage 	No acceptable outcome is nominated.

<p>place and surrounding grounds;</p> <p>c. the features, values, character and appearance that contribute to its cultural heritage significance are not permanently lost;</p> <p>d. where open space or the relationship between built and open spaces is important to the cultural heritage significance of the place, the arrangement of surrounding gardens and grounds is maintained;</p> <p>e. existing ground levels and the heritage place's elevation above ground level are preserved;</p> <p>f. existing views and setbacks to the place are maintained.</p>	
<p>PO2 Development avoids or minimises harm on an area or object that has cultural heritage significance to Aboriginal or Torres Strait Islander people.</p> <p><i>Note—A 'duty of care' applies to any activity where Aboriginal or Torres Strait Islander cultural heritage is located, regardless of whether it has been identified or recorded in a planning scheme or cultural heritage database.</i></p>	No acceptable outcome is nominated.
<p>PO3 Changes to a local heritage place or heritage area are appropriately managed and documented.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an archival quality photographic record that is consistent with DEHP guideline: Archival recording of heritage places of the features of the place or area that have been removed or destroyed.</i></p>	No acceptable outcome is nominated.
Development adjoining a heritage place	
<p>PO4 Development reflects and is consistent with the features and values of the heritage place, including:</p> <p>a. maintaining views to and from the heritage place where significant;</p> <p>b. consistency of built form and setback;</p> <p>c. potential for overshadowing; and</p> <p>d. consistency with open space and landscaping features.</p>	No acceptable outcome is nominated.
Heritage elements in the road reserve	
<p>PO5 Heritage elements in the road reserve identified as a local heritage place or heritage area are protected and new features are compatible with the place or area.</p>	No acceptable outcome is nominated.

Table 8.5-2: Cultural heritage overlay code — Additional measures for assessable Reconfiguring of a lot

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO6 Reconfiguring a lot maintains a lot size and layout that:</p> <p>a. does not obscure or destroy a pattern of historic subdivision the historical context, the landscape settings or the scale and consistency of the built environment relevant to the heritage place;</p> <p>b. provides enough curtilage around the heritage place to protect the cultural significance including the setting, views to and from the place, vehicle and pedestrian access, open space, landscaping and vegetation;</p> <p>c. does not reduce public access to the place or area.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by a Cultural heritage impact assessment prepared to be consistent with Planning Scheme Policy 3 Cultural heritage and an analysis of cultural heritage area based on the building methods in Design in Context: Guidelines for Infill Development in the Historic Environment. NSW Heritage Office, RAIA NSW Chapter.</i></p>	No acceptable outcome is nominated.

Table 8.5-3: Cultural heritage overlay code — Additional measures for assessable Operational Work

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
For advertising device	
<p>PO7 Advertising devices and signage located on a local heritage place or in a local heritage area:</p> <p>a. is compatible with the cultural heritage significance of the place;</p> <p>b. where a new sign, it does not harm the cultural significance of the heritage place or views to and from the place.</p>	No acceptable outcome is nominated.
Archaeology — For excavation and filling involving 10m³ or more	
<p>PO8 Excavation or other earthworks on a local heritage place or local heritage area protects archaeological sites and artefacts.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an archaeological investigation and management plan or cultural heritage impact assessment prepared to be consistent with Planning Scheme Policy 3 Cultural heritage.</i></p>	<p>AO8.1 The adverse effects of excavation is minor and limited to that part of the local heritage place that have been disturbed by previous excavation.</p> <p>AO8.2 An archaeological investigation is conducted for development involving a high ground disturbance or subsurface disturbance.</p>
Vegetation clearing	
<p>PO9 Mature trees and landscaping that contribute to the fabric of a local heritage place or local heritage area are protected and maintained.</p> <p><i>Note—Vegetation clearing will still need demonstrate compliance with PO1 of this code by a Cultural heritage impact assessment to be consistent with Planning Scheme Policy 3 Cultural heritage.</i></p>	<p>*AO9.1 Only trees that do not have cultural historical value on a heritage <i>site</i> are cleared.</p> <p>*AO9.2 Trees that have cultural historical value that are dead or dying can be cleared if:</p> <p>a. replaced with an advanced tree of at least 1.8m in height; and</p> <p>b. a tree of the same species; or</p> <p>c. where the existing tree is a restricted or prohibited matter; a tree species that will grow to comparable size and shape.</p> <p><i>Note—Compliance with this outcome may be demonstrated by an arborist report.</i></p>
Heritage of first nation peoples	
<p>PO10 Development protects and records any cultural heritage significance to first nation peoples.</p> <p><i>Editor's note—All proposed development on or adjacent to identified sites of indigenous cultural heritage significance is required to be carried out in accordance with the latest version of the Aboriginal Cultural Heritage Act — Duty of Care Provisions.</i></p>	No acceptable outcome is nominated.

Table 64: Cultural heritage overlay code — Measures for assessable Building Work for the repair and addition to a Local heritage place

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO11 Development maintains the cultural heritage significance of the local heritage place such that the features, values, character and appearance that contribute to its cultural heritage significance are not lost.</p>	<p>AO11.1 Building Work necessary to repair or maintain the local heritage place is consistent with the era in which the local heritage place was constructed by using:</p> <p>a. traditional materials,</p> <p>b. architectural design elements.</p>
<p>PO12 Development involving changes to the façade of a local heritage place or local heritage area uses historical construction materials and methods to repair or reinstate the original components that may have been removed or proposed to be changed.</p>	<p>*AO12.1 <i>Minor building work</i> involving the repair or reconstruction of the façade uses historical construction materials and methods to repair or reinstate the original components that may have been damaged or lost.</p>

Note—Compliance with this Performance Outcome may be demonstrated by providing an analysis of character area based on the building methods in Design in Context: Guidelines for Infill Development in the Historic Environment. NSW Heritage Office, RAI NSW Chapter.

Table 8.5-5: Cultural heritage overlay code — Measures for assessable Building Work for the demolition or removal of Local heritage place

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO13 Development involving partial demolition or refurbishment of a local heritage place that is a building or structure, retains the fabric and features of the cultural heritage significance.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO14 Development involving the partial or total demolition of a local heritage place that is a building or structure only occurs if it can be demonstrated that:</p> <ul style="list-style-type: none"> a. loss of the building or structure will not contribute to the loss of cultural heritage values; or b. it is not capable of structural repair; or c. it is not practical to repair for public health and safety reasons. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a heritage impact statement and structural report by RPEQ that provides an analysis of the building, based on the building condition, method of construction and that it is not capable of repair.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO15 When demolition or relocation of a heritage place occurs, archival recording is undertaken.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a heritage impact statement that includes an archival recording of the heritage place to be removed and consistent with Planning Scheme Policy 3 Cultural heritage.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO16 When demolition or relocation of a heritage place occurs, interpretive signage is erected.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a heritage impact statement that includes the design and placement of interpretive signage and consistent with Planning Scheme Policy 3 Cultural heritage.</i></p>	<p>No acceptable outcome is nominated.</p>

8.6 Extractive resources overlay code

8.6.1 Application

1. This code applies to development:
 - a. within the Extractive resources overlay as shown on the overlay maps contained in Schedule 2 Maps; and
 - b. identified as requiring assessment against the Extractive resources overlay code in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

8.6.2 Purpose

1. The purpose of the Extractive resources overlay code is to protect extractive resources within key resource areas (KRA) from development that might prevent or constrain, current or future extraction of the resource by:
 - a. protecting the long-term availability of KRA's, including their accessibility;
 - b. avoiding new sensitive land uses and other incompatible land uses within the resource processing and separation areas of KRA's that could cause land use conflicts to occur;
 - c. maintaining safe and efficient transport routes of KRA's for the haulage of extractive materials and avoiding development that would compromise that function or expose sensitive land uses to adverse environmental impacts from transporting extractive materials.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development that is incompatible with extractive industries does not encroach into extractive resource or processing area and separation area, transport routes or transport route separation areas.
 - b. Development does not compromise the operation of an existing or future extractive industry within in a KRA mapped on OM6 Extractive resources overlay.
 - c. Development for a sensitive land use or incompatible land use avoids locating within the resource/processing area and related separation area of the KRA where extraction of the resource could be impeded.
 - d. Development adjacent to transport routes does not negatively affect safe and efficient transport of extractive resources.
 - e. Development not associated with the extractive industry in the transport separation area does not increase the number of people working or residing in a transport route separation area unless mitigation measures are implemented.
 - f. Development, other than for an Extractive industry, provides screen landscaping to reduce light, dust and noise that results as an ordinary consequence in the extraction of resources from a KRA.
 - g. Development within the extractive resources separation area, including Extractive industry activities, does not reduce the function or effectiveness of the extractive resources separation area.

Note—An extractive resource may extend beyond the boundary of the resource or processing area into the separation area provided that the function of the separation area is not compromised. This may occur because the separation area may be less when considering slopes and topography.

- h. Subdivision of land associated with a KRA including land within the retractive resource or processing area and separation area, transport route or transport route separation area does not occur.
- i. Boundary realignments within a KRA ensure that the the extractive resource or processing area and separation area are located within a single lot.

Editor's note—The KRA's within the Lockyer Valley Region are listed in the below table:

KRA NUMBER	KRA AREA
8	Harlaxton
79	Mount Cross
130	Mount Sylvia
131	Paradise Creek
159	Banff Terrace

8.6.3 Assessment benchmarks

Table 8.6-1: Extractive resources overlay code — Measures for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOME
Extractive resources or processing area and separation area	
<p>PO1 Development within the extractive resource or processing area and separation area does not constrain, prevent or otherwise interfere with the current or future viability and efficiency of extracting and processing key extractive resources.</p>	<p>AO1.1 Development for sensitive land uses or incompatible land uses do not located in the extractive resource or processing area and separation area on OM6 Extractive resources overlay.</p> <p>AO1.2 Development within the extractive resource or processing area and separation area on OM6 Extractive resources overlay is for:</p> <ul style="list-style-type: none"> a. Extractive industry uses or ancillary uses that support the Extractive industry; or b. temporary or low impact rural uses that are compatible with existing and future Extractive industry operations.
<p>PO2 The processing separation area protects and maintains an effective distance around the extractive resource or processing area and separation areas from other uses.</p>	<p>AO2.1 Development within the resource processing separation area on OM6 Extractive resources overlay:</p> <ul style="list-style-type: none"> a. does not increase the number of lots. b. is not a sensitive land use; c. is compatible with the extractive industry, provided it does not compromise the function of the separation area as a buffer to surrounding land uses.
Transport routes and separation area	
<p>PO3 Development protects and improves the safe and efficient operation of extractive resource transport routes.</p>	<p>AO3.1 Development in the transport route separation area on OM6 Extractive resources overlay does not increase the number of vehicular accesses to the transport route.</p>
<p>PO4 New extractive industries maintain the amenity for premises located alongside extractive resource haulage routes from noise, dust, vibration and other disturbance caused by frequent large vehicle movements.</p>	<p>AO4.1 Development in the transport route separation area on OM6 Extractive resources overlay mitigates the effect of noise, dust and vibration generated by the haulage of extraction materials along the transport route.</p>
<p>PO5 Development in the transport route separation area on OM6 Extractive resources overlay does not increase the number of people residing, working or congregating in the transport route separation area.</p>	<p>AO5.1 Development mitigates the effect of noise, dust and vibration generated by the haulage of extraction materials along the transport route by:</p> <ul style="list-style-type: none"> a. positioning buildings where people live and work the greatest practicable distance between the use and the key resource area — transport route; b. incorporating acoustic attenuation measures into buildings for sensitive land uses is consistent with QDC MP4.4 Buildings in a transport noise corridor; c. incorporating site acoustic attenuation and landscape screening strips, mounding and landscape screening between building and structure and the key resource area — transport route; d. position any outdoor recreation spaces and private open spaces adjacent to a building façade so that it shields the space from the key resource area — transport route.

8.7 Flood hazard overlay code

8.7.1 Application

1. This code applies to development:
 - a. within the Flood hazard overlay as shown on the overlay maps contained in Schedule 2 Maps; and
 - b. identified as requiring assessment against the Flood hazard overlay code by the tables of assessment in Part 5 Tables of Assessment.
2. Measures in this code are assessment benchmarks for applicable accepted and assessable development and applies to:
 - a. Material Change of Use,
 - b. Operational Work,
 - c. Building Work;
 - d. Reconfiguration of a Lot.

Note—This section should be read in conjunction with Section 5.3.2 — Determining the category of development and category of assessment and, where applicable, Section 5.3.3 — Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development in Part 5 Tables of assessment and Section 1.6 Building Work regulated under the planning scheme.

Note—The flood hazard area consists of land mapped on OM7 Flood hazard overlay map in Schedule 2—Maps. The flood hazard area defined by this planning scheme is taken to be the designated flood hazard area under section 8 of the Building Regulation. Building Work in a designated flood hazard area, meet the requirements of the relevant building assessment provisions under the Building Act.

Note—Terms are defined in SC1.2 Administrative terms. Terms used in this code include:

- a. defined flood event (DFE);
- b. defined flood level (DFL);
- c. finished floor level (or known as habitable floor level where relevant to Residential activities and/or a habitable room);
- d. freeboard;
- e. Probable Maximum Flood.

Note—The Flood hazard overlay is only one of Lockyer Valley’s response to flooding. Strategic planning, education, disaster management, flood emergency management and mitigation or protection works are also important.

Note—Compliance with this code may be demonstrated by providing any required technical reports prepared by a suitably qualified person consistent with Planning Scheme Policy 4 Flood hazard.

Table 8.7-1: Map Summary

OVERLAY MAP	MAPPED AREA
OM7 Flood Hazard overlay	a. Laidley flood resilient precinct b. Withcott flood resilient precinct c. Valley flood plain precinct d. Extreme flood risk hazard e. High flood risk hazard f. Moderate flood risk hazard g. Low flood risk hazard h. Very Low flood risk hazard i. Overland flow paths

Table 8.7-2: Flood map layers by risk profile

FLOOD MAP LAYER	RISK PROFILE
Extreme	Intolerable
High Laidley flood resilient precinct Withcott flood resilient precinct Valley flood plain precinct	Intolerable
Moderate	Tolerable
Low	Tolerable

Very low	Acceptable
Overland flow paths	Unknown risk

8.7.2 Purpose

1. The purpose of the flood hazard overlay code is to ensure development is designed, constructed and operated to:
 - a. protect life and property;
 - b. avoid exposing people and property to unacceptable risk from flood hazard;
 - c. where avoidance of areas of intolerable risk from flood hazard is not reasonably practicable ensure development mitigates the risk from flood hazard to people and property to an acceptable level;
 - d. limit the exposure of vulnerable uses where risk levels cannot be mitigated to an acceptable level; and
 - e. ensure that works to mitigate the risk from flood hazard occur in a way that protects, maintains and improves the protective function of landforms, vegetation, biodiversity and natural processes in managing the effects of flooding.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. all new development in the Very low and Low flood risk hazard areas is compatible with the identified flood risk and mitigates the risk to people and property from flood hazard to an acceptable level;
 - b. development in the Moderate flood risk hazard area is avoided, or where not reasonably practicable to avoid, development:
 - i. is located on the lowest flood risk hazard area possible; and
 - ii. mitigates risk to an acceptable level for all flood events up to and including the defined flood event;
 - c. development in the High flood risk area is avoided, or where not reasonably practicable to avoid, development:
 - i. is located on the lowest flood risk hazard area, possible;
 - ii. mitigates risk to an acceptable level for all flood events up to and including the defined flood event;
 - iii. does not result in an increase in intensity or scale (including excavation and filling); and
 - d. ensures that capital intensive activities, materials and produce, and built form is located on the lowest level of risk on the site;
 - e. development does not occur in the Extreme flood risk hazard area;
 - f. development in the Laidley and Withcott flood resilient precincts:
 - i. is located on the lowest flood risk hazard area possible;
 - ii. mitigates risk to an acceptable level for all flood events up to and including the defined flood event; and
 - iii. does not result in an increase in intensity or scale;
 - g. development in Valley floodplain precinct is limited to agricultural activities with direct supporting uses to the primary agricultural use;
 - h. Vulnerable uses and Essential community infrastructure do not occur in areas of moderate, high or extreme flood risk hazard or any flood resilient precincts, and only locates in the Very low or Low flood risk areas where it is demonstrated that avoidance is not reasonably practicable, and they have the highest level of flood immunity;
 - i. Critical infrastructure avoids areas of high or extreme flood risk hazard and only occurs in areas of Very low, Low or Moderate flood risk where it is demonstrated that avoidance is not reasonably practicable, and that Critical infrastructure remains operational and accessible to serve the community needs during and immediately after a flood event
 - j. buildings and structures in the flood hazard area are located, designed and constructed to be resilient to flood hazards up to and including the defined flood event, including:
 - i. protecting the contents of buildings from flood damage;
 - ii. minimising the impacts of flooding on the assets' life including preventing and withstanding the effects of floodwater inundation;
 - iii. ensuring buildings and structures are structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding; and
 - iv. minimising disruption to residents, business, site operations and ongoing maintenance costs, recovery time and restoration costs after a flood event;
 - k. development supports and does not unduly burden disaster management response or recovery capacity and capability;
 - l. the natural floodplain function (conveyance and storage) is protected and improved by ensuring that development:
 - i. does not adversely affect the hydraulic function of flood conveyance and capacity of waterways or overland flow paths;
 - ii. maintains flood storage; and
 - iii. does not, directly or cumulatively, cause or increase adverse impacts on other properties or land upstream, downstream or adjacent sites within the floodplain from flooding;
 - m. development occurs in a way that:
 - i. maintains or improves the protective function of landforms, vegetation, biodiversity, natural processes and natural land contours, where possible;
 - ii. protects and improves vegetation, riparian corridors and overland flow paths.
 - n. the manufacture, assembly, storage, distribution, or disposal of hazardous chemicals, hazardous materials and dangerous goods in the flood hazard area is avoided, or risks to public safety and the environment from the potential impact of floodwaters is mitigated to an acceptable level up to and including the 0.2% AEP flood event or the DFL,

whichever is the greater flood event plus 500mm freeboard.

Note—

- a. Building work for Class 1 buildings in flood risk hazard areas with a velocity less than 1.5m/s must comply with:
 - i. National standard Construction of buildings in flood hazard areas, Sections 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, and 2.10; and
 - ii. DFL plus 500mm freeboard.
- b. A study must be conducted to determine the DFL and the flood hazard risk in an overland flow path. The sections of the Flood hazard overlay code relevant to the flood hazard risk must be followed.
- c. Building work in flood risk hazard areas with a velocity 1.5m/s or greater, requires structural engineering design capable of withstanding the nature of the hazard/s to which the building will be subject consistent with the requirements of the relevant building assessment provisions.
- d. Any engineering design solution is to be:
 - i. supported by a report identifying the flood risk hazard and the structural approach to be used; and
 - ii. certified by RPEQ.

Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Applicants of these developments should seek advice from Office of Industrial Relations, Major Hazardous Facilities Unit before applying to Council.

8.7.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 8.7-3: Measures for all accepted and assessable development in the flood hazard area

Editors' note—Accepted development subject to requirements identified in Part 5 Tables of Assessment must comply with all the nominated requirements in this and other applicable codes.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO1 Development in an investigation area or overland flow path:</p> <ol style="list-style-type: none"> a. minimises risk from the adverse effects of flooding; b. only occurs where the risk hazard can be mitigated to an acceptable or tolerable level; c. is designed to respond to the risk hazard applicable to the site. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a flood risk assessment, consistent with Planning Scheme Policy 4 Flood hazard.</i></p> <p><i>Note—Land in the flood investigation area is susceptible to some degree of flooding. Detailed modelling in these locations is incomplete or has not been undertaken. A site specific risk assessment is required to determine the hazard classification and the sites suitability for development.</i></p>	<p>AO1.1 Development in an investigation area or overland flow path, through a flood risk assessment, determines the acceptable, tolerable and intolerable flood risk hazard.</p> <p>AO1.2 Where a local flood risk assessment has been prepared and determines the acceptable, tolerable or intolerable flood risk hazard the development satisfies the relevant sections of this code.</p>
Flood risk compatibility	
<p>PO2 Development avoids flood hazard areas of intolerable risk or areas known to be, or have the potential to be, affected by flood inundation such overland flow paths.</p> <p><i>Note—Guidance material relating to the risk profile of the flood hazard area categories is available in Planning Scheme Policy 4 Flood hazard.</i></p>	<p>*AO2.1 Development is positioned outside of the flood hazard area, or on the safest part of the site with the lowest level of flood risk.</p> <p>AO2.2 Development demonstrates that:</p> <ol style="list-style-type: none"> a. all options for avoidance of the area of flood risk have been exhausted; b. development is located on the part of the site which is at the lowest level of risk; and c. mitigation to an acceptable risk level is achieved where the development: <ol style="list-style-type: none"> i. can be serviced with infrastructure (power, water, sewer, access and telecommunications) for the expected life of the asset; and ii. complies with a site-based flood risk assessment consistent with Planning Scheme Policy 4 Flood hazard.

Resilient built form	
<p>PO3 Buildings and structures are located, designed and constructed to be resilient to flood risks up to and including the DFE (see Table 8.7-8: Flood immunity - Minimum design requirements), by:</p> <ol style="list-style-type: none"> a. protecting the contents of buildings and structures from flood damage; b. minimising the impacts of flooding on the assets life including preventing and withstanding the effects of floodwater inundation; c. ensuring buildings and structures are structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding; and d. minimising disruption to residents, business, site operations and ongoing maintenance costs, recovery time and restoration costs after a flood event. <p><i>Note—Partial compliance with this Performance Outcome may be demonstrated by providing a materials assessment against the Flood Resilient Building Guidance for Queensland Homes and/or Reducing Vulnerability of Buildings to Flood Damage - Guidance on Building In Flood Prone Areas.</i></p>	<p>*AO3.1 Flood immunity of buildings in the flood hazard area including non-residential buildings (except for Class 10 structures) is consistent with Table 8.7-8: Flood immunity - Minimum design requirements.</p> <p>*AO3.2 If understorey screening is provided, it allows the free flow of floodwater through the understorey (i.e., does not impede water flow) and:</p> <ol style="list-style-type: none"> a. is a minimum of 50% permeable (e.g. using vertical battens with a batten width gap between battens); b. avoids using solid doors, tilt panels and roller doors. <p>*AO3.3 Essential utilities are located outside of or above the DFL or sealed to prevent water intrusion Table 8.7-8: Flood immunity - Minimum design requirements (e.g. wastewater treatment systems and associated pumping equipment).</p> <p>*AO3.4 Property is protected from flood damage by having an area outside or above the flood hazard so that:</p> <ol style="list-style-type: none"> a. items of value can be moved in a flood event; b. items of value are raised above the level in Table 8.7-8: Flood immunity - Minimum design requirements to safe storage; and c. items of value are secured against flotation and lateral movement in the level specified in Table 8.7-8: Flood immunity - Minimum design requirements. <p><i>Note—Refer to the building assessment provisions for the QDC referenced class of building.</i></p>
<p>PO4 Non-habitable floor areas within the flood hazard area, where not raised above the DFL, are designed and constructed to be resilient to the effects of flood.</p>	<p>*AO4.1 Development is designed and constructed to prevent and withstand floodwater inundation by:</p> <ol style="list-style-type: none"> a. using flood resilient materials; b. allowing the free flow of floodwater (i.e., does not impede water flow). <p><i>Note—Refer to the building assessment provisions for the QDC referenced class of building.</i></p> <p>*AO4.2 The finished floor levels of Class 10a and 10c structure (e.g. sheds, garages, carports) whether attached to or detached from the main building, are not inundated by more than a low degree of flood hazard consistent with Table 8.7-10: Flood hazard parameters.</p> <p>*AO4.3 Fencing and retaining walls allow the free flow of floodwater (i.e., does not impede water flow) and do not add to flood debris in a DFL flood event or more.</p> <p>*AO4.4 Building work for a Class 10a structures, below the DFL are constructed:</p> <ol style="list-style-type: none"> a. without solid doors, tilt panels and roller doors; and b. may be screened to a minimum of 50% permeability for security purposes and to allow the free flow of floodwater.
<p>PO5 Building work for commercial, industrial or other non-residential activities located below the DFL and associated with an existing building, are resilient to flood events, up to and including the DFE (see Table 8.7-8: Flood immunity - Minimum design requirements) by ensuring the design and built form mitigate the potential risks of flooding to an acceptable or tolerable level.</p> <p>Editor's note—This performance outcome is intended to apply to classes of buildings not otherwise covered by P1 of the QDC MP3.5 and National standard for Construction of buildings in flood hazard</p>	<p>*AO5.1 Building work for commercial, industrial, or other non-residential activities located below the DFL, and associated with an existing building, uses materials that are capable of resisting damage, deterioration and decay.</p> <p><i>Note—Refer to the building assessment provisions for the QDC referenced class of building, refer to National standard for Construction of buildings in flood hazard areas.</i></p> <p><i>Note—In accordance with Figure 1 Identifying defined flood level</i></p>

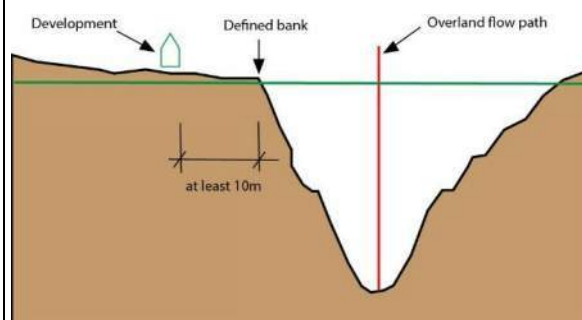
<p>areas.</p>	<p>(DFL), flood hazard level (FHL) and freeboard, of National standard for Construction of buildings in flood hazard areas the non-habitable floor level is no greater than 1m below the DFL.</p>
<p>PO6 Cultural artefacts, information of value, and items of high value in Essential community infrastructure are protected from flood damage and stored above the PMF.</p>	<p>*AO6.1 Cultural artefacts, information of value and items of high value in facilities such as libraries, museums, galleries and hospitals are stored in an area that:</p> <ol style="list-style-type: none"> a. protects and seals the artefacts from flood intrusion; or b. items of value are raised above the PMF to safe storage; or c. allows their movement to a safer location above the PMF.
<p>Disaster Management</p>	
<p>PO7 Development in the flood hazard area supports and does not unduly burden, disaster management response or recovery capacity and capabilities.</p> <p><i>Note—A Flood Emergency Management Plan may be required to be prepared by a suitably qualified person and is consistent with Planning Scheme Policy 4 Flood hazard.</i></p>	<p>*AO7.1 Development in the flood hazard area has site access to a public road that is safe for vehicles, pedestrian movements and emergency services up to and including the DFL.</p>
<p>PO8 Flood awareness and hazard-warning signage informs people of flood risk severity in the flood hazard area.</p>	<p>AO8.1 Flood awareness and hazard-warning signage is consistent with the requirements of Planning Scheme Policy 4 Flood hazard.</p>
<p>Flood conveyance and storage</p>	
<p>PO9 Development within the flood hazard area does not directly, indirectly or cumulatively cause any adverse change in flood risk or flow characteristics inside and outside the site, including:</p> <ol style="list-style-type: none"> a. loss of flood storage; or b. loss of or changes to flow paths; or c. an increase in water flow velocity or level; or d. reduction in flood warning times; or e. increasing runoff volume; or f. an increase in potential erosion, scour or flood damage on the premise or on other premises, public land, watercourses, roads or infrastructure. <p><i>Note—Partial compliance with this Performance outcome may be demonstrated by ensuring any additional runoff volume from increased in impermeable areas is managed on site or by the existing drainage networks without adversely changing flood risk or flow characteristics.</i></p>	<p>*AO9.1 Filling and excavation does not occur on land within a flood risk hazard area.</p> <p>*AO9.2 The understorey area below the finished floor level of any habitable room is left open, to not impede flood inundation.</p> <p>*AO9.3 The finished floor level of any habitable room of a proposed building or extension to an existing building is a minimum of 500mm above the defined flood level.</p> <p>AO9.4 Development does not adversely change the flood risk or flow characteristics within the flood hazard area unless demonstrated by an engineering risk assessment.</p> <p><i>Note—An adverse change in flood risk or flow characteristics means a change to any of the following:</i></p> <ol style="list-style-type: none"> a. loss of flood storage; or b. loss of or changes to flow paths; or c. an increase in water flow velocity or level; or d. reduction in flood warning times; or e. increasing runoff volume; or f. an increase in potential erosion, scour or flood damage on the premise or on other premises, public land, watercourses, roads or infrastructure. <p>AO9.5 Flood conveyance or flood function areas may be used for car parking where there is a low degree of flood hazard consistent with Table 8.7-10: Flood hazard parameters.</p> <p>AO9.6 Flood awareness signage is provided to carparking areas where the carparking serves as a flood conveyance or performs a flood function.</p>

- PO10** Development within a waterway or overland flow path:
- maintains the conveyance of floodwaters to allow flow and debris to pass unimpeded through the site;
 - does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent sites; and
 - will not result in an increase in flood levels or flood risk severity on upstream, downstream or adjacent sites.

Note—Development is to be connected to the Council's drainage network in accordance with Section 77 of the Local Government Act. It is an offence under the Section 80 of Local Government Act, to restrict or redirect stormwater over land.

Note—Compliance with this Performance Outcome will be achieved by providing a hydraulic impact assessment prepared by a suitably qualified and experienced engineer and is consistent with Planning Scheme Policy 4 Flood hazard.

- *AO10.1** Development, including onsite wastewater treatment systems, are located 10m or more from the waterway or overland flow paths defining bank, as shown the diagram below.



Note—The key components of development and overland flow paths are depicted in the above figure. The width of the overland flow paths may be smaller or larger than the location of the defined bank depicted in the above figure. The setback of 10m must be from the defined bank or edge to the overland flow path, whichever is greater.

- *AO10.2** Development does not change the predevelopment profile or interfere with a waterway or overland flow path.

- *AO10.3** Overland flow paths are retained as part of the stormwater drainage network to allow the free open surface flow of stormwater through a site.

- *AO10.4** For Council drainage purposes, overland flow paths are protected by an easement or other legal instrument.

- *AO10.5** Development retains existing overland flow paths rather than relying on piped solutions for stormwater drainage.

- PO11** Developments with basement or undercroft carparking or storage is designed to maximise public safety and minimise flood recovery actions and be resilient to the intrusion of floodwaters.

- AO11.1** Basement and undercroft carparking is not provided in areas of intolerable risk.

- AO11.2** Undercroft carparking is designed and constructed to experience no more than a medium degree of flood hazard inundation consistent with Table 8.7-10: Flood hazard parameters and:

- provides a means of escape for pedestrians from the undercroft;
- with flood-warning signage showing the potential to flood in extreme events;
- with essential utilities and services located at or above the DFL plus freeboard;
- provide waterproof and water-impermeable walls and floors.

- AO11.3** Basement carparking must be designed and constructed:

- provide a drainage system to have a flood immunity of the DFL or 0.2% AEP whichever is greater plus freeboard, to avoid flooding of the underground area;
- to provide a means of escape for pedestrians from the undercroft;
- with flood-warning signage indicating the potential to flood in extreme events; and
- with essential utilities and services located at or above the DFL plus freeboard;
- provide waterproof and water-impermeable walls and

	<p>floors;</p> <p>f. prevent floodwater intrusion generally including:</p> <ul style="list-style-type: none"> i. backflow of water from drainage systems and installations; and ii. vents, staircases, lift wells that lead to the basement. <p><i>Note—In flood hazard areas, basement storage spaces do not include areas for bike storage, restrooms, building maintenance, or essential services or utilities.</i></p> <p>AO11.4 Development involving a basement that relies on a pumping solution to manage floodwater for dewatering provides a secondary pump system with a backup power source for the pump.</p> <p><i>Note—The use of demountable barriers, pumps or other mechanical mechanisms to provide flood protection are not supported unless there is a secondary fail safe system.</i></p>
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Environmental values and public safety

<p>PO12 Development within the flood hazard area involving the manufacturing, assembly, storage, distribution, or disposal of hazardous materials and hazardous chemicals avoids or minimises risks to public health and safety and the environment, by:</p> <ul style="list-style-type: none"> a. protecting underground tanks for hazardous chemicals against the forces of buoyancy, velocity flow and debris impacts; b. securing above-ground tanks for hazardous chemicals against flotation and lateral movement; c. preventing damage to hazardous chemicals pipework; d. preventing entry of floodwater into hazardous chemicals pipework; and e. preventing damage to or off-site release of packages, drums or containers, storing hazardous materials. <p><i>Note—A pump drainage system is not an acceptable measure to meet the performance outcome.</i></p>	<p>AO12.1 Development for the manufacture and disposal of all classes of hazardous materials and hazardous chemicals does not occur within the flood hazard area.</p> <p>AO12.2 Development involving the storage of hazardous materials and hazardous chemicals has:</p> <ul style="list-style-type: none"> a. an impervious bund wall 1.5 times the quantity of liquid chemical stored; or b. a racking or storage systems higher than the 0.5% AEP or the DFL, whichever is the greater flood event. <p>AO10.3 Development involving the storage of hazardous materials and hazardous chemicals demonstrates operations without risk of environmental harm during a flood event up to and including the 0.2% AEP or the DFL, whichever is the greater flood event.</p>
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<p>PO13 Works to mitigate flood risks avoid adverse impacts on other environmental values.</p> <p><i>Note—Additional assessment benchmarks relating to ecological and biodiversity values are contained in Section 8.2 Biodiversity overlay code.</i></p>	<p>No acceptable outcome is nominated.</p>
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<p>PO14 Development maintains or improves the protective function of landforms, vegetation and natural processes in managing the effects of flooding.</p> <p><i>Note—Additional assessment benchmarks relating to ecological and biodiversity values are contained in Section 8.2 Biodiversity overlay code.</i></p>	<p>No acceptable outcome is nominated.</p>
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Table 8.7-4: Additional measures for accepted and assessable development in Very low and Low flood risk hazard areas

Editors' note—Accepted development subject to requirements identified in Part 5 Tables of Assessment must comply with all the nominated requirements in this and other applicable codes.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Flood risk compatibility	
<p>AO15 Vulnerable uses and Essential community infrastructure only occur on premises within the Very low and Low flood risk hazard areas where it is demonstrated that:</p>	<p>*AO15.1 Vulnerable uses and Essential community infrastructure located on premises within the Very low and Low flood risk hazard areas demonstrate flood risk can be</p>

<p>a. avoidance of the risk area is not reasonably practicable;</p> <p>b. development is located in the lowest risk area possible; and</p> <p>c. for all flood events up to and including the DFE (see Table 8.7-8: Flood immunity - Minimum design requirements), development does not result in any of the following:</p> <ol style="list-style-type: none"> i. an intolerable level of risk to people and property from flood hazard; or ii. the isolation of persons; or iii. the inability for vehicles to safely access and evacuate the site using the existing or proposed road network; or iv. undue burden on disaster management responses and recovery capacity. <p><i>Note—Compliance with this Performance Outcome will be demonstrated by providing a Flood Emergency Management Plan, prepared by a suitably qualified person and is consistent with Planning Scheme Policy 4 Flood hazard.</i></p>	<p>mitigated and ensures that:</p> <ol style="list-style-type: none"> a. development is located in the lowest risk area possible; b. development meets the minimum design requirements in Table 8.7-8: Flood immunity - Minimum design requirements; c. access to a public road which remains safe and trafficable for vehicles, pedestrian movements and emergency services up to and including the DFE (see Table 8.7-8: Flood immunity - Minimum design requirements), must be provided; and d. development does not result in the undue burden on disaster management responses and recovery capacity. <p><i>Note—Compliance with this Performance Outcome will be demonstrated by providing a Flood Emergency Management Plan, prepared by a suitably qualified person is consistent with Planning Scheme Policy 4 Flood hazard.</i></p>
<p>PO16 Critical infrastructure located within the Very Low and Low flood risk hazard area demonstrates that:</p> <ol style="list-style-type: none"> a. the development is located in the lowest risk area possible; and b. for all flood events, up to and including the DFE (see Table 8.7-8: Flood immunity - Minimum design requirements), development: <ol style="list-style-type: none"> i. remains operational to serve community needs during and immediately after a flood event, even when other infrastructure or services may be compromised; ii. retains essential site access during a flood event; and iii. is designed, located, managed and operated to avoid adverse impacts from flooding on the community and the environment. <p><i>Note—Compliance with this Performance Outcome may be achieved through a flood risk management plan prepared by a suitably qualified person and is consistent with Planning Scheme Policy 4 Flood hazard.</i></p>	<p>No acceptable outcome is nominated.</p>

Table 8.7-5: Additional measures for assessable development in Moderate flood risk hazard area

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Flood risk compatibility	
<p>PO17 Development within the Moderate flood risk hazard area does not occur unless, designed, constructed and operated to mitigate the risk to an acceptable level.</p> <p><i>Note—Guidance material relating to the risk profile of the flood hazard area categories is available in Planning Scheme Policy 4 Flood hazard.</i></p>	<p>AO17.1 Mitigation to an acceptable level is demonstrated through the site layouts, design construction and operation.</p>
<p>PO18 Vulnerable uses and Essential community infrastructure avoids locating within the Moderate flood risk hazard area.</p>	<p>AO18.1 Vulnerable uses and Essential community infrastructure does not occur.</p>
<p>PO19 Critical infrastructure does not occur within the Moderate flood risk hazard area unless it is demonstrated that:</p> <ol style="list-style-type: none"> a. avoidance of the area is not reasonably practicable; b. development is located in the lowest risk area possible; and c. for all flood events, up to and including the DFE (see Table 8.7-8: Flood immunity - Minimum design requirements), development: 	<p>No acceptable outcome is nominated.</p>

<ul style="list-style-type: none"> i. remains operational to serve community needs during and immediately after a flood event, even when other infrastructure or services may be compromised; ii. retains essential site access during a flood event; and iii. is designed, located, managed and operated to avoid adverse impacts from flooding on the community and the environment. <p><i>Note—Compliance with this Performance Outcome will be achieved through a flood risk management plan prepared by a suitably qualified and experienced engineer and is consistent with Planning Scheme Policy 4 Flood hazard.</i></p>	
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Table 8.7-6: Additional measures for assessable development in the High and Extreme flood risk hazard areas, the Laidley and Withcott flood resilient precincts, and the Valley floodplain precinct

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Flood risk compatibility	
<p>PO20 Development within the High or Extreme flood risk hazard areas prioritises risk avoidance and the safety of people and property from intolerable risk over mitigation and avoids locating within an area of intolerable risk.</p>	<p>*AO20.1 Construction of new structures is avoided within the High or Extreme flood risk hazard area.</p> <p>AO20.2 Development does not occur within the High or Extreme flood risk hazard area, and only occurs in the High flood risk area where it is demonstrated that:</p> <ul style="list-style-type: none"> a. all options for avoidance of the area of high flood risk have been exhausted; b. development is located on the part of the site which is at the lowest level of risk; and c. mitigation to an acceptable risk level is achieved where the development: <ul style="list-style-type: none"> i. can be serviced with infrastructure (power, water, sewer, access and telecommunications) for the expected life of the asset; and ii. complies with a site-based flood risk assessment consistent with Planning Scheme Policy 4 Flood hazard. <p>*AO20.3 Vulnerable uses, essential community infrastructure or critical infrastructure does not occur.</p>
<p>PO21 Development within the High or Extreme flood risk hazard areas does not intensify intolerable risk through increases in people working or living in the area.</p>	<p>*AO21.1 Home based businesses do not occur within the High or Extreme flood risk hazard area.</p> <p>*AO21.2 Building work for a Class 10 structure, or a secondary dwelling within the High or Extreme flood risk hazard area does not occur.</p>
<p>PO22 Development within the High or Extreme flood risk hazard areas, or the Laidley and Withcott Flood resilient precincts does not increase intolerable risk to people and property from flood hazard through any increase in GFA or increase in the number of buildings on a lot.</p> <p><i>Note—Guidance material relating to the risk profile of the flood hazard area categories is available in Planning Scheme Policy 4 Flood hazard.</i></p>	<p>*AO22.1 Building work associated with a material change of use on a lot with an existing use located within the High or Extreme flood risk hazard areas, or the Laidley and Withcott Flood resilient precincts does not increase the existing GFA or building footprint.</p>
<p>PO23 Development within the Valley floodplain precinct:</p> <ul style="list-style-type: none"> a. is limited to uses which have a direct relationship with rural activities and cannot be located elsewhere; and b. is limited to uses which can withstand flood events. 	<p>*AO23.1 Development within the Valley floodplain precinct is limited to and low scale or low intensity rural activities with minimal or no built form.</p> <p>*AO23.2 Development is positioned on the safest part of the site with the lowest level of flood risk and closest to an evacuation route.</p>

	* AO23.3 Development does not involve difficult to evacuate uses or have a sales or retail operation.
Resilient built form	
<p>PO24 Development in the Valley floodplain precinct, and Laidley and Withcott flood resilient precincts is:</p> <ol style="list-style-type: none"> limited to uses which can withstand all flood events up to the DFL flood event; and constructed and operationally prepared for flood impacts; and structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding are operated in a manner that does not require an extended recovery period and restoration after a flood event such that business can resume trading shortly after a flood event. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a structural engineering report and business flood management plan or Flood Emergency Management Plan and is consistent with Planning Scheme Policy 4 Flood hazard.</i></p>	<p>*AO24.1 Development is designed and constructed to prevent and withstand floodwater inundation.</p> <p>*AO24.2 The understorey of any building allows the free flow of floodwater.</p> <p>*AO24.3 Fencing and retaining walls allows the free flow of floodwater and does not add to flood debris in a DFL flood event or more.</p> <p>*AO24.4 Property is protected from flood damage by having storage so that:</p> <ol style="list-style-type: none"> items of value can be moved in a flood event; and items of value are raised above the level in Table 8.7-8: Flood immunity - Minimum design requirements to safe storage; and items of value are secured against flotation and lateral movement in the level specified in Table 8.7-8: Flood immunity - Minimum design requirements. <p><i>Note—Refer to the building assessment provisions for the QDC referenced class of building.</i></p> <p>*AO24.5 Development in the Valley floodplain precinct includes:</p> <ol style="list-style-type: none"> minimal built form; low capital expenditure compared to the whole rural activity; is limited to rural sheds which are occupied with low levels of equipment, stock and consumables; and is operated such that the rural activity or business would be able to continue to operate in the event of loss of the structure and contents from a flood event. <p>AO24.6 Construction of new buildings in the Laidley and Withcott flood resilient precincts are:</p> <ol style="list-style-type: none"> limited to 20% of the site area; or constructed to withstand the expected flood impacts of a DFL flood event; or comprised of resilient or readily replaceable materials that allow operators to resume trading shortly after a flood event; or minimum floor levels for habitable rooms for existing residential activities is consistent with Table 8.7-8: Flood immunity - Minimum design requirements.
Disaster management	
<p>PO25 Development within the High or Extreme flood risk hazard areas, or the Laidley and Withcott Flood resilient precincts, or the Valley floodplain precinct supports and does not unduly burden, disaster management response or recovery capacity and capabilities through sheltering in place and ensures occupants are prepared for flood events and evacuation.</p>	<p>*AO25.1 Development has access which, remains safe for vehicles, pedestrian movements and emergency services up to and including the DFL.</p> <p>AO25.2 Development has a site specific Flood Emergency Management Plan that outlines the full extent of the risk and potential consequences with roles and responsibilities for before, during and after a flood event and is consistent with Planning Scheme Policy 4 Flood hazard.</p>
Public safety	
<p>PO26 Manufacturing, storage or disposal of hazardous materials does not occur.</p>	No acceptable outcome is nominated.

Table 8.7-7: Flood hazard overlay code — Additional measures for assessable development for Reconfiguring a lot

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Minimising flood risk	
<p>PO27 Reconfiguring a lot locates and designs all lots to:</p> <ul style="list-style-type: none"> a. minimise the exposure of people and property to an intolerable flood risk hazard; b. minimises damage to property and essential utilities; c. facilitate safe and efficient evacuation. 	<p>*AO27.1 Development involving a reconfiguring a lot:</p> <ul style="list-style-type: none"> a. does not occur in High or Extreme flood risk hazard areas; or b. maintains the number of lots at risk in High or Extreme flood risk hazard area. <p>AO27.2 Development envelope areas approved as part of a subdivision ensure that there is sufficient area to accommodate future intended uses which avoids flood hazards areas as much as practicable and:</p> <ul style="list-style-type: none"> a. includes an envelope which caters for: <ul style="list-style-type: none"> i. infrastructure required for the intended use; ii. access location to required standard; iii. signage as required; and iv. any construction features; and b. demonstrates that works in association with the reconfiguration can achieve an acceptable risk level for future intended purposes; and c. provide information on mitigation methods required for future uses to maintain and/or achieve an acceptable risk level.
<p>PO28 Reconfiguring a lot locates and designs all lots to achieve an acceptable risk and flood immunity.</p>	<p>AO28.1 Development locates lots and creates a design layout that is consistent with Table 8.7-9: Flood immunity - Site works.</p> <p>AO28.2 Reconfigurations which depend on site mitigation works to achieve an acceptable risk level, complete the site works before lots are created.</p> <p><i>Note—Flood immunity may be achieved by filling and providing drainage channels.</i></p>
<p>PO29 Reconfiguring a lot:</p> <ul style="list-style-type: none"> a. creates safe access and egress routes for people and emergency services personnel; b. minimises the length of roads within the flood hazard area; c. provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage. <p><i>Note—For example, avoid finger-like or tree-like subdivision patterns or substantive vegetated corridors between lots.</i></p>	<p>AO29.1 Lots have finished ground levels consistent with Table 8.7-9: Flood immunity - Site works.</p> <p>AO29.2 New roads proposed as part of the development are designed and constructed to remain safe for vehicles and emergency services up to and including the DFL and:</p> <ul style="list-style-type: none"> a. have a two-lane sealed carriageway; b. be connected to the higher order road at both ends and at intervals of less than 250m; c. not include design elements that may impede access and egress; d. incorporate mountable kerbs (where kerb is provided); and e. are consistent with evacuation routes in Planning Scheme Policy 4 Flood Hazard. <p>AO29.3 The subdivision layout ensures access and egress routes remain safe for vehicles and emergency services and:</p> <ul style="list-style-type: none"> a. direct occupants away from, rather than towards or through areas with the severest flood risk hazard; b. minimise the length of routes through all flood hazard areas; c. by locating accesses into the reconfiguration above the DFL; and d. avoiding cul-de-sacs and road networks that limit access and egress.

Flood plain function (conveyance and behaviour)	
<p>PO30 The floodplain function (conveyance and behaviour) is protected or improved by:</p> <ol style="list-style-type: none"> maintaining existing ground levels; minimising cutting and filling in the floodplain; maintaining or improving the existing floodplain storage capacity; maintaining or reducing the maximum flow velocity of water or a defined flood level; maintaining or reducing the potential risk of flood damage; decreasing runoff volume; improving or maintaining floodwater conveyance and behaviour; improving or maintaining natural features and vegetation along riparian corridors and overland flow paths. <p><i>Note—Partial compliance with this Performance outcome may be demonstrated by complying with PO9.</i></p>	<p>AO30.1 In High or Extreme flood risk hazard areas, development does not alter the natural flood plain function and water flow.</p> <p>AO30.2 Development does not adversely change the flood risk category or flow characteristics of the site or other upstream, downstream or adjacent sites.</p> <p>AO30.3 Development:</p> <ol style="list-style-type: none"> does not block, or divert floodwaters or overland flow; and does not result in an increase in the flood extent or flood risk category on upstream, downstream or adjacent sites. <p>AO30.4 Development that creates new overland flow paths or significantly alters an existing overland flow path, does not worsen the flood risk category or flow characteristics outside of the site.</p> <p>AO30.5 Future lots are not divided by areas of flood conveyance.</p> <p>AO30.6 Floodways or areas used for floodwater conveyance are protected by an easement or reserve provided to Council.</p> <p>AO30.7 Easements or reserves are to protect the greater of:</p> <ol style="list-style-type: none"> the DFL flood extent; or the floodway extent.
Services	
<p>PO31 Infrastructure and utilities (including roads, water supply, sewer) supports community resilience up to and including the DFE (see Table Table 8.7-8: Flood immunity - Minimum design requirements).</p>	<p>AO31.1 Infrastructure and utilities are:</p> <ol style="list-style-type: none"> not located in the flood hazard area; or located on the highest part of the site to improve flood immunity and designed to prevent floodwater intrusion.
Disaster Management response	
<p>PO32 Development supports and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO32.1 The subdivision layout is in a grid-like pattern allowing multiple access points which demonstrates enough capacity for an evacuating population through examination of:</p> <ol style="list-style-type: none"> risk of isolation; road access and egress immunity up to and including the DFL; and evacuation routes.

Table 8.7-8: Flood immunity - Minimum design requirements

USE	DEFINED FLOOD EVENT	DESIGNATED FINISHED FLOOR LEVEL AND ESSENTIAL UTILITIES
Essential community infrastructure, Critical infrastructure and Vulnerable uses	0.2% AEP or the DFL, whichever is the greater flood event Vehicle and pedestrian access: DFL	0.2% AEP or the DFL, whichever is the greater flood event plus 500mm freeboard
Residential activities	DFL	DFL plus 500mm freeboard
Lots noted as Special Areas (by Lot on Plan) within the Flood Hazard Planning Scheme Policy		The designated FFL plus freeboard specified in Planning Scheme Policy 4 Flood Hazard, Special Areas
Locations noted as Investigation Areas within the Flood Hazard Planning Scheme Policy	To be determined	To be determined
Commercial activities Industry activities	DFL	DFL plus 300mm freeboard

All other uses	DFL	DFL plus 500mm freeboard
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Table 8.7-9: Flood immunity - Site works

FLOOD MAP ELEMENT	RESIDENTIAL ZONE	NON-RESIDENTIAL ZONE	PROPORTION OF LOT
Flood risk area or Overland flow path	DFL plus 500mm	DFL plus 300mm	Where sewerred: 100% Where unsewered: a. a minimum area of 2,250m ² in one consolidated location; b. regular shape (i.e., square or rectangle); c. has direct access and to a constructed road.
Investigation Areas within the Flood Hazard Planning Scheme Policy	To be determined	To be determined	To be determined

Table 8.7-10: Flood hazard parameters

CRITERIA	DEGREE OF FLOOD HAZARD	
	LOW	MEDIUM
Maximum flood depth	≤0.3m	≤0.6m
Maximum flood velocity	≤0.4m/s	≤0.8m/s
Depth by velocity (d*V)	≤0.25 m ² /s	≤ 0.4 m ² /s

8.8 Helidon management area overlay code

8.8.1 Application

1. This code applies to development:
 - a. within the Helidon management area overlay as shown on the overlay maps contained in Schedule 2 Maps; and
 - b. identified as requiring assessment against the Helidon management area overlay code in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

8.8.2 Purpose

1. The purpose of the Helidon management area overlay code is to maintain the continuing safety, security, efficiency and operational integrity of existing and approved Special industry uses within the Helidon management area;
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. prevent incompatible land uses from establishing in locations that could compromise the safe and effective operation and function of Special industry uses within the Helidon management area, including the storage of flammable or hazardous goods, chemicals or materials;
 - b. ensure that people and property within the Helidon management area, are not at risk from new Special industry uses development;
 - c. sensitive land uses or any other uses, excluding; Cropping*, Animal husbandry*, Permanent plantation* and Special industry that are subservient and directly related to explosives and their manufacture, assembly, storage, distribution, or disposal constitute undesirable development and are unlikely to be supported, as the uses will compromise the continuing efficiency and operational integrity of the Helidon management area;
 - d. prevent vulnerable uses, critical infrastructure and difficult to evacuate uses from establishing within the Explosion risk area mapped on OM8 Helidon management area overlay;
 - e. development protects, maintains and improves a safe and efficient access to the Warrego Highway for existing special and Extractive industry uses.

Note—Where sensitive land uses or any other uses, excluding; Cropping, Animal husbandry*, Permanent plantation*, Extractive industry and Special industry directly related to explosives and their manufacture, assembly, storage, distribution, or disposal, are proposed within the Helidon management area an approved risk assessment by the Queensland Government Chief Inspector of Explosives is recommended to demonstrate achievement of the purpose of the Helidon management area overlay code. A pre-lodgement meeting with the Explosives Inspectorate is strongly recommended to inform the risk assessment.*

*Note—Uses shown with * are accepted development on land within the Helidon management area is not regulated by this code except if new buildings are proposed in which people will be residing or working.*

Note—Council may seek third-party advice from the Department of Resources Safety and Health Queensland — Explosives Inspectorate regarding the proposed development.

Editor's note—Development within Helidon management area should also seek advice from Resources Safety and Health Queensland Explosives Inspectorate and Office of Industrial Relations, Major Hazardous Facilities Unit before applying to Council.

8.8.3 Assessment benchmarks

Table 8.8-1: Helidon management area overlay code — Measures for assessable Material Change of Use and Operational Work

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Development within the Helidon management area	
PO1 Development within the Helidon management area: <ol style="list-style-type: none"> a. maintains the long-term ability to manufacture, safely and securely, store and dispose of explosives in the Helidon reserve and associated explosives facilities; b. does not compromise the operational integrity, continued safety and efficiency of the Helidon reserve and associated facilities; c. maintains the safety of people, property, infrastructure 	No acceptable outcome is nominated.

<p>and environment;</p> <p>d. does not materially increase the number of people living, working or congregating on site in the Helidon management area other than for Special industry uses directly related to; explosives, their distribution, storage or manufacture;</p> <p>e. minimises the risk of harm from a bushfire hazard event arising from the Helidon reserve and associated facilities.</p> <p>f. new buildings and structures within the Helidon management area on OM8 Helidon management area overlay are sited consistently with AS.2187 Explosives — Storage, transport and use.</p> <p>g. New uses within the Helidon management area are licensed under the <i>Explosives Act</i>.</p> <p><i>Note—Compliance with the Performance outcomes may be demonstrated by a risk assessment prepared by a suitably qualified person. The assessment must demonstrate consultation with the Explosives Inspectorate in Resources Safety and Health Queensland.</i></p> <p>Editor's note—A licence under the Explosives Act is required for the any use that manufactures, stores, or disposes of explosives.</p>	
<p>PO2 Development involving the use, storage and handling of explosive materials is located, designed and constructed to minimise risks to property, public health and safety, proportionate to the sensitivity of the surrounding land uses or zones.</p> <p><i>Note—Compliance with the Performance outcomes may be demonstrated by a risk assessment prepared by a suitably qualified person. The assessment must demonstrate consultation with the Explosives Inspectorate in Resources Safety and Health Queensland.</i></p>	No acceptable outcome is nominated.
Transport	
<p>PO3 Development does not compromise the safe and efficient operation of vehicles transporting explosive materials along; Airforce Road, Borjesons Way, Cattos Road, Lockyer Siding Road and Warrigal Road to the Warrego Highway.</p>	No acceptable outcome is nominated.
Additional measures for Vulnerable uses, Critical infrastructure and Difficult to evacuate uses	
<p>PO4 Development within the <i>explosion risk area</i> does not include <i>vulnerable uses, critical infrastructure</i> or <i>difficult to evacuate uses</i>.</p> <p><i>Note—Vulnerable uses, critical infrastructure and difficult to evacuate uses are defined in Table SC1.2.2 Administrative definitions.</i></p>	No acceptable outcome is nominated.

Table 8.8-2: Helidon management area overlay code — Measures for assessable Reconfiguration of a Lot

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO1 Reconfiguring a lot does not result in an increase in the number of lots created or an increase of people living or working in the Helidon management area other than for Special industry uses directly related to; explosives, their manufacture, assembly, storage, distribution, or disposal.</p>	No acceptable outcome is nominated.

8.9 Infrastructure overlay code

8.9.1 Application

1. This code applies to development:
 - a. within the Infrastructure overlay as shown on the overlay maps contained in Schedule 2 Maps; and
 - b. identified as requiring assessment against the Infrastructure overlay code by the tables of assessment in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

Table 8.9-1: Map Summary

OVERLAY MAP	MAPPED AREA
OM9A Infrastructure - Energy and water supply overlay	<p>Energy infrastructure:</p> <ol style="list-style-type: none"> a. Major electricity infrastructure corridor b. Electricity substation c. Major electricity infrastructure buffer <p>Bulk Water infrastructure:</p> <ol style="list-style-type: none"> a. Bulk Water pump station b. Bulk Water pipeline or channel c. Bulk Water asset buffer d. Bulk Water storage e. Bulk water storage area buffer (100m) f. Raw water intake buffer g. Weir buffer <p>Sewer infrastructure:</p> <ol style="list-style-type: none"> a. Sewer pump station b. Sewer pipeline c. Sewer treatment plant d. Sewer asset buffer <p>Water infrastructure:</p> <ol style="list-style-type: none"> a. Water bore b. Water pump station c. Water pipeline d. Water reservoir e. Water asset buffer
OM9B Infrastructure — Emitting and Hazardous activities overlay	<p>Chemical facilities:</p> <ol style="list-style-type: none"> a. Major chemical facility b. Hazardous chemical facility c. Chemical facility buffer <p>Environmental emitting facility:</p> <ol style="list-style-type: none"> a. Emitting facility b. Emitting facility buffer <p>High pressure gas pipeline:</p> <ol style="list-style-type: none"> a. Pipeline corridor b. Pipeline buffer (100m) <p>Waste infrastructure:</p> <ol style="list-style-type: none"> a. Waste facility b. Waste facility buffer

8.9.2 Purpose

1. The purpose of the Infrastructure overlay code is to protect existing and future infrastructure, infrastructure corridors and facilities, to ensure development:
 - a. on, over or adjacent to existing and planned infrastructure corridors or facilities does not compromise or interfere with the integrity of the infrastructure or its ability to continue to function for its intended purpose;
 - b. does not locate people or property in locations where they would encroach upon existing and future operation of infrastructure or cause potential damage to the infrastructure;
 - c. does not locate people or property in locations where they would be at risk of unacceptable levels of noise, odour, dust, vibration or adverse visual affects;
 - d. maintains access to infrastructure for maintenance purposes.

2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development is located and designed to:
 - i. Avoid compromising the efficiency, integrity, operation and maintenance of existing and planned infrastructure;
 - ii. protect the amenity, public health and safety of people and property facilities and infrastructure; and
 - iii. identify, protect and manage infrastructure, or corridor including any future asset, corridor or buffer.

Editor's note—

- a. For energy infrastructure the entity responsible for its operation may have an advice or concurrence role for development occurring within the defined corridor.
- b. Council may seek third party advice from Seqwater and Urban Utilities where development is within the buffer or separation area. Applicants should refer to Seqwater Network Consent Guidelines Separation distance from bulk water supply infrastructure and Urban Utilities standards and guidelines.
- c. Applicants proposing development within a high-pressure gas pipeline separation area should consult with the operator to identify ways to mitigate their risk before undertaking development. The area at risk of explosion exceeds the High-pressure gas pipeline separation area, assuming the area is the heat radiation zone associated with a full-bore pipeline rupture under the Petroleum and Gas (Production and Safety) Act, Petroleum and Gas (Production and Safety) Regulation and AS.2885 Pipelines—Gas and liquid petroleum.
- d. Major hazard facilities and hazardous chemical facilities are State assessable development. Applicants of these developments should seek advice from Office of Industrial Relations, Major Hazardous Facilities Unit before applying to Council.

8.9.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 8.9-2: Infrastructure overlay code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Dwelling houses	
<p>PO1 The development footprint of a Dwelling house (including a secondary dwelling and domestic outbuildings) is setback from existing and planned infrastructure assets, pipeline or facility as far as practicable to:</p> <ol style="list-style-type: none"> a. minimise exposure of people to adverse effects from the infrastructure including but not limited to noise odour; b. maximise the safety of people and property from a High pressure gas pipeline. 	<p>*AO1.1 The development footprint of a Dwelling house (including a secondary dwellings and domestic outbuildings) is setback:</p> <ol style="list-style-type: none"> a. 10m of a pump station for water supply or sewer. b. 20m of a Substation; c. 50m of a Major electricity infrastructure corridor; d. 100m of a High pressure gas pipeline; e. 100m or a Bulk water pump station or Bulk water storage or Bulk water raw water intake f. 100m of a water bore; g. Outside of the mapped buffer area for a Waste facility or Emitting activity. <p>*AO1.2 On-site sewerage treatment systems are located outside of:</p> <ol style="list-style-type: none"> a. Bulk water storage area buffer (100m); b. Raw water intake buffer; c. Water bore buffer; d. Weir buffer. <p>*AO1.3 Dwelling houses (including a secondary dwelling but not domestic outbuildings) within a buffer mitigates and minimises adverse effects on human health, amenity and wellbeing by:</p> <ol style="list-style-type: none"> a. setting back Dwelling houses from existing and future noise sources as far as practicable from impact activity; and b. orientating buildings so that bedrooms face away from existing and future noise sources; and c. positioning domestic outbuildings between the the impact activity and living spaces; and d. positioning the development on the windward side (prevailing south-east winds) of the impact activity; and e. positioning the development on the premises at the furthestmost point from the impact activity; and f. barriers and fences.

	<p><i>Note—Compliance with this Acceptable Outcome may be demonstrated by clearly providing a plan that notes the setback to nearby infrastructure including any proposed on-site sewerage treatment system.</i></p> <p>*AO1.4 Dwelling houses (including a secondary dwelling but not domestic outbuildings) incorporate noise attenuation measures such that noise levels do not exceed 5db(A) above background noise level where within:</p> <ol style="list-style-type: none"> 10m of a pump station or substation. 50m from the lot boundary of a concrete manufacture facility; 100m from the lot boundary of an extractive industries not involving blasting; 100m from a shooting range; 100m from a sawmill; 250m from the property boundary of an extractive industries involving blasting or motor sports facility. <p><i>Note—Compliance with these Acceptable Outcomes may be demonstrated by clearly providing a plan that notes the separation distances to nearby infrastructure.</i></p>
Sensitive land uses (not Dwelling houses)	
<p>PO2 Sensitive land uses (not Dwelling houses) and reconfiguring a lot that facilitates sensitive land uses avoid locating or intensifying within the existing or planned:</p> <ol style="list-style-type: none"> vacant corridor/s or assets sites; High pressure gas pipeline buffer; Major electricity infrastructure buffer; Raw water intake buffer; Sewerage treatment plant buffers; Substation buffer; Waste facilities buffers; Water bore buffer; Weir buffer. 	<p>*AO2.1 Sensitive land uses and reconfiguring a lot that facilitates sensitive land uses located within a buffer mitigates and minimises adverse effects on human health, amenity and wellbeing by:</p> <ol style="list-style-type: none"> providing a dense screening landscaping between the development and the existing or future infrastructure or activity that: is a minimum of 5m wide; includes trees and shrubs that will grow to a minimum of 10m high. setting back sensitive land uses from existing and future noise sources a minimum of 50m; and orientating buildings so that bedrooms face away from existing and future noise sources; and positioning domestic outbuildings between the the impact activity and living spaces; and positioning the development on the windward side (prevailing south-east winds) of the high impact activity; and positioning the development on the premises at the furthestmost point from the high impact activity; and barriers and fences. <p><i>Note—Compliance with this Acceptable Outcome may be demonstrated by clearly providing a plan that notes the setback to nearby infrastructure including any proposed on-site sewerage treatment system.</i></p> <p>*AO2.2 Sensitive land uses that cannot be setback from existing and future noise sources a minimum of 50m, incorporate noise attenuation measures that reduce noise levels do not exceed 5db(A) above background noise level.</p>
Vegetation and landscaping	
<p>PO3 Screen landscaping and biodiversity restoration area planted near pipelines protects and maintains the physical integrity and operation of the pipeline.</p>	<p>AO3.1 Screen landscaping and restoration buffers are planted outside of the linear infrastructure Figure 8.9-3: Excavation and filling near a corridor and easement.</p> <p>AO3.2 Landscaping adjoining an infrastructure corridor, asset or buffer complies with the clearance dimensions shown in Figure 8.9-2: Screen landscaping design near an easement.</p>

Easements	
PO4 Development protects and retains linear infrastructure on the premises by an easement that is consistent with the infrastructure provider's requirements and in favour of the responsible utility provider.	AO4.1 Existing easements are retained and where no easement exists for infrastructure on the premises, a new easement is created consistent with the infrastructure provider's requirements and in favour of the responsible utility provider.
Reverse amenity	
PO5 Development is designed to protect access to infrastructure within the premises and does not locate or intensify within an infrastructure corridor, easement, asset or buffer including: a. buildings or permanent structures (e.g. dams); b. the storage of equipment or materials; c. fencing within, along or traversing the boundaries of the easement/s (unless required to limit public access from the development to the infrastructure for public safety).	AO5.1 Development is located outside of infrastructure corridor, easement, asset or buffer consistent with the setbacks specified in. AO5.2 No new crossings, (including roads, services, pedestrian or cycle crossings) traverse an infrastructure corridor, easement asset or buffer. AO5.3 Where development cannot comply with AO5.4, any new road, services, pedestrian or cycle crossing is co-located or consolidated with an existing crossing (where practicable).
Emitting activity buffers	
PO6 To minimise encroachment upon or intensifying emitting activities, sensitive land uses or reconfiguring a lot that facilitates sensitive land uses, are located and designed to avoid, and mitigate, adverse impacts generated by: a. noise; or b. odour; or c. air emission; or d. dust; or e. visual; or f. lighting.	AO6.1 Sensitive land uses and reconfiguring a lot that facilitates sensitive land uses or incompatible non-residential development, do not locate within: a. 100m from the property boundary of a concrete manufacture facility; b. 200m from the property boundary of an extractive industries not involving blasting; c. 250m from a shooting range; d. 250m from the property boundary of a sawmill; e. 500m from an intensive animal industry including poultry farms, piggeries and feedlots; f. 500m from the property boundary from a crematorium; g. 1,000m from from the property boundary of an extractive industries involving blasting or motor sports facility; h. 1,500m from the property boundary of an abattoir or slaughter yard.
High pressure gas pipeline	
PO7 Sensitive land uses and reconfiguring a lot that facilitates sensitive land uses or incompatible non-residential development, avoid locating within an existing or planned high pressure gas pipeline easement or buffer	No acceptable outcome is nominated.
PO8 Development that is intensified within an existing or planned infrastructure corridor, asset or buffer minimises its exposure to high pressure gas pipeline. <i>Note—Compliance with this Performance Outcome may be demonstrated by providing an assessment of the measures specified within the Environmental Protection Act.</i>	No acceptable outcome is nominated.
PO9 Reconfiguring a lot involving subdivision retains high pressure gas pipeline easement and buffer, so additional lots are not created within the easement or buffer and retains: a. high pressure gas pipeline as a single lot as an open space corridor; or b. a single pipeline easement.	No acceptable outcome is nominated.
Hazardous chemical facilities	
PO10 Sensitive land uses and reconfiguring a lot that facilitates sensitive land uses or incompatible non-residential development, avoid locating within existing chemical facility	AO10.1 Sensitive land uses and reconfiguring a lot that facilitates sensitive land uses or incompatible non-residential development, do not locate within Chemical facility buffer

<p>buffer.</p> <p>Editor's note—Major hazard facilities and hazardous chemical facility are State assessable development. Applicants of these developments should seek advice from Office of Industrial Relations, Major Hazardous Facilities Unit before applying to Council.</p>	<p>shown on OM9B Infrastructure — Emissions and hazardous activities overlay.</p> <p>AO10.2 Where a sensitive land use is unable to locate outside of an Emitting activity buffer, the development is designed to minimise adverse effects on human health, amenity and wellbeing by:</p> <ol style="list-style-type: none"> a. providing a dense screening landscaping between the development and the existing or future infrastructure or activity that: <ol style="list-style-type: none"> i. is a minimum of 5m wide; ii. includes trees and shrubs that will grow to a minimum of 10m high. b. setting back sensitive land uses from existing and future noise sources a minimum of 50m; and c. orientating buildings so that bedrooms face away from existing and future noise sources; and d. positioning domestic outbuildings between the the impact activity and living spaces; and e. positioning the development on the windward side (prevailing south-east winds) of the high impact activity; and f. positioning the development on the premises at the furthestmost point from the high impact activity; and g. barriers and fences. <p><i>Note—Compliance with this Acceptable Outcome may be demonstrated by clearly providing a plan that notes the setback to nearby infrastructure including any proposed on-site sewerage treatment system.</i></p> <p>AO10.3 Extractive industries comply with the separation distances specified in for land uses.</p> <p>AO10.4 Uses involved in the manufacturing, assembly, storage, distribution, or disposal of hazardous chemicals are not located adjacent to or within an infrastructure corridor, asset, buffer or explosion risk area on OM9B Infrastructure — Emissions and hazardous activities overlay.</p>
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<p>Earthworks, filling and excavation</p>	
<p>PO11 Earthworks within a buffer or along the boundary of an existing or proposed infrastructure corridor prevent worsening of flooding, drainage or erosion conditions within the infrastructure corridor, asset or buffer.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing setbacks consistent with Figure 8.9-3: Excavation and filling near a corridor and easement.</i></p> <p>Editor's note—Operational Work within the corridor (including landscape works) may require approval of a Construction Management Plan from the infrastructure operator.</p>	<p>AO11.1 Excavation and filling activities do not occur within:</p> <ol style="list-style-type: none"> a. setbacks specified for Seqwater Network Consent Guidelines Separation distance from bulk water supply infrastructure for existing or planned Bulk water requirements b. 10m of existing or planned Major electricity infrastructure corridor or Substation; c. mapped buffer Figure 8.9-3: Excavation and filling near a corridor and easement
<p>PO12 Earthworks maintains the stability of the land adjoining the infrastructure within the corridor, easement or buffer to maintain the physical integrity, safe and efficient operation of the infrastructure corridor.</p> <p>Editor's note—Operational Work within the corridor (including landscape works) may require approval of a Construction Management Plan from the infrastructure operator.</p>	<p>AO12.1 Earthworks are not undertaken within the separation distances specified in the.</p> <p>AO12.2 No valve pits occur within:</p> <ol style="list-style-type: none"> a. 60m of a tower, pole or stay for a 110kV electricity line; or b. 10m of a tower, pole or stay for a 33kV electricity line. <p>AO12.3 If the infrastructure provider has agreed to new roads or services traversing easement/s all the following apply:</p> <ol style="list-style-type: none"> a. Roads, services, footpaths and cycleways are provided at 90° to the infrastructure corridor;

	<p>b. Any trenches are backfilled to be compacted in 150mm layers to a 95% modified dry density compaction ratio;</p> <p>c. Trenches under construction are not left open overnight.</p>
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Table 8.9-3: Infrastructure overlay code— Additional measures for assessable Reconfiguration of Lot

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO1 Development incorporates existing and future infrastructure corridor, easement, asset and buffer into the design including a development footprint suited to the future use.</p>	<p>AO1.1 Development maintains or reduces the number of lot boundaries that traverse an infrastructure corridor, easement or asset as shown in Table 8.9-4: Development setbacks from infrastructure.</p> <p><i>Note—Figure 8.9-1: Subdivision design near an easement provides an example of how to maintain access to an existing easement. When creating an easement, the infrastructure provider should be consulted to ensure their requirements are met.</i></p>
<p>PO2 Development avoids creating additional road accesses to provide access to the infrastructure.</p>	<p>AO2.1 Development design maintains existing accesses from a public road or provides an access to the infrastructure for maintenance purposes.</p>
<p>PO3 Where a premises includes infrastructure or buffer, development incorporates the infrastructure and buffer as useable public open space and:</p> <ol style="list-style-type: none"> a. has dimensions that allow landscaping to be located outside of the easement/s to screen and soften the appearance of poles, towers or other structures; b. contains recreational facilities and landscaping that do not impede access to the infrastructure and that are compatible with safety requirements. 	<p>No acceptable outcome is nominated.</p>
<p>PO4 Development protects and retains existing infrastructure easement/s or creates a new easement/s where there is none and</p> <ol style="list-style-type: none"> a. avoids increasing the number of lots within an infrastructure easement/s; b. avoids intensify development that creates safety risks to people and property. 	<p>No acceptable outcome is nominated.</p>

Table 8.9-4: Development setbacks from infrastructure

DEVELOPMENT	DISTANCE	INFRASTRUCTURE FEATURE
<p>All development including <i>sensitive land uses</i> (except for domestic outbuildings and infrastructure as listed below)</p>	20m	<p>Bulk water pipeline</p> <p>High pressure gas pipeline easement</p> <p>Water bore or reservoir</p> <p>Water or Sewer pump station</p>
	50m	<p>Bulk Water pump stations or storage asset</p> <p>Major electricity infrastructure corridor</p> <p>Substation</p> <p>Weir</p>
<p>Infrastructure</p>	20m	Substation
	50m	Major electricity infrastructure corridor
	100m	<p>Bulk water pump station or storage asset</p> <p>Raw water intake</p>
	250m	Water treatment plants
<p>Blasting operations</p>	200m	<p>Bulk water pipeline or pump station or storage asset or raw water intake</p> <p>Sewer pump station, or pipeline or treatment plant</p> <p>Water bore or pipeline or pump station or storage</p> <p>Weir</p>
	500m	Bulk water storage

Figure 8.9-1: Subdivision design near an easement

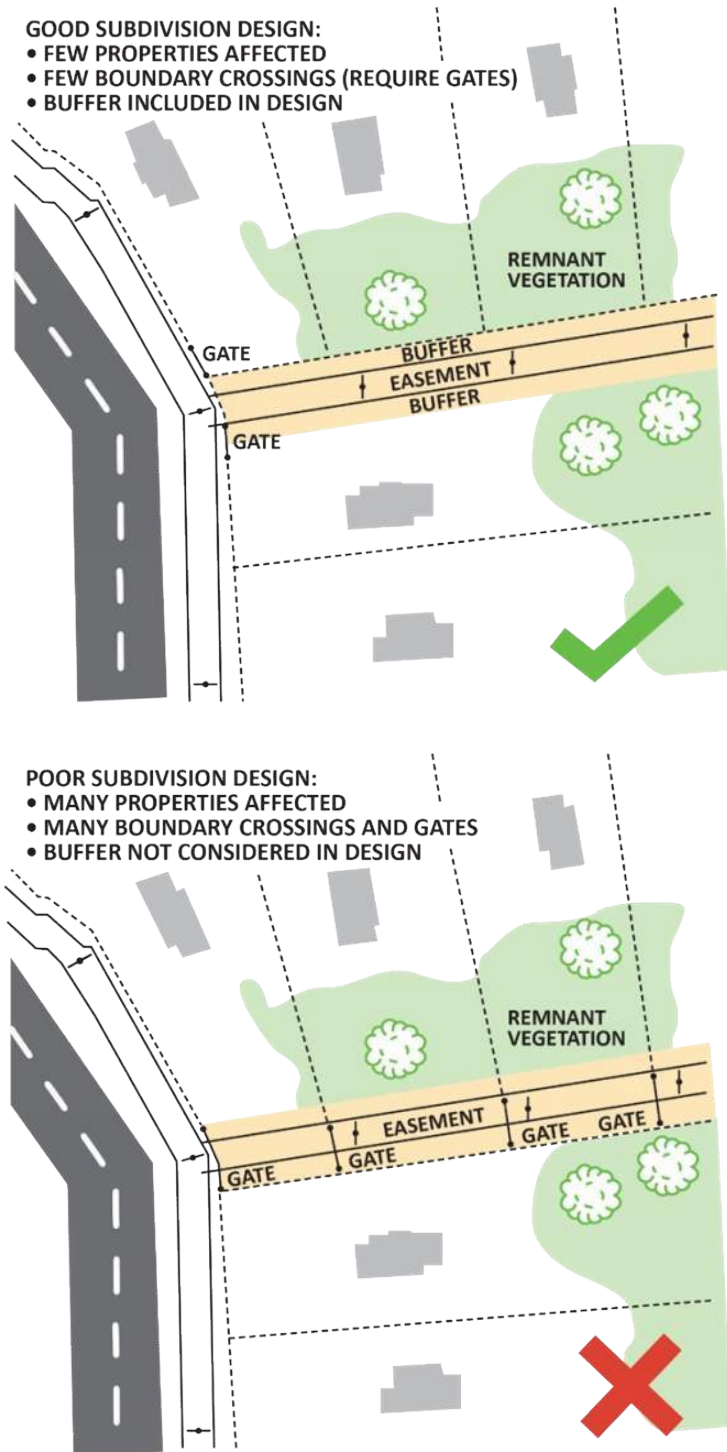


Figure 8.9-2: Screen landscaping design near an easement

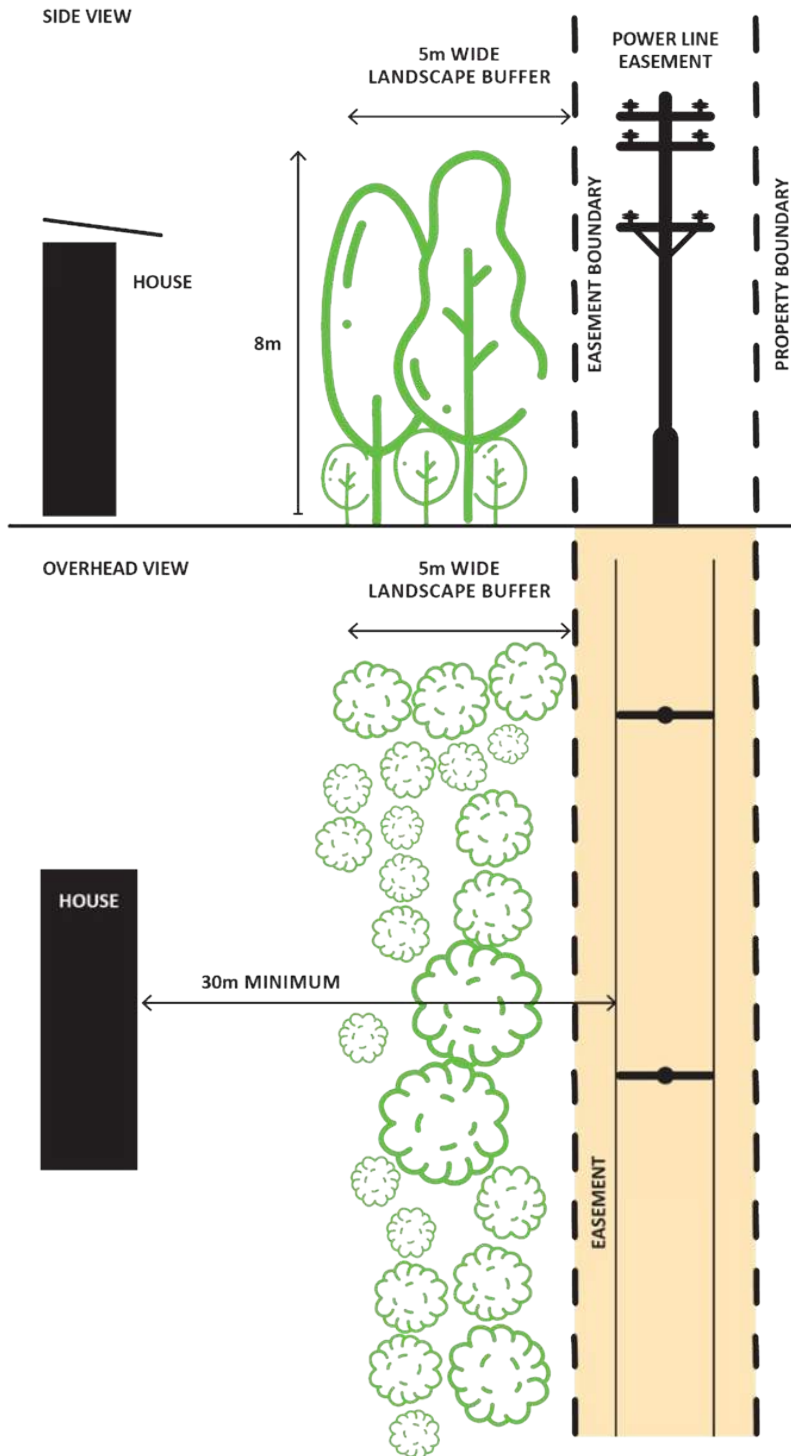
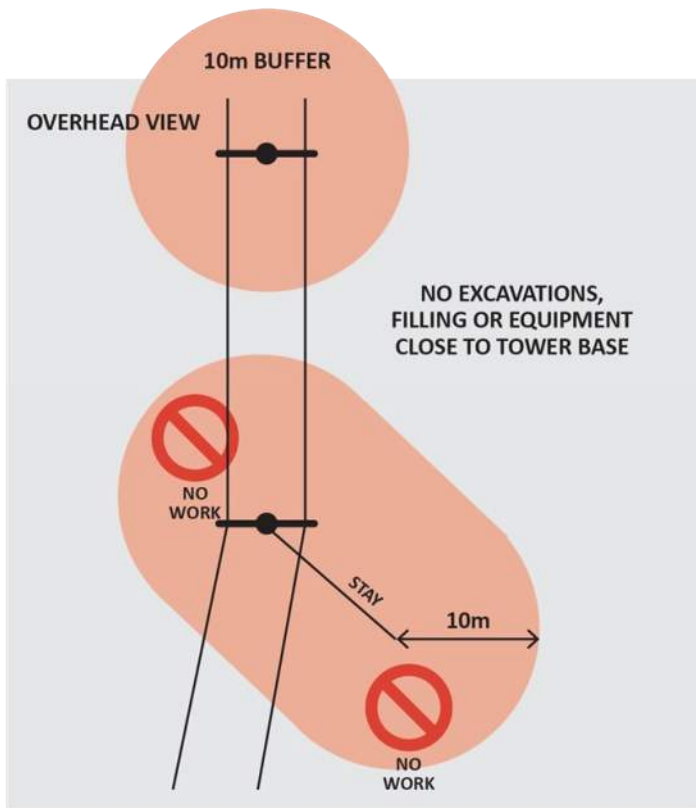
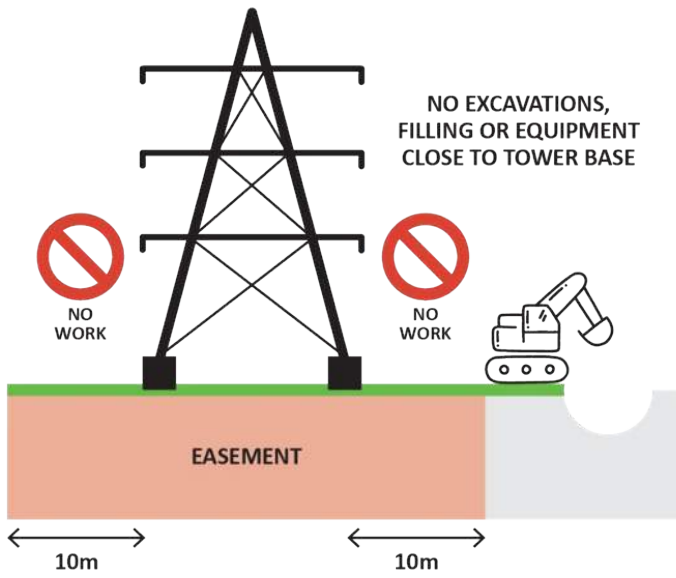


Figure 8.9-3: Excavation and filling near a corridor and easement



8.10 Scenic landscape overlay code

8.10.1 Application

1. This code applies to development:
 - a. within the Scenic landscape overlay as shown on the overlay maps contained in Schedule 2 Maps; and
 - b. identified as requiring assessment against the Scenic landscape overlay code in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

8.10.2 Purpose

1. The purpose of the Scenic landscape overlay code is to ensure the continuing protection and improvement of the Scenic landscape values and features which contribute to the unique character and identity of the Lockyer Valley.
2. The purpose of the Scenic landscape overlay code will be achieved through the following overall outcomes:
 - a. Development is located, designed and constructed to protect and minimise the loss of scenic landscape values and is visually unobtrusive from scenic lookouts and scenic routes.
 - b. Development within areas of scenic landscape values improves the natural and visual landscape values of the site when viewed from scenic lookouts and scenic routes.
 - c. Development within scenic lookouts and scenic routes does not obstruct views to areas of scenic landscape value.

Note—Compliance with the Scenic landscape overlay code may be demonstrated by preparing a Scenic landscape assessment consistent with Planning Scheme Policy 8 Scenic landscape assessment.

8.10.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 8.10-1: Scenic landscape overlay code — Measures for all accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Development other than infrastructure activities	
PO1 Development is located, designed and constructed to protect and minimise the loss of scenic landscape values and is visually unobtrusive from scenic lookouts and scenic routes.	<p>*AO1.1 Building and structures including Dwelling houses and domestic outbuildings in an area of scenic landscape value or scenic route blends with the landscape by using:</p> <ol style="list-style-type: none"> a. materials and finishes that have a matte or non-reflective appearance to the exterior of the building or structure. b. materials and finishes that have muted colours or tones to the exterior of the building or structure. <p>*AO1.2 Development within a scenic route and outside an urban area is setback 25m from the road.</p> <p><i>Note—This outcome prevails over the minimum setback requirements in Table 9.3.2-2: Building scale and bulk requirements.</i></p> <p>*AO1.3 Buildings within a scenic route and within the ALC Class A & B soils on OM1 Agricultural land overlay, are setback 100m from the road.</p> <p><i>Note—This outcome prevails over the minimum setback requirements in Table 9.3.2-2: Building scale and bulk requirements.</i></p> <p>AO1.4 Buildings within areas of scenic landscape value follow the landscape by stepping down slopes and avoiding changing the landform consistent with Figure 8.11-1: Maximum height and storeys in relation to slope.</p>
PO2 Scenic landscape values are protected and the visual	No acceptable outcome is nominated.

prominence of development minimised when viewed from a scenic route or scenic lookout.	
<p>PO3 Development:</p> <ul style="list-style-type: none"> a. maintains the rural landscape and scenic amenity through building siting, scale, bulk, height, design, form, colours and materials which are sympathetic to the character of the site and zone; b. is located and designed to avoid, minimise or mitigate impacts on the rural landscape and scenic amenity when viewed from public roads or key viewing points; c. responds to the site's topography. 	No acceptable outcome is nominated.
Earthworks and Vegetation Clearing	
<p>PO4 When viewed from an area of scenic landscape value, scenic route or scenic lookout, earthworks, roads, vehicle accesses and vegetation clearing are visually inconspicuous and prevent a loss of scenic landscape value through excessive earthworks or vegetation clearing or changes to the finished landform.</p>	<p>AO4.1 Earthworks in areas of scenic landscape value do not involve complex engineering solutions involving excessive cutting and filling to change the landform.</p> <p>AO4.2 Earthworks in areas of scenic landscape value and visible from scenic route; or scenic lookout are revegetated with dense landscaping to:</p> <ul style="list-style-type: none"> a. minimise the visibility of the any cutting; and b. effectively stabilise the site. <p>AO4.3 Vegetation clearing does not occur in areas of scenic landscape value, scenic lookouts and scenic routes.</p>
<p>PO5 Earthworks within a scenic route protects scenic landscape values and cultural heritage.</p>	No acceptable outcome is nominated.
<p>PO6 Roads, vehicle accesses (including driveways) and earthworks minimises changes the landform and visual appearance of scenic landscape values.</p>	No acceptable outcome is nominated.
Advertising devices	
<p>PO7 The public's visual connection to scenic landscapes is protected by minimising advertising devices along scenic routes or scenic lookouts.</p>	<p>AO7.1 Advertising devices within a scenic route and outside of the urban area are for the following uses:</p> <ul style="list-style-type: none"> a. Food and drink outlet; b. Rural activities; c. Tourist activities.
Community infrastructure	
<p>PO8 Infrastructure activities are obscured when viewed from a scenic route or scenic lookout.</p>	No acceptable outcome is nominated.

8.11 Steep land overlay code

8.11.1 Application

1. This code applies to development:
 - a. within the Steep land overlay as shown on the overlay maps contained in Schedule 2 Maps; and
 - b. identified as requiring assessment against the Steep land overlay code by the tables of assessment in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

Editor's note—Major hazard facilities and hazardous chemical facilities are State assessable development. Applicants of these developments should seek advice from Office of Industrial Relations, Major Hazardous Facilities Unit before applying to Council.

Table 8.11-1: Map Summary

OVERLAY MAP	MAPPED AREA
OM11 Steep land overlay	<p>Assessment Triggers:</p> <ol style="list-style-type: none"> a. Steep slope (15% to 20%) b. Very steep slope (20% or more) <p>Administrative information:</p> <ol style="list-style-type: none"> a. Slope 5% to 10% b. Slope 10% to 15%

8.11.2 Purpose

1. The purpose of the Steep land overlay code is to ensure that risk to life, property, infrastructure and the environment from potential landslide is avoided or mitigated to an acceptable or tolerable level, where development:
 - a. increases the number of people living or working in a steep slopes or very steep slopes; or
 - b. involves a premises visited or occupied by guests on a short-term basis; or
 - c. involves uses where evacuating people may be difficult; or
 - d. involves community infrastructure that needs to function during and immediately after landslide events; or
 - e. involves the manufacturing, assembly, storage, distribution, or disposal of hazardous chemicals.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development on steep slopes or intolerable risk of landslide is avoided, including:
 - i. vegetation clearing unless the land is progressively rehabilitated and restored.
 - ii. complex earthworks, involving excavation and filling that changes the natural landform.
 - iii. works that increase or redirect stormwater flows.
 - iv. works that increase the potential for erosion and sedimentation in a mapped area on OM13 High risk soils — information overlay.
 - b. where steep slopes cannot be avoided, development is designed, located and managed to ensure risk to the safety of people and damage to property is mitigated to an acceptable or tolerable level before, during and after a natural hazard event;
 - c. Development avoids establishing or intensify vulnerable uses, essential community infrastructure and critical infrastructure within or near areas that are subject to steep slopes hazard;
 - d. Landslide risk mitigation treatments avoids or minimises harm on the natural environment; ecological processes and conserves biodiversity values that:
 - i. avoids changing the natural landform;
 - ii. effectively stabilises the site where landslide or erosion has already occurred;
 - iii. rehabilitation, revegetation and landscaping does not increase the risk to people or property (e.g. increase or redirect stormwater flows);
 - e. New lots and development have a safe, practical and efficient vehicular access where on steep slopes or very steep slopes.
 - f. Development involving the manufacturing, assembly, storage, distribution, or disposal of hazardous chemicals, protects public safety and minimises the risk to people and the environment, if a landslide occurs;
 - g. Development contributes to and does not unduly burden, effective and efficient disaster management response and recovery capabilities and ensures safe evacuation from landslide can be facilitated.

Note—Landslides occur in rainfall events of 1EY or more as such any risk assessment must consider the potential impact of flooding on roads or evacuation routes when undertaking a Geotechnical assessment.

Note—Landslip risk increases in areas where former mining activities (e.g. disused underground mines, tunnels and shafts) have occurred

which is common in the Lockyer Valley. A pre-development ground inspection and check of GeoResGlobe is recommended as part of due diligence and general environmental duty under the Environmental Protection Act.

Note—Compliance with this Performance Outcome may be demonstrated by providing a site-specific geotechnical stability assessment report prepared by a suitably qualified person consistent with Planning Scheme Policy 5 Geotechnical assessment.

8.11.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 8.11-2: Steep land overlay code — Measures for all assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOME
PO1 Development avoids locating on steep slopes or very steep slopes mapped on OM11 Steep land overlay or identified as having an intolerable risk through a geotechnical risk assessment.	No acceptable outcome is nominated.
PO2 Development avoids increasing the number of people at risk to a landslide or an intolerable risk or through a geotechnical risk assessment including: <ul style="list-style-type: none"> a. on-site; and b. off-site where people may be affected on downward and upward slopes. 	No acceptable outcome is nominated.
PO3 Where steep slopes or very steep slopes cannot be avoided, development achieves a low or acceptable landslide risk to property and environment including: <ul style="list-style-type: none"> a. on-site; b. off-site where development may affect adjacent premises on the downward and upward slopes. 	<p>*AO3.1 Development within steep or very steep slope areas is undertaken on that part of the site that has the least risk of landslide.</p> <p>OR</p> <p>AO3.2 Development within steep or very steep slope areas is certified by an RPEQ, confirming that: <ul style="list-style-type: none"> a. the proposed development is at a low level risk for landslide: <ul style="list-style-type: none"> i. where located on the development site; ii. from land upslope of the proposed development; b. the proposed development does not affect surrounding lots and roads at risk of landslide from: <ul style="list-style-type: none"> i. earthworks; ii. vegetation clearing including under scrubbing or surface removal of turf; iii. increased and/or redirected stormwater runoff; iv. undermining of any structural features or evacuation routes that adjoin the development site. </p>
<p>PO4 The position and design of development: <ul style="list-style-type: none"> a. avoids changing the natural land form consistent with Figure 8.11-1: Maximum height and storeys in relation to slope; b. minimises the need for complex earthworks solutions; c. minimises increasing the potential landslide risk to the site or surrounding lots through the design. <p><i>Note—Measures to achieve the Performance outcome may include:</i> <ul style="list-style-type: none"> a. design buildings and structure to have an elevated floor that steps downward with the slope; b. avoiding cutting and filling that: <ul style="list-style-type: none"> i. steepens the slopes or batters; or ii. undermining or removing the base of the slope; c. avoid creating building platforms with fill or loading the upper </p> </p>	<p>*AO4.1 Either: <ul style="list-style-type: none"> a. buildings, outbuildings and/or vegetation clearing does not occur on that part of the site with steep slopes or very steep slopes; or b. all buildings, outbuildings and/or vegetation clearing are consistent with a development envelope area or development footprint approved at subdivision stage. <p>*AO4.2 No vegetation clearing is proposed.</p> <p>*AO4.3 Overland flow paths that have been previously cleared are rehabilitated and effectively stabilised to accommodate any increased in stormwater flow from the development.</p> </p>

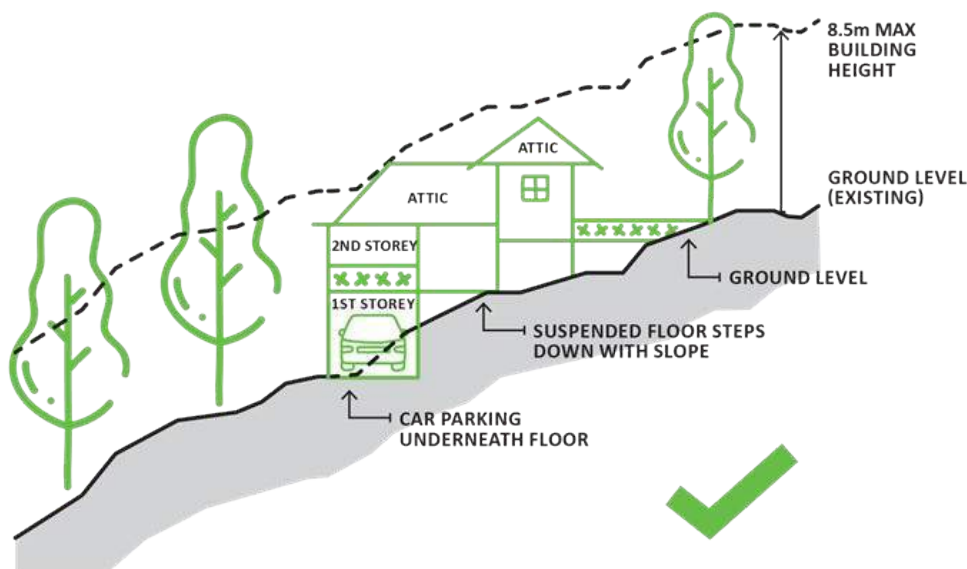
<p><i>part of the slope;</i></p> <ul style="list-style-type: none"> d. <i>avoid vegetation clearing before, during and after construction;</i> e. <i>avoid using subsurface wastewater disposal methods.</i> f. <i>minimise retaining wall heights;</i> g. <i>minimise increasing or redirecting stormwater or surface water paths assuming 1EY events or more;</i> h. <i>restoring vegetation to slopes that have been previously cleared;</i> i. <i>effectively stabilising the surface and existing overland flow paths.</i> 	<p>*AO4.4 Property stormwater installations (including roof guttering and rainwater tank overflows) is directed to the stormwater drainage network to avoid an actionable nuisance from increased on-site groundwater, ponding of water and water concentration onto surrounding slopes or overland flow paths.</p> <p>*AO4.5 Either:</p> <ul style="list-style-type: none"> a. All wastewater is disposed of by a sewer connection; or b. Where sewer connection is not available on site wastewater treatment systems are located on that part of the site that has a slope of 10% or less; and c. Where subsurface disposal of effluent is proposed demonstrate the potential landslide risk achieves a low or acceptable risk.
<p>PO5 Development provides safe and efficient access for all transport modes and avoids the need for extensive earthworks and/or retaining walls that bound the road reserve.</p>	<p>*AO5.1 Vehicle access and driveways are less than 20% slope for a length more than 20m.</p> <p>*AO5.2 Vehicle access and driveways within steep or very steep slope areas are provided with a slip-resistant surface (e.g. broom brushed concrete or 10mm coarse gravel bitumen).</p> <p>*AO5.3 Where earthworks are required for a driveway, it is confined to the proposed driveway area with the ground level being retained in all remaining areas.</p>
<p>Additional measures for Vulnerable uses, Essential community infrastructure and Critical infrastructure</p>	
<p>PO6 Vulnerable uses and essential community infrastructure avoids establishing or intensifying the use within steep slopes unless:</p> <ul style="list-style-type: none"> a. there is an overriding need in the public interest for the new or expanded service the development provides; and b. there are no other suitable alternative locations; and c. site planning can appropriately mitigate the risk to a low level or acceptable level. <p><i>Note—The overall outcomes of this code identify the development outcomes which are intended to avoid intolerable or mitigate tolerable risk of landslide to vulnerable uses and difficult to evacuate uses.</i></p>	<p>*AO6.1 Community residence/s do not locate within a steep slopes or very steep slopes.</p> <p>*AO6.2 Vulnerable uses and Essential community infrastructure do not locate within steep slopes.</p> <p>*AO6.2 Vulnerable uses and Essential community infrastructure is designed and constructed to:</p> <ul style="list-style-type: none"> a. achieve an acceptable landslip risk; or b. be structurally resilient to landslip; and c. have back-up emergency electricity supply where a utility installation; and d. have back-up communications; and e. have an emergency access separate to the primary road access.
<p>PO7 Critical infrastructure providing essential utilities avoids establishing or intensifying within steep slopes unless:</p> <ul style="list-style-type: none"> a. there is an overriding need in the public interest for the new or expanded service the development provides (for example, there are no other suitable alternative locations that can deliver the required level of service or meet emergency service response times during and immediately after a 1EY or greater rainfall event or landslide event); b. the infrastructure can function effectively during and immediately after a 1EY or greater rainfall event or landslide event; c. it can be provided underground; or d. site planning can appropriately mitigate the risk to a low level or acceptable level. 	<p>*AO7.1 Critical infrastructure is designed and constructed to:</p> <ul style="list-style-type: none"> a. achieve an acceptable landslip risk; or b. be structurally resilient to landslip; and c. have back-up emergency electricity supply where a utility installation; and d. have back-up communications; and e. have an emergency access separate to the primary road access.
<p>Additional measures for hazardous chemicals</p>	
<p>PO8 Hazardous chemicals facilities for the manufacturing, assembly, storage, distribution, or disposal of hazardous chemicals, avoids establishing or intensifying within steep</p>	<p>No acceptable outcome is nominated.</p>

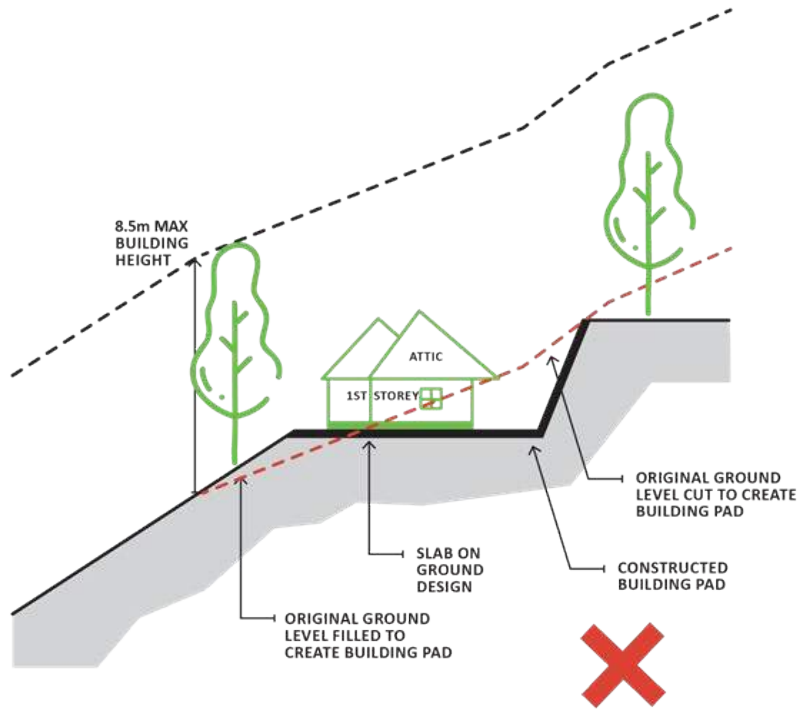
<p>slopes unless the risks to public safety and the environment can be mitigated to a low level or acceptable level.</p> <p><i>Editor's note—Besides the requirements of this code, the Work Health and Safety Act and associated Regulation and Guidelines, the Environmental Protection Act and the relevant building assessment provisions under the Building Act contain requirements for the manufacturing, assembly, storage, distribution, or disposal of hazardous materials including hazardous chemicals.</i></p>	
<p>PO9 Facilities for the Hazardous chemicals for not establishing or intensifying within steep slopes and:</p> <ol style="list-style-type: none"> can function effectively during and immediately after a 1EY or greater rainfall event or landslide event; has an emergency access separate to the primary road access; has an evacuation plan if a landslide occurs; can safely remove hazardous materials to alternative sites if a landslide occurs. 	<p>No acceptable outcome is nominated.</p>
<p>Development involving operational works (including vegetation clearing, earthworks, excavation and filling)</p>	
<p>PO10 Development involving operational works effectively stabilises the site and does not:</p> <ol style="list-style-type: none"> increase slope instability; cause soil loss from sheet, rill or gully erosion; lead to sedimentation; lead to water contamination; redirect stormwater flows to a location outside the stormwater drainage network; concentrate stormwater or overland flows. 	<p>*AO10.1 Earthworks are minimised and limited to a height of:</p> <ol style="list-style-type: none"> 2m adjoining a non-residential site; 1.2m adjoining a residential site; 0.9m adjoining a public road, Park or other public area. <p>*AO10.2 Earthwork cuts and retaining walls incorporates subsoil drainage systems that direct stormwater to the stormwater drainage network or existing overland flow path.</p> <p>*AO10.3 Earthwork cuts that are greater than 900mm high, are separated by terraces with a minimum width of 1.5m or equal to the height of the cut, whichever is the greater.</p> <p>*AO10.4 Retaining wall heights are 1.5m in height or less compared to the ground level.</p> <p>*AO10.5 The crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located no closer than 600mm to any boundary of the lot,</p> <p>*AO10.6 All retaining walls are designed and certified by an RPEQ. Boulder walls or loose blocks must not be used as retaining walls on sites steeper than 20%.</p> <p>AO10.7 Cut and/or fill slopes that are not retained and effectively stabilise the surface are protected against erosion by:</p> <ol style="list-style-type: none"> minimum 80% grass cover; dense landscaping; or another protective, stabilisation measure as recommended by an RPEQ. <p>AO10.8 Earthworks on steep slopes or very steep slopes are retained before, during and after construction by:</p> <ol style="list-style-type: none"> vegetation restoration or rehabilitation; and retaining structures; or other stabilisation methods consistent with Planning Scheme Policy 6 Infrastructure design. <p>AO10.9 Earthworks on steep slopes or very steep slopes do not occur during the wettest part of the year (i.e. November to March).</p>

Table 8.11-3: Steep land overlay code — Additional measures for assessable Reconfiguration of a Lot

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOME
<p>PO11 Reconfiguring a lot:</p> <ul style="list-style-type: none"> a. avoids excessive work or changes to the finished landform for new roads and vehicular access for created lots. b. minimises retaining walls to create lots or new roads. c. ensures each lot has an area for development that will be: <ul style="list-style-type: none"> i. protected from landslide; or ii. have an acceptable risk from, landslide activity on the site; or iii. have an acceptable risk from, landslide activity originating above or from surrounding lots. 	<p>AO11.1 Development for reconfiguring a lot ensures each lot has a development envelope area that is stable and has a slope of less than 15% and where:</p> <ul style="list-style-type: none"> a. in the Rural residential zone has a minimum area of 2,000m² in one location with a minimum dimension of 30m; and b. in other zones, adequate to contain any buildings, outbuildings, car parking and on-site wastewater treatment systems. <p>AO11.2 Roads are constructed on slopes 12.5% and less.</p> <p>AO11.3 All development envelope areas designated within any created lots, are accessible by a road access, consistent with Planning Scheme Policy 6 Infrastructure design.</p>

Figure 8.11-1: Maximum height and storeys in relation to slope





8.12 Waterways and water resources overlay code

8.12.1 Application

1. This code applies to development:
 - a. within the Waterways and water resources overlay as shown on the overlay maps contained in Schedule 2 Maps; and
 - b. identified as requiring assessment against the Waterways and water resources overlay code in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

Table 8.12-1: Map Summary

OVERLAY MAP	MAPPED AREA
OM12A Waterways and water resource catchment - Ecosystems overlay	a. Springs separation area b. Wetland c. Wetland separation area d. Waterway — stream order 1 and 2 e. Waterway — stream order 3 and greater f. Overland flow paths
OM12B Waterways and water resource catchment — Water resource catchments overlay	a. Lockyer Creek water resource catchment b. 200m Bulk water supply storage buffer c. 400m Bulk water supply storage buffer d. 800m Bulk water supply storage buffer e. Water supply buffer area Administrative layers: a. Lockyer Creek water sub-catchments b. Bulk water supply storage

8.12.2 Purpose

1. The purpose of the Waterways and water resources catchment overlay is to ensure development is sited, designed and managed to improve water quality, flow regimes, environmental values and the physical integrity of natural processes to protect water supply.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. development protects and improves the environmental values and water quality objectives of waterways or the following water supply storages:
 - i. Lake Atkinson; or
 - ii. Lake Clarendon; or
 - iii. Lake Dyer; or
 - iv. Seven Mile Lagoon.
 - b. development protects and improves the drinking water supply environmental values and water quality objectives of the Lockyer Creek Catchment and sub-catchments.
 - c. development improves the quality of surface water and groundwater;
 - d. development protects and improves the physical integrity of waterways, wetlands, lakes, springs, riparian areas, land features and natural ecosystems that contribute to maintaining healthy functioning catchments;
 - e. development protects water quality, either directly or indirectly, including adjoining regional Council catchments.

Editor's note—Council may refer development applications that result in ground disturbance and increase the quantity and quality of stormwater flows to Seqwater for third party advice.

Editor's note—Accepted operational works for driveway or vehicle access within streams orders 1 and 2 may require approval for operational works from State Assessment and Referral Agency for constructing or raising waterway barrier works in fish habitats.

Note—In accordance with the Environmental Protection Act and the General environmental duty, all reasonable and practicable measures must be taken to prevent or minimise environmental harm. All development, therefore, must be designed to suit the soil type in the location it is sited.

Note—A site specific Erosion and Sediment Control Plan (ESCP) is required where any ground disturbance may occur. An ESCP is to be prepared consistent with Planning Scheme Policy 9 Stormwater management and Planning Scheme Policy 6 Infrastructure design.

8.12.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 8.12-2: Waterways and water resources overlay code — Measures for all assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Development locations	
<p>PO1 Development protects and improves physical integrity and water quality by avoiding locating within:</p> <ul style="list-style-type: none"> a. a mapped area on OM12A Waterways and water resource catchment - Ecosystems overlay; or b. within the 200m Bulk water supply storage buffer; or c. the Water supply buffer area. <p><i>Note—Environmental values are referenced within Environmental Protection (Water and Wetland Biodiversity) Policy.</i></p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a site-based stormwater quantity management plan (SQMP) prepared by a suitably qualified person. The SQMP achieves stormwater quantity and quality control measures for discharge during operational phases of development designed to be consistent with the Queensland Urban Drainage Manual (QUDM).</i></p> <p><i>Note—A site specific Erosion and Sediment Control Plan (ESCP) is required where any ground disturbance may occur. An ESCP is to be prepared consistent with Planning Scheme Policy 9 Stormwater management and Planning Scheme Policy 6 Infrastructure design.</i></p>	<p>*AO1.1 Development including Dwelling houses and domestic outbuildings is connected to:</p> <ul style="list-style-type: none"> a. stormwater drainage network or a low point of discharge; b. sewer network. <p>*AO1.2 Dwelling houses and domestic outbuildings are setback from the defining bank of a waterway and overland flow path a minimum of:</p> <ul style="list-style-type: none"> a. 10m from an overland flow path; b. 25m from stream order 1 & 2; c. 50m from stream order 3 and greater. <p>AO1.3 Development involving on-site wastewater treatment systems, vegetation clearing or earthworks does not occur within:</p> <ul style="list-style-type: none"> a. a mapped area on OM12A Waterways and water resource catchment - Ecosystems overlay; or b. within the 200m Bulk water supply storage buffer; or c. the Water supply buffer area. <p>AO1.4 Development involving the uses listed in Table 8.12-3: Separation distance to waterways and other locational measures are consistent with the separation distances listed.</p> <p><i>Note—Where another setback distance or locational criteria is identified within this code, the higher standard applies.</i></p>
Water Quality	
<p>PO2 Development improves the quality of water entering ground or surface water supply in the local receiving waters.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Hydrological impact assessment and Water Management Plan prepared by a suitably qualified professional.</i></p>	<p>AO2.1 Water released to ground, or surface waters is consistent with the water quality objectives and environmental values in Environmental Protection (Water and Wetland Biodiversity) Policy, Schedule 1 Document for Lockyer Creek.</p> <p>AO2.2 Operational Work within a <i>wetland</i> or <i>wetland separation area</i> does not undertake excavation or filling of more than 100m³.</p> <p>AO2.3 Operational Work that diverts water to or from a <i>wetland</i> or a <i>wetland separation area</i>, does not undertake excavation or filling of more than 1,000m³</p>
<p>PO3 Development rehabilitates the condition and physical integrity of waterways, wetlands, springs, overland flow paths and separation areas, to improve the healthy functioning of the catchment.</p>	<p>No acceptable outcome is nominated.</p>
Development involving an on-site wastewater treatment systems	
<p>PO4 On-site wastewater treatment systems protect and improve the environmental values and water quality objectives of the local receiving waters.</p> <p><i>Note—Drinking water supply environmental values are referenced</i></p>	<p>*AO4.1 Development provides an area for on-site wastewater treatment systems outside of:</p> <ul style="list-style-type: none"> a. a mapped area on OM12A Waterways and water resource catchment — Ecosystems overlay; b. the 200m and 400m bulk water supply storage buffers on

<p><i>within Environmental Protection (Water and Wetland Biodiversity) Policy.</i></p> <p><i>Note—Compliance with this Performance Outcomes may be demonstrated by a wastewater site analysis prepared by a suitably qualified professional.</i></p>	<p>OM12B Waterways and water resource catchment - water resource catchment overlay; c. the defined flood level on OM7 Flood hazard overlay; and d. a slope greater than 10% on OM11 Steep land overlay.</p>
<p>Development in a water supply buffer area or separation area</p>	
<p>PO5 Development is connected to a wastewater treatment system that is designed, constructed and managed in a way that:</p> <ol style="list-style-type: none"> monitors discharges of wastewater quality a minimum of every 13 weeks; is consistent with the environmental values and water quality objectives of the local receiving waters. <p><i>Note—Drinking water supply environmental values are referenced within Environmental Protection (Water and Wetland Biodiversity) Policy.</i></p> <p><i>Note—Where development involves the release of wastewater, a Wastewater Management Plan (WWMP) is to be prepared by a suitably qualified person. Plans are to provide an assessment of all risks and associated mitigation strategies for preventing adverse impact on the quality of drinking water and may require a water quality monitoring program.</i></p>	<p>*AO5.1 Wastewater (other than domestic wastewater) that is collected and contained on-site and is:</p> <ol style="list-style-type: none"> lawfully disposed to sewer; or transferred off-site for treatment or disposal to a licensed facility. <p>AO5.2 Wastewater (other than domestic wastewater) that is reused on-site is:</p> <ol style="list-style-type: none"> in a closed-cycle irrigation scheme, industrial process, reused for washing or cleaning, or other purpose; and treated to meet the environmental values and water quality objectives of the local receiving waters before release.
<p>PO6 Development is designed, constructed and managed to ensure an effectively stabilised surface is provided before development commences to prevent:</p> <ol style="list-style-type: none"> soil loss from sheet, rill or gully erosion; sedimentation of ground or surface waters; contamination of ground or surface waters; concentrated stormwater and overland flows. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a site-based SQMP and a site specific ESCP prepared by a suitably qualified person. The SQMP is to achieve stormwater quantity control measures for discharge during operational phases of development designed to be consistent with the Queensland Urban Drainage Manual (QUDM). The SQMP and ESCP is to be consistent with Planning Scheme Policy 9 Stormwater management and Planning Scheme Policy 6 Infrastructure design.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>Water quantity impacting on land</p>	
<p>PO7 Development improves the existing surface and groundwater hydrological regime.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Hydrological impact assessment and Water Management Plan prepared by a suitably qualified person.</i></p>	<p>AO7.1 Development does not lower or raise the water table or hydrostatic pressure outside the bounds of the variability of existing pre-development conditions.</p> <p>AO7.2 Development prevents saline water from entering freshwater aquifers.</p> <p>AO7.3 Development design does not worsen the potential for salinity expression.</p>
<p>PO8 Development involving the extraction of ground or surface waters for a commercial purpose occurs outside of the Lockyer Creek water resource catchment and sub-catchments.</p>	<p>No acceptable outcome is nominated.</p>
<p>Surface and ground water hydrology</p>	
<p>PO9 Development ensures that the natural surface water and groundwater hydrologic regimes of waterways, overland flow</p>	<p>AO9.1 Development does not adversely affect the natural surface water or groundwater hydrologic regimes by:</p>

<p>paths, wetlands, springs, groundwater dependant ecosystems and hydrologically sensitive plant communities are improved.</p>	<p>a. avoiding and minimising channelisation, redirection or interruption of water flows; b. avoiding water extraction; c. improving groundwater recharge and discharge processes; d. allowing natural water fluctuations; e. avoiding contaminants entering water (e.g. from runoff, effluent disposal).</p>
<p>Editor's note—Groundwater dependent ecosystems are identified on Queensland Government Wetland Info mapping.</p>	
<p>Storage and disposal of hazardous chemicals and environmentally hazardous materials</p>	
<p>PO10 Hazardous chemicals, wastes and other potential contaminants are managed, stored and disposed of in a manner that does not harm the quality of any surface water or groundwater.</p>	<p>AO10.1 Chemicals and other potential contaminants are stored:</p> <p>a. in containers; b. under a roofed area with an impermeable floor surface; c. within an impervious bund wall and impermeable area to contain spills 1.5 times the quantity of the chemical or material being stored.</p> <p>AO10.2 The storage and handling of chemicals and other potential contaminants does not occur within:</p> <p>a. a mapped area on OM12A Waterways and water resource catchment — Ecosystems overlay; or b. 200m, 400m or 800m of a bulk water supply storage buffer on OM12B Waterways and water resource catchment - Water resource catchment overlay or 800m from a drinking water bore.</p>

Table 8.12-3: Separation distance to waterways and other locational measures

USE	DISTANCE FROM A WATERWAY 1 TO 2 WATERWAY	DISTANCE FROM A WATERWAY 3 WATERWAY OR MORE	WATER SUPPLY STORAGE AREA OR DRINKING WATER BORE OR SPRING
Aquaculture	Case by case	Case by case	Case by case
Intensive animal industry; Service Station	50m	100m	800m
Crematorium; High-impact industry; Low impact industry; Medium impact industry; Special industry; Transport depot; Utility installation for: • sewerage treatment plant; • waste management facilities; Warehouse.	100m	100m	800m
Agricultural supplies store; Animal keeping; Animal husbandry; Bulk landscape supplies; Cropping including forestry; Extractive industry; Intensive horticulture; Low impact industry; Major sport, recreation and entertainment facility; Motor sport facility; Outdoor sport and recreation; Rural Industry; Wholesale nursery; Winery; All other development not listed above.	50m	100m	400m

8.13 High risk soils — information overlay

8.13.1 Application

1. This overlay contains no code and is for administrative purposes. References to this overlay can be found in the following sections:
 - a. Part 3 Strategic Framework;
 - b. Part 4.4 Desired standards of service;
 - c. Part 5.10 Categories of development and assessment — Overlays;
 - d. Part 8.3 Biodiversity overlay code;
 - e. Part 8.11 Steep land overlay code;
 - f. Part 8.12 Waterways and water resource catchment overlay code;
 - g. Part 9.3.3 Dwelling house code;
 - h. Part 9.3.13 Rural uses code;
 - i. Part 9.4.3 Earthworks, filling and excavation code;
 - j. Part 9.4.4 Environment and amenity code;
 - k. Part 9.4.7 Stormwater management code.

Note—High-risk soils means an area with:

- a. *erosive soils — soils that are more susceptible to erosion due to their physical structure or chemistry.*
- b. *dispersive soils — soils that are structurally unstable and readily disperse into their constituent particles (e.g. clay, silt and sand) in water. Flocculants and coagulants may be required to interfere with this process to allow suspended sediment to settle out of the water column, for example in a sediment basin.*
- c. *sodic soils — soils with a high percentage of sodium ions (in soluble or exchangeable form), exhibiting degradation such as dispersion when wet and crusting when dry.*
- d. *saline soils — soils containing enough concentrations of soluble salts within the soil profile to result in reduced plant productivity or damage to infrastructure such as roads and building footings.*
- e. *acid sulfate soils (ASS) — soils that include both actual and potential ASS. Soil or sediment containing highly acidic soil horizons (or layers) affected by the oxidation of iron sulphides is known as actual ASS. Soil or sediment containing iron sulphides or other sulphide material that has not been exposed to air and oxidised is known as potential acid sulfate soils (PASS).*

8.14 Minimum Lot Size Overlay

8.14.1 Application

1. This overlay contains no code and is for administrative purposes to assist the regulation of subdivision within the Rural residential zone. References to this overlay can be found in the following sections:
 - a. Part 3 Strategic Framework;
 - b. Part 5.6 Categories of development and Assessment — Reconfiguring a Lot;
 - c. Part 9.4.1 Reconfiguring a Lot Code.

8.15 Road hierarchy — information overlay

8.15.1 Application

1. This overlay contains no code and is for administrative purposes. References to this overlay can be found in the following section:
 - a. Part 3 Strategic Framework;
 - b. Part 5 Tables of Assessment;
 - c. Relevant sections of Part 6 Zones;
 - d. Relevant sections of Part 9 Development codes.

8.16 Transport noise corridor — information overlay

8.16.1 Application

1. This overlay contains no code and is for administrative purposes. References to this overlay can be found in the following section:
 - a. 1.6 Building Work regulated under the planning scheme; and
 - b. Relevant sections of Part 9 Development codes.

Editor's note—OM16 Transport noise corridor — information overlay the transport noise corridors designated under Section 246X of the Building Act and referred to in QDC MP4.4 — Building is a transport noise corridor applies to building work in the designated locations.

Part 9 Development codes

9.1 Preliminary

1. Development codes are codes for assessment where identified as an assessment benchmark in Part 5 Tables of assessment.
2. The following are the Use codes for the planning scheme:
 - a. Commercial activities code
 - b. Community and recreation activities code
 - c. Dwelling house code
 - d. Extractive industry code
 - e. Home-based business code
 - f. Industry activities code
 - g. Market code
 - h. Medium density residential uses code
 - i. Outstation code
 - j. Renewable energy facility code
 - k. Retirement and Residential care facility code
 - l. Roadside stall code
 - m. Sales office code
 - n. Rural uses code
 - o. Service station and Car wash code
 - p. Telecommunications facility code
 - q. Tourism uses code
 - r. Worker accommodation code
3. The following are the Works codes for the planning scheme:
 - a. Advertising devices code
 - b. Building design code
 - c. Earthworks, filling and excavation code
 - d. Environment and amenity code
 - e. Infrastructure and services code
 - f. Landscaping code
 - g. Stormwater management code
 - h. Transport, access and parking code
4. The following are the Other development codes for the planning scheme:
 - a. Reconfiguring a lot code.

9.2 Development that cannot be made assessable in accordance with Schedule 6 of the *Planning Regulation*

1. The planning scheme does not include requirements or assessment benchmarks for development prescribed by the *Planning Regulation*. Please check the relevant Schedule of the *Planning Regulation* for this information.

9.3 Use codes

9.3.1 Commercial activities code

9.3.1.1 Application

1. This code applies to development for which the Commercial activities code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. The uses subject to this code include:
 - a. Adult store;
 - b. Agricultural supplies store;
 - c. Bar;
 - d. Car wash;
 - e. Food and drink outlet;
 - f. Function facility;
 - g. Funeral parlour;
 - h. Garden centre;
 - i. Hardware and trade supplies;
 - j. Health care service;
 - k. Hotel;
 - l. Nightclub entertainment facility;
 - m. Office;
 - n. Outdoor sales;
 - o. Parking station;
 - p. Shop;
 - q. Shopping centre;
 - r. Showroom;
 - s. Theatre;
 - t. Veterinary service.

9.3.1.2 Purpose

1. The purpose of the code is to ensure Commercial activities meet the needs of the local community, visitors and the travelling public by supplying safe, convenient, comfortable attractive and accessible points of service.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Commercial activities are well designed and contribute to the local character and desired amenity of the zone.
 - b. Effects on the amenity of surrounding land uses, particularly residential uses, are minimised.
 - c. Commercial activities are accessible to a wide range of transport modes and the use of a range of transport options is encouraged.
 - d. Commercial activities are consistent with and reinforce the centre hierarchy.
 - e. Commercial activities are designed and positioned in a manner that responds to the zone and locality in which they are located, streetscape characteristics and surrounding land uses.
 - f. Commercial activities contribute to the economic vibrancy of the centre in which they are located.
 - g. Site layout, building design and landscape treatments provides safe and efficient conduct of business activities, vehicle access and manoeuvrability.
 - h. Building design is of a human scale
 - i. Development integrates with natural landforms and landscape features and protects heritage values.
 - j. Commercial activities are in a zone and on a site suitable for the use with adequate supporting infrastructure, services, transport and road network connectivity.
 - k. Commercial activities are designed and positioned in a manner that responds to the zone and locality in which it is located, streetscape characteristics and surrounding land uses.
 - l. Commercial activities manage potential adverse effects such as noise, lighting and hours of operations on surrounding residential land uses and consider the cumulative impact of multiple entertainment activities in the location.
 - m. Commercial activities are of a type, scale and intensity suitable to its location, surrounding development and character.
 - n. Commercial activities are located and designed to provide a safe and secure environment for patrons and employees.

9.3.1.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 9.3.1-1: Commercial activities code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Accepted Shop or Food and drink outlet within a Residential zone	
PO1 A Shop or Food and drink outlet within a residential zone is consistent with the design, scale, amenity and character of the neighbourhood.	<p>*AO1.1 A Shop or Food and drink outlet within a residential zone is located on a site more than 400m radial distance from a centre zone; or a site with a current approval for a Shop.</p> <p>*AO1.2 A Shop or Food and drink outlet within a residential zone:</p> <ul style="list-style-type: none"> a. has a GFA less than: <ul style="list-style-type: none"> i. 200m² if in the Township zone; ii. 100m² elsewhere. b. is located: <ul style="list-style-type: none"> i. on a collector street or higher order road; or ii. on a site bordering Community activities or other non-residential use. <p>*AO1.3 The Shop or Food and drink outlet maintains the on-site landscaping and carparking associated with the previous use.</p>
Accepted Shop or Food and drink outlet within the Community facility or Industrial zone	
PO2 A Shop or Food and drink outlet is: <ul style="list-style-type: none"> a. ancillary to the existing use on site; b. consistent with the design, scale, amenity and character of the zone. 	<p>*AO2.1 A Shop or Food and drink outlet is ancillary to an existing use and is less than:</p> <ul style="list-style-type: none"> a. 50m²; or b. an area equal to 5% of the gross floor area of the building. <p>*AO2.2 The Shop or Food and drink outlet maintains the on-site landscaping and carparking associated with the existing use.</p>
Accepted Commercial activities in a Centre zone, Mixed use zone or Township zone	
PO3 Development that involves a change of use within an existing building: <ul style="list-style-type: none"> a. expands the GFA a minor amount; b. is consistent with the design, scale, amenity and character of the centre. 	<p>*AO3.1 An accepted commercial activity in a Centre zone, Mixed use zone or Township zone is less than:</p> <ul style="list-style-type: none"> a. 50m²; or b. an area equal to 5% of the gross floor area of the building. <p>*AO3.2 The commercial activity maintains the on-site landscaping and carparking associated with the previous use.</p>

Table 9.3.1-2: Commercial activities code — Additional measures for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Land use	
PO4 Commercial activities: <ul style="list-style-type: none"> a. are located within a centre zone, Township zone, Industry zone or rural hamlet; b. protect and maintain the viability and vitality of a nearby centre; c. are consistent with the scale and intensity of the zone; d. have access to all necessary infrastructure and services suited for the use; e. are conveniently located and accessible to the population catchment they service; f. protects and maintains the centre hierarchy. 	No acceptable outcome is nominated.

<p><i>Note—Compliance with the Performance Outcome may be demonstrated by providing an Economic impact assessment.</i></p>	
<p>Site location</p>	
<p>PO5 Development is located on a site that has enough area and width to:</p> <ol style="list-style-type: none"> accommodate the scale and form of buildings; manage vehicle access, manoeuvring, servicing and parking on site; provide enough space for transitions, setbacks or buffers to sensitive land uses or land in a residential zone; accommodate on-site wastewater treatment system, where applicable; remain compatible with and located to avoid conflict with adjacent uses. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a site plan prepared by a suitably qualified person.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>Site characteristics</p>	
<p>PO6 Development is located on land that is suited for the purpose and:</p> <ol style="list-style-type: none"> maintains water quality and hydrogeological processes; maintains ecological biodiversity and ecological connectivity; minimises adverse effects on natural values and receiving waters cannot be managed; facilitates ventilation and drainage. 	<p>AO6.1 Commercial activities are located in a Centre zone, a Mixed use zone or a Township zone.</p> <p>AO6.2 Development does not occur in:</p> <ol style="list-style-type: none"> on OM3A Biodiversity Ecological areas overlay; on OM3B Biodiversity — Wildlife habitat overlay; on OM3C Biodiversity Waterways and Wetlands overlay; a designated as a flood hazard area OM7 Flood hazard overlay; a mapped area on OM9B Infrastructure overlay — Emissions and hazardous activities overlay; a mapped waterway separation area on OM12A Waterways and water resource catchment - Ecosystems overlay.
<p>Building design</p>	
<p>PO7 Buildings are visually interesting through a combination of:</p> <ol style="list-style-type: none"> balconies and recesses; variation in materials, colours, or textures; recessions and projections in the roof and wall plane; or variations in the building form. 	<p>No acceptable outcome is nominated.</p>
<p>Retail uses</p>	
<p>PO8 Active uses are located on the ground floor to be visually attractive, encourage pedestrian movement and interaction.</p> <p><i>Note—An example of active use includes a bar, Food and drink outlet, Office, Sales office or Shop.</i></p>	<p>AO8.1 Retail activities at ground level provide for a continuous active street frontage.</p>
<p>PO9 Ground floor spaces are designed to allow flexible reuse of the tenancies to support a range of changing community and commercial activities.</p>	<p>AO9.1 The floor to floor height of the ground floor is 4.2m to provide flexibility to accommodate changing uses over time.</p>
<p>PO10 Large format retail uses positioned are sleeved by behind smaller scale uses or tenancies that provide a shopfront presentation to the street.</p>	<p>No acceptable outcome is nominated.</p>
<p>Outdoor areas and dining</p>	
<p>PO11 Outdoor areas including balconies, rooftops or any other outdoor areas used for entertainment activities are located, designed and operated to avoid causing nuisance to</p>	<p>AO11.1 Outdoor areas and roof top bars used for entertainment activities are located away from residential land uses and are oriented towards the street.</p>

adjacent uses.	
<p>PO12 Outdoor dining areas are designed and located so that:</p> <ol style="list-style-type: none"> adverse impacts on the amenity of sensitive land uses are avoided or mitigated; structures are in keeping with the existing character of the zone, including the architecture of the associated building; outdoor dining adds to the landscaped streetscape without increasing perceived building bulk; temporary walls or roofs are always stored when not in use and secured; adequate air movement is available. 	<p>*AO12.1 Outdoor dining areas:</p> <ol style="list-style-type: none"> are positioned along the primary road front; or are acoustically attenuated; have screen landscaping, where not located on the primary road front and there are surrounding sensitive land uses. <p>*AO12.2 Roof structures over footpaths and outdoor dining areas have a minimum clearance height of 2.4m.</p> <p>*AO12.3 Outdoor dining areas have a non-slip surface which is water resistant.</p> <p>AO12.4 Outdoor dining areas include soft landscaping integrated with the outdoor dining environment to create an ambient atmosphere for diners.</p>
Live music	
<p>PO13 Live music creates entertainment for patrons and vitality within the streetscape and is positioned to avoid adverse impacts on surrounding residential land uses.</p>	<p>AO13.1 Live music is contained inside an acoustically treated building.</p> <p>AO13.2 Acoustic live music (not amplified or reliant of electronic equipment) outdoors, ceases by:</p> <ol style="list-style-type: none"> 9:00pm Sunday to Thursday; 10:00pm Friday to Saturday. <p>AO13.3 Amplified live music outdoors ceases to operate by 7:00pm seven days each week.</p>
Public facilities	
<p>PO14 Public toilets are designed and constructed to:</p> <ol style="list-style-type: none"> ensure the safety of all people using them; take advantage of informal surveillance from adjoining uses and activities; discourage nonlegitimate uses. 	<p>AO14.1 Publicly accessible toilets are located near places or pathways with high foot traffic.</p> <p>AO14.2 Entrances to public toilets are visible from the street, footpath and other activity areas on the site.</p> <p>AO14.3 Features that may legitimise loitering, such as seating or public telephones are not located within 15m of toilet entrances.</p>
Access, parking and movement	
<p>PO15 Off-street parking areas are located besides, behind or within the building and are treated to minimise their visual impact from the street as required</p>	No acceptable outcome is nominated
Amenity	
<p>PO16 Development does not result in adverse impacts on residential uses from noise or light.</p>	<p>*AO16.1 A 2m high solid acoustic screen fence is provided along the common boundary with a residential use or land in a residential zone.</p>
<p>PO17 Service and loading areas are:</p> <ol style="list-style-type: none"> located underground; behind the use; or visually screened from public areas. 	No acceptable outcome is nominated.
Overlooking	
<p>PO18 Development maintains the privacy and amenity of surrounding residential uses and their enjoyment of indoor and outdoor living areas.</p>	<p>AO18.1 Where commercial activities border an existing or approved residential use, privacy and amenity is maintained by:</p> <ol style="list-style-type: none"> positioning and orientating buildings to minimise the potential of overlooking occurring; having windows and outdoor areas, (including balconies

	and veranda) located and designed to prevent looking into dwellings; and c. incorporating screening over building openings
Development involving demolition	
PO19 A temporarily vacant development site maintains the safety and visual amenity of the site from the time of demolition until construction of an approved use.	AO19.1 Where development involves the demolition of a building and redevelopment of the site will not begin within 3 months of demolition, the site a. maintains public amenity of the location; b. is cleared of all rubble, debris and demolition materials; c. is fenced where there is a change in the ground level from street level more than 1m in height; d. is provided with drainage to prevent ponding; e. maintains an effectively stabilised surface, so no sediment release and water contamination occur.
Adult stores	
PO20 Adult stores are not located within 200m of a Childcare centre, Educational establishment or Place of worship.	AO20.1 The distance between the boundary of the land occupied by a non-residential sensitive land use and the entrance of a proposed Adult store is: a. more than 200m according to the shortest route a person may take, by vehicle or on foot; b. more than 100m measured in a straight line. AO20.2 The display window of the Adult store is completely screened to prohibit viewing into the interior of the development where goods are displayed. AO20.3 Signage associated with the Adult store that is visible from the street is not sexually suggestive or offensive.
Garden centre and Outdoor sales	
PO21 Development that includes the outdoor display of products for hire or sale provides a high quality streetscape appearance and boundary landscaping to soften the visual appearance	No acceptable outcome is nominated
PO22 Dust from the outdoor storage of materials does not extend beyond the boundary of the site.	No acceptable outcome is nominated
Nightclub entertainment facilities	
PO23 Nightclub entertainment facilities avoid significant noise and disturbance on the amenity of adjacent Residential activities and sensitive land uses.	AO23.1 Nightclub entertainment facilities locate in the Principal centre zone. AO23.2 Nightclub entertainment facilities operate inside of an acoustically treated building and do not include the use of outdoor areas for entertainment uses.
Parking station	
PO24 The Parking station is designed to be safe, convenient and accessible to users and not impact on the function of the surrounding road network. <i>Note—Development is to be connected to the Council's drainage network in accordance with Section 77 of the Local Government Act. It is an offence under the Section 80 of Local Government Act, to restrict or redirect stormwater.</i>	AO24.1 The Parking station has one access point for each street frontage. AO24.2 All access, manoeuvring and parking areas in open air car Parking stations are surfaced with an all-weather, dustless material and provided with stormwater installations that are directed to the stormwater drainage network. AO24.3 Parking stations which are used by the public during the evening are provided with night lighting. AO24.4 Facilities for ticket collection are sited inside the Parking station to allow vehicles to queue off street.

	AO24.5 Parking stations do not incorporate tandem or stacked parking.
Retail uses attached to Service station.	
PO25 Any retail uses are subservient and ancillary to the Service station.	AO25.1 A Food and drink outlet is less than: a. 50m ² ; TUA in an urban area; b. 100m ² TUA in a rural area. AO25.2 A convenience Shop is not more than: a. 100m ² TUA in an urban area; b. 200m ² TUA in a rural area.
Service industry	
PO26 Service industries are small in scale and provide a convenience function in centres so that adverse effects do not extend beyond the boundary of the tenancy.	No acceptable outcome is nominated
Veterinary services	
PO27 Veterinary services are designed and operated in a manner which ensures that the visual and acoustic amenity of sensitive land uses are protected and maintained.	AO27.1 Where Veterinary services border a sensitive land use, animal holding areas are insulated or buffered from adjacent sensitive land uses to reduce noise levels. AO27.2 Domestic animals (e.g. not livestock) are treated inside an acoustically treated building.

9.3.2 Community and recreation activities code

9.3.2.1 Application

1. This code applies to development for which the Community and recreation activities code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. The uses subject to this code include:
 - a. Childcare centre;
 - b. Club;
 - c. Community care centre;
 - d. Community use;
 - e. Educational establishment;
 - f. Emergency services;
 - g. Environment facility;
 - h. Hospital;
 - i. Indoor sport and recreation;
 - j. Major sport, recreation and entertainment facility;
 - k. Outdoor sport and recreation;
 - l. Place of worship.

9.3.2.2 Purpose

1. The purpose of the code is to ensure community activities are located, designed and operated to meet the needs of users and maintain the amenity of the zone.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Community and recreation activities provide a range of facilities that are accessible to a wide range of users and the needs of the community.
 - b. Community and recreation activities operate safely and efficiently, are visually attractive and improve community identity and character.
 - c. Community and recreation activities are designed to be of a scale and intensity in response to the zone, character of surrounding development and streetscape consistent with the street block.
 - d. Community and recreation activities are established close to the population catchment that best serves the community.
 - e. Community and recreation activities are designed to protect:
 - i. the open space, character of the environment and prevent intrusion of development into recreation areas;
 - ii. the amenity of adjoining sensitive land uses.
 - f. Community and recreation activities border or link to active transport networks to maximise accessibility and convenience.
 - g. Community activities are located on a site suitable with adequate supporting infrastructure, services, transport and road network connectivity.
 - h. Community and recreation activities are integrated and co-located with other community, recreation or business activities.

9.3.2.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 9.3.2-1: Community activities code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Accepted Community activities in a Centre zone, Mixed use zone or Township zone	
PO1 Development that involves a change of use within an existing building: <ol style="list-style-type: none"> a. expands the GFA a minor amount; b. is consistent with the design, scale, amenity and character of the zone. 	*AO1.1 An accepted Community use in a Centre zone, Mixed use zone or Township zone is less than: <ol style="list-style-type: none"> a. 50m²; or b. an area equal to 5% of the gross floor area of the building. *AO1.2 The Community use maintains the on-site

	landscaping and carparking associated with the previous use.
Site location	
PO2 The use is: a. co-located with other community or recreational activity focal points, such as active transport routes, public transport stops or public open space; and b. compatible with and located to avoid conflict with adjacent uses.	No acceptable outcome is nominated.
Site characteristics	
PO3 Development is located on land that is suited for the purpose and: a. maintains water quality and hydrogeological processes; b. maintains ecological biodiversity and ecological connectivity; c. minimises adverse effects on natural values and receiving waters cannot be managed; d. facilitates ventilation and drainage.	AO3.1 Development does not occur within a mapped area: a. on OM3A Biodiversity Ecological areas overlay; b. on OM3B Biodiversity — Wildlife habitat overlay; c. on OM3C Biodiversity Waterways and wetland overlay; d. a designated bushfire prone area on OM4 Bushfire hazard overlay; e. a designated as a flood hazard area OM7 Flood hazard overlay; f. as an explosion risk area on OM8 Helidon management area overlay; g. identified as having steep slopes or very steep slopes on OM11 Steep land overlay; h. on OM9B Infrastructure overlay — Emissions and hazardous activities overlay. i. identified as a waterway separation area on OM12A Waterways and water resource catchment overlay — Waterways and wetlands overlay.
Building design	
PO4 Building design responds to the public domain by incorporating design treatments that reduce the bulk of the building and screen unattractive service and storage areas.	AO4.1 External walls avoid broad expanses of featureless walls by including: a. horizontal and vertical variation; b. solid and void elements; c. shadow details; d. openings; e. a mix of building materials; f. colour variation.
Public facilities	
PO5 Public toilets are designed and constructed to: a. ensure the safety of all people using them; b. take advantage of informal surveillance from adjoining uses and activities; c. discourage nonlegitimate uses.	*AO5.1 Publicly accessible toilets are located near spaces or pathways with high foot traffic. *AO5.2 Entrances to public toilets are visible from the street, footpath and other activity areas on the site. *AO5.3 Features that may legitimise loitering, such as seating or public telephones are not located within 15m of toilet entrances.
Access, parking and movement	
PO6 Parking and vehicular movements within the site protect and allows for the safe pedestrian movement of children.	AO6.1 Car parks, set-down areas, vehicle access-ways and crossovers are separated from areas used by children with vehicle impact resistant fencing or bollards are provided to reduce the risk from vehicle collisions. AO6.2 Internal bus set-down and pick-up areas allow buses to move in a forward direction while on-site.
Amenity	
PO7 Everyday operation, vehicular movements or outdoor activities of Community uses protect and maintains	*AO7.1 The use is not located on an access street, or within a cul-de-sac.

residential amenity and amenity of sensitive land uses.	<p>*AO7.2 Emergency services which include 24 hour activities are not located within 10m of a sensitive land use on surrounding lots.</p> <p>*AO7.3 Outdoor activities and congregational areas are located and orientated away from residential use on surrounding lots.</p> <p>*AO7.4 Visual, noise and odour effects on public spaces and residential uses, are avoided, or reduced by:</p> <ul style="list-style-type: none"> a. enclosing refuse storage or collection facilities within service yards or courtyards; b. not locating site service facilities and areas along any road front or other public space.
PO8 Development does not result in adverse impacts on residential uses from noise.	*AO8.1 A 2m high solid acoustic screen fence is provided along the common boundary with a residential use or land in a residential zone.
PO9 Recreation activities, including buildings, structures, ancillary uses and car parking areas are positioned and designed to ensure the safe and efficient access and operation of the activity for users.	No acceptable outcome is nominated.
Childcare centre	
PO10 The site area of Childcare centres allows for:	AO10.1 A Childcare centre is located on a site having:
<ul style="list-style-type: none"> a. the required buildings and structures; b. access, parking and manoeuvring; c. on-site landscaping; d. screen landscaping; e. acoustic attenuation measures. 	<ul style="list-style-type: none"> a. a minimum net developable area of 2,000m²; b. a regular shape; c. a slope of less than 10%.
PO11 Outdoor activity and play areas are located and designed to maximise safety of children.	<p>AO11.1 Outdoor activity or play areas use childproof fencing that ensures children cannot go through, over or under the fence.</p> <p>AO11.2 Shade is provided over outdoor activity and play areas by buildings or structures and landscaping.</p> <p>AO11.3 Outdoor activity and play areas are separated from roads, car parks, driveways, overland flow paths, waterways and waterbodies.</p>
PO12 The scale of buildings and structures associated with the Childcare centre is consistent with the location, the zone and scale of surrounding development.	AO12.1 Unless located in a centre zone the Childcare centre covers less than 50% net developable area.
PO13 The Childcare centre is located to minimise vehicle trips and encourage walking to drop off and pick up children.	AO13.1 Childcare centres are located no more than 200m from a:
	<ul style="list-style-type: none"> a. a centre zone or Mixed use zone; b. a Shopping centre; c. a library; d. an active park; e. an Educational establishment; or f. a sport field.
PO14 Childcare centres are separated from Industry Zone and industrial uses to minimise user's exposure to harmful air pollutants or any safety and health hazards.	<p>AO14.1 Buildings and outdoor play areas are located more than 100m from any Major electricity infrastructure corridor or easement or 50m from any electricity Substation.</p> <p>AO14.2 Childcare centres are located a minimum of:</p> <ul style="list-style-type: none"> a. 250m from Low and Medium impact industries; b. 500m from High impact industries.
Club, Community use, Environment facility and Place of worship	

<p>PO15 Adequate lockable storage space is provided on-site to meet the needs of users.</p>	<p>*AO15.1 At least one lockable storage space of a minimum of 4m² is provided for each room or area that can be hired out or used by community organisations or the public.</p>
<p>Health care service</p>	
<p>PO16 Site design and layout ensures there is sufficient access and egress for emergency vehicles.</p>	<p>No acceptable outcome is nominated.</p>
<p>Place of worship</p>	
<p>PO17 Places of worship protect and improve the amenity of surrounding residential uses.</p>	<p>*AO17.1 Building setbacks, building, structures, ancillary uses, open spaces and carparking used for the communal spaces, are setback 10m from a residential zone and uses.</p>
<p>Sport, recreation and entertainment uses</p>	
<p>PO18 Outdoor recreation uses protect the amenity enjoyed by users of surrounding residential uses.</p>	<p>*AO18.1 Outdoor recreational facilities including swimming pools, spas, courts and half courts are:</p> <ul style="list-style-type: none"> a. setback at least 15m from the boundary of a residential zone; b. screened by a 5m wide screen landscaping; or c. positioned within a site so that buildings are arranged around the recreation facility; and d. not used between the hours of 9:30pm and 6:30am the following day. <p>*AO18.2 Outdoor recreational facilities including swimming pools, spas, courts and half courts that are lit at night ensure the light from the use does not exceed 8 lux when measured at any point 1.5m outside the boundary and at any level from ground level upwards.</p>
<p>PO19 Walking and riding trails are designed and constructed to provide safe, comfortable and convenient links to existing public roads, walking and riding trails.</p>	<p>*AO19.1 Walking and riding trails are consistent with:</p> <ul style="list-style-type: none"> a. AS.2156 Walking tracks; b. Horse Trail Riding Good Practice Guide; c. Council' fire trail construction requirements in Planning Scheme Policy 2 Bushfire management plans, where in a designated bushfire prone area. <p>*AO19.2 Walking and riding trails are located on land outside the 5% (1 in 20) AEP flood event.</p>

9.3.3 Dwelling house code

9.3.3.1 Application

1. This code applies to development for which the Dwelling house code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. The uses subject to this code are:
 - a. Dwelling house including secondary dwelling;
 - b. Community residence inconsistent with Schedule 6, Part 2, Section 6 of the *Planning Regulation*.

Editor's note—Under Schedule 24 of the *Planning Regulation*, a Dwelling house includes any domestic outbuildings associated with a dwelling and any Secondary dwelling and outbuildings associated with either dwelling.

9.3.3.2 Purpose

1. The purpose of the code is to ensure development for a Dwelling house including a secondary dwelling:
 - a. maintain amenity and privacy for occupants and neighbours;
 - b. are compatible with the residential character and existing aesthetic of the streetscape and street block.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development is sited to avoid native vegetation and limits vegetation clearing;
 - b. Development is sited and designed to protect residential amenity and privacy of adjacent residences;
 - c. Development is designed and sited to maintain or improve the existing streetscape and support residential character or aesthetic;
 - d. Development is provided with a level of infrastructure and services expected for the location;
 - e. Where not in a sewer service connection area, on-site domestic wastewater treatment systems are designed and sited to avoid adverse effects on the environment;
 - f. Driveways and crossovers provide safe and efficient vehicle access to minimise adverse effects on existing infrastructure and ensure safety for all users of the footpath;
 - g. Development provides access to water supply for domestic and firefighting purposes;
 - h. Secondary dwellings are small scale, subservient to the dwelling, retains a nexus with the Dwelling house and provide housing choice and amenity for the occupants;
 - i. In urban areas the secondary and primary dwelling present as one dwelling from the street.
 - j. Secondary dwelling is located close to the primary dwelling to avoid unnecessary vegetation removal.
 - k. Community residences are of a domestic scale and protect the residential amenity of neighbours.

Editor's note—Accepted development that complies with the acceptable outcomes is considered to satisfy the requirements. Where development is assessable the acceptable outcomes are provided for some, but not all, Performance Outcomes and show ways in which Performance Outcomes can be met. Compliance with the Performance Outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding Performance Outcome.

Editor's note—The *Environmental Protection Act*, regulates the depositing of sediment and other water contaminants in the stormwater systems. Methods to prevent sediment washing or moving into roadways, stormwater pipes and waterways from building sites, can be found in the *Water by Design* program's for *Erosion and Sediment Control for Dwelling houses*. Fines and legal action may occur if controlling stormwater pollution from building sites does not occur.

9.3.3.3 Assessment Benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Editor's note—Where there is non-compliance with any of the acceptable outcomes an application for Code assessable Building Work will trigger referral to Council as a concurrence agency.

Table 9.3.3-1: Dwelling house code — Measures for accepted and assessable development — Dwelling house and Secondary dwelling

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Vegetation clearing	
PO1 Development avoids and protects the environmental	*AO1.1 Development involving vegetation clearing, ground

<p>values and matters of environmental significance.</p> <p><i>Note—Matters of environmental significance are defined in SC1.2 Administrative terms and include but not limited to areas mapped on:</i></p> <ul style="list-style-type: none"> a. OM3A Biodiversity overlay — Ecological areas overlay; or b. OM3B Biodiversity overlay — Wildlife habitat overlay; or c. OM3C Biodiversity overlay — Waterways and wetland habitat overlay. <p><i>Editor’s note—Further approvals from the State and Federal governments may be required where development affects:</i></p> <ul style="list-style-type: none"> a. Protected plants and animals including koalas under the Nature Conservation Act; or b. Native vegetation regulated under the State vegetation management framework including the Vegetation Management Act; or c. a MNES under the Environment Protection and Biodiversity Conservation Act (Cth) (e.g. koalas and flying foxes). 	<p>disturbance, filling or excavation, does not occur within areas identified as matters of environmental significance.</p> <p><i>Note—Dwelling house includes any dwelling and secondary dwelling, associated domestic outbuildings, structures or infrastructure, including but not limited to on-site domestic wastewater treatment systems; greywater use facility or land application areas, vehicle driveway.</i></p> <p>*AO1.2 Where clearing for a dwelling house cannot be avoided, it occurs where:</p> <ul style="list-style-type: none"> a. within a MLES Biodiversity area, only; b. not within any other matters of environmental significance; c. 3,000m² or less, in a single location. <p><i>Note—Siting of a dwelling house is to be located in existing cleared areas first. Where there are partially cleared areas on a lot a maximum 3,000m² may be created by combining cleared areas into a single location. For example, if an existing Dwelling house is located within a cleared area of 2,000m², this same site can be expanded by up to an additional 1,000m² (3,000m² in total in an individual location). The additional 1,000m² cannot be located away from the existing cleared area. Where there are no existing cleared areas suitable to site a Dwelling house the provision for clearing for a maximum 3,000m² is accepted.</i></p>								
<p>Building height</p>									
<p>PO2 The height of buildings is:</p> <ul style="list-style-type: none"> a. consistent with the residential character and aesthetic; b. protects residential amenity of the streetscape. 	<p>*AO2.1 Building height 8.5m or less, regardless of slope.</p> <p><i>Note—For domestic outbuildings, the QDC requirements apply for building height.</i></p>								
<p>Building setbacks</p>									
<p>PO3 Setbacks:</p> <ul style="list-style-type: none"> a. provide access to backyards; b. provide a sustainable building design that includes access to views, breezes and sunshine; c. ensure there is privacy between adjacent residential dwellings; d. minimise overshadowing of adjacent houses and their solar systems. 	<p>*AO3.1 Building setback are consistent with the below table:</p> <table border="1" data-bbox="794 1227 1457 1496"> <thead> <tr> <th>Zone</th> <th>Setback</th> </tr> </thead> <tbody> <tr> <td>Low density residential zone; or Low-medium density residential zone</td> <td>As required under the QDC.</td> </tr> <tr> <td>Rural zone</td> <td>10m from all boundaries.</td> </tr> <tr> <td>All other Zones</td> <td>6m from all boundaries.</td> </tr> </tbody> </table> <p><i>Editor’s note—This acceptable outcome provides alternative provisions to the QDC under section 33 of the Building Act.</i></p> <p><i>Note—For domestic outbuildings, the QDC requirements apply for setbacks.</i></p>	Zone	Setback	Low density residential zone; or Low-medium density residential zone	As required under the QDC.	Rural zone	10m from all boundaries.	All other Zones	6m from all boundaries.
Zone	Setback								
Low density residential zone; or Low-medium density residential zone	As required under the QDC.								
Rural zone	10m from all boundaries.								
All other Zones	6m from all boundaries.								
<p>Appearance</p>									
<p>PO4 Dwelling houses and domestic outbuildings maintain residential amenity and do not have an industrial aesthetic when viewed from the street.</p>	<p>*AO4.1 Shipping containers or industrial buildings used as Dwelling houses and domestic outbuildings are modified to have a residential appearance.</p>								
<p>Infrastructure and services</p>									
<p>PO5 The Dwelling house (including any Secondary dwelling) is provided with a level of infrastructure and services consistent with its location and meets the needs of its occupants.</p>	<p>*AO5.1 Where network service infrastructure is available, a Dwelling house is connected to:</p> <ul style="list-style-type: none"> a. the stormwater drainage network or another lawful point of discharge; b. a pressurised reticulated water and sewer networks. 								

	<p>*AO5.2 Where the network service infrastructure is unavailable a Dwelling house is connected to:</p> <ol style="list-style-type: none"> a minimum water supply dedicated for domestic supply of 45,000 litres with a minimum 10,000 litre reserve for firefighting purposes; an on-site domestic wastewater treatment system that is consistent with the Queensland Plumbing and Wastewater Code. <p>*AO5.3 On-site domestic wastewater treatment systems are located:</p> <ol style="list-style-type: none"> outside of and above the designated flood hazard area on OM7 Flood hazard overlay; on slopes less than 10% slope mapped on OM11 Steep land overlay. <p>*AO5.4 On-site domestic wastewater treatment systems are setback outside of:</p> <ol style="list-style-type: none"> a waterway and wetland separation area on OM12A Waterways and water resource catchment - Ecosystems overlay; 50m setback from a natural spring or bores that serves as a potable water supply; 400m setback to the full supply level of a dam, or reservoir on OM12B Waterways and water resource catchment — Water resource catchments overlay; 100m of a salinity expression area on OM13 High risk soils — information overlay. <p>*AO5.5 An on-site domestic wastewater treatment systems may be located within a nominated asset protection zone in bushfire hazard area on OM4 Bushfire hazard overlay where consistent with AO3.3 and AO3.4.</p> <p>*AO5.6 A Secondary dwelling shares all service connections with the primary dwelling.</p>
<p>Site cover</p>	
<p>PO6 The impervious area is minimised and passive stormwater infiltration maximised to provide for functional yards that have landscaping; recreation areas and service facilities that support the dwelling.</p>	<p>*AO6.1 The maximum site area covered by impervious materials is 50% or less of the lot size.</p> <p>*AO6.2 The surface of driveways and internal walkways exposed to the elements are:</p> <ol style="list-style-type: none"> permeable where on slopes of less than 7% to maximise on-site infiltration of stormwater; finished in non-slip surfaces. <p><i>Note—Permeable pavements are not considered impervious area and are excluded from the maximum site cover.</i></p>
<p>Access and car parking</p>	
<p>PO7 Vehicular access and on-site car parking is safe, convenient, attractive and accessible.</p>	<p>*AO7.1 The Dwelling house has access to a constructed road.</p> <p>*AO7.2 The Dwelling house has only 1 driveway and crossover.</p> <p><i>Editor's note—An Operational Work application is required for a second vehicle crossover and driveway.</i></p> <p>*AO7.3 Pedestrian access from the road reserve, for the secondary dwelling, is shared with the primary dwelling.</p> <p>*AO7.4 Vehicle crossover and driveway for the secondary dwelling is shared with the primary dwelling.</p>

<p>PO8 Car parking is provided to accommodate the number of vehicles likely to use the site, given:</p> <ol style="list-style-type: none"> the needs of residents and visitors; the existing lack of public transport; the need to minimise on street car parking; and the need to modify the streetscape. 	<p>*AO8.1 Car parking space is provided as follows:</p> <ol style="list-style-type: none"> Dwelling house without secondary dwelling — 2 spaces; Dwelling house with secondary dwelling — 3 spaces; Community residence — as required by the <i>Planning Regulation</i>. <p>*AO8.2 Vehicle parking may be provided as a tandem car parking space, where the tandem space is within the lot boundaries.</p>
Protection of infrastructure	
<p>PO9 Driveways and vehicle crossovers are located to protect existing public infrastructure from damage including street trees.</p>	<p>*AO9.1 Driveways and vehicle crossover are located a minimum of 1m from:</p> <ol style="list-style-type: none"> street trees; stormwater drains; electricity infrastructure. <p><i>Editor's note—An Operational Work application is required for a vehicle crossover and driveway within 1m of existing street trees and stormwater drains.</i></p>
Earthworks and drainage	
<p>PO10 Earthworks and drainage works protects and improves the site and surrounding sites:</p> <ol style="list-style-type: none"> from ponding of water; from increased flooding from upstream or downstream flows; from any changes in the flows of water including any water in an overland flow path; privacy and visual amenity. <p><i>Editor's note—Development should ensure that filling does not affect the amenity and usability of adjacent premises (including loss of privacy caused by level changes) or off-site drainage.</i></p>	<p>*AO10.1 Filling other than for vehicle access and driveways:</p> <ol style="list-style-type: none"> does not extend to more than 3m around the dwelling, measured from the outer walls of the building; does not cause an adverse effect, an actionable nuisance from flooding, or stormwater on adjacent premises. <p><i>Note—Development is to be connected to the Council's drainage network in accordance with Section 77 of the Local Government Act. It is an offence under the Section 80 of Local Government Act, to restrict or redirect stormwater.</i></p>
Requirements for a Secondary dwelling	
<p>PO11 A Secondary dwelling:</p> <ol style="list-style-type: none"> is subservient in bulk and scale to the primary dwelling on the same lot so that it has the appearance of either a single residence on the lot or a single residence with an ancillary building on a residential lot; retains a functional nexus with the primary dwelling. 	<p>*AO11.1 A Secondary dwelling is only located on a lot with an area of 600m² or more.</p> <p>*AO11.2 The Secondary dwelling is located within 10m of the primary dwelling where within an urban area.</p> <p>*AO11.3 A secondary dwelling within the Rural zone or Rural residential zone is located within 20m of the primary dwelling.</p> <p>*AO11.4 A Secondary dwelling has a maximum TUA of:</p> <ol style="list-style-type: none"> in a residential zone or the Township zone — 70m²; elsewhere — 100m². <p>*AO11.5 A Secondary dwelling has no more than 2 bedrooms.</p> <p>*AO11.6 The Secondary dwelling shares private open space with the primary dwelling.</p> <p>*AO11.7 The Secondary dwelling uses the existing driveway and vehicle crossover.</p>

9.3.4 Extractive industry code

9.3.4.1 Application

1. This code applies to development for which the Extractive industry code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

9.3.4.2 Purpose

1. The purpose of the Extractive industry code is to facilitate Extractive industry development while minimising and mitigating impacts on rural scenic values, important agricultural areas, amenity and environmental values and to ensure a suitable standard of infrastructure networks.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. The establishment of Extractive industry operations is facilitated, provided that the environmental impacts of such operations are mitigated.
 - b. Effective separation distances are maintained between Extractive industry operations and sensitive land uses.
 - c. Ensure extractive industries have minimal adverse on-site and off-site impacts, including on people and property, the environment and transport routes.
 - d. The development of the site achieves an acceptable standard of visual amenity, having regard to the characteristics of the site, the resource quantity and quality, the surrounding area and the character of the zone.
 - e. Extractive industries are located, designed and managed to maintain the safety of people.
 - f. Haulage routes meet the needs of the Extractive industry without compromising the safety and efficiency of the transport route.
 - g. Stable landforms are maintained during site operations and site rehabilitation is undertaken following cessation of extraction operations to achieve suitable land use and landforms for any future uses.

9.3.4.3 Assessment benchmarks

Table 9.3.4-1: Extractive industry code — Measures for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Site characteristics	
PO1 Extractive industries are not located in areas likely to result in significant land use conflicts.	<p>AO1.1 Extractive industries are not located on land identified as ALC Class A & B soils, or Important agricultural areas, as mapped on OM1 Agricultural land overlay.</p> <p>AO1.2 Extractive industry operations are located the following minimum distances from land in a residential zone, the Emerging community zone, the Rural residential zone, the Township zone and a sensitive land use:</p> <ol style="list-style-type: none"> a. where involving blasting of hard rock resources and/or crushing of materials — 1,000m minimum distance; b. for resources that do not require blasting or crushing — 200m. <p><i>Note—A Caretakers residence associated with the Extractive industry is excluded from the above requirements where on the same site.</i></p>
Amenity and environmental values	
PO2 Development for an Extractive industry: <ol style="list-style-type: none"> a. promotes the efficient extraction of resources; b. manages its operations responsibly and with due regard to its impacts off site; c. responds to the characteristics and topography of the site; d. results in manageable transport impacts; e. considers other uses and rehabilitation options for the site 	No acceptable outcome is nominated.

<p>after the resource has been exhausted.</p> <p><i>Note—Compliance with this Performance Outcomes may be demonstrated by a site-based management plan consistent with Environmental policy requirements.</i></p>	
<p>PO3 Development avoids or mitigates visual impacts by providing setbacks and landscaped buffers.</p>	<p>AO3.1 Extractive industries (including areas used for buildings, operations, car parking and storage) are setback the following minimum distances:</p> <ul style="list-style-type: none"> a. if involving blasting: <ul style="list-style-type: none"> i. 100m from a boundary with a constructed road; ii. 50m from all other boundaries; b. if not involving blasting: <ul style="list-style-type: none"> i. 50m from a boundary with a constructed road; ii. 25m from all other boundaries; iii. 15m from electricity pylons, water supply pipelines and sewer pipelines; iv. 150m from any bridge pier abutment. <p><i>Note—This outcome prevails over the minimum setbacks requirements in Table 9.3.4-2: Building scale and bulk requirements.</i></p> <p>AO3.2 Landscaped buffers are provided with the following minimum widths:</p> <ul style="list-style-type: none"> a. if the Extractive industry involves blasting: <ul style="list-style-type: none"> i. 50m along a boundary with a constructed road; ii. 25m along all other boundaries; b. If the Extractive industry does not involve blasting: <ul style="list-style-type: none"> i. 25m from a boundary with a constructed road; ii. 10m from all other boundaries.
<p>PO4 Development avoids or mitigates adverse impacts on the amenity of adjoining or adjacent sensitive land uses from:</p> <ul style="list-style-type: none"> a. air emissions; b. odour c. dust; d. noise; e. vibration; f. air blast overpressure. <p><i>Note—The Transport Noise Management Code of Practice: Volume 2 — Construction Noise and Vibration Code lists the matters to be addressed in a Noise and Vibration Management Plan to demonstrate the minimum acceptable vibration limits to human comfort and building damage.</i></p>	<p>AO4.1 Hours of operation are limited to:</p> <ul style="list-style-type: none"> a. blasting operations: <ul style="list-style-type: none"> i. 9.00am to 3.00pm Monday to Friday; ii. no operations on Saturday, Sunday or public holidays; b. other operations: <ul style="list-style-type: none"> i. 6.00am to 7.00pm Monday to Friday and 7.00am to 4.00pm Saturday; ii. no operations on Sunday or public holidays. <p>AO4.2 Development is consistent with the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy</i>.</p> <p>AO4.3 Development is consistent with the air quality objectives set out in the <i>Environmental Protection (Air) Policy</i>.</p>
<p>PO5 Landforms on site are stable during extraction of resources and after rehabilitation.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Geotechnical report consistent with Planning Scheme Policy 5 Geotechnical assessment.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO6 Development must:</p> <ul style="list-style-type: none"> a. minimises and mitigates negatively affecting the natural environment including matters of environmental significance on-site and adjacent lots; b. protect waterways from erosion and sedimentation; c. provides a fauna sensitive design that incorporates corridors and exclusion fencing to direct animals around dangerous areas. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an Environmental management plan</i></p>	<p>No acceptable outcome is nominated.</p>

<i>prepared by a suitably qualified person.</i>	
<p>PO7 Design, operation and staging of the Extractive industry avoids adversely impacting matters of environmental significance, scenic amenity and landscape character of the Zone. Where adverse impacts on these areas cannot be avoided, the development mitigates impacts on these areas.</p>	<p>AO7.1 Extractive industries are not located in:</p> <ul style="list-style-type: none"> a. matters of environmental significance on: <ul style="list-style-type: none"> i. OM3A Biodiversity Ecological areas overlay; ii. OM3B Biodiversity — Wildlife habitat overlay; iii. OM3C Biodiversity Waterways and Wetlands overlay; b. wetlands and waterways areas mapped on OM12A Waterways and water resource catchment — Ecosystems overlay.
<p>PO8 Extraction activities prevent erosion, from changes in the natural fluvial processes, riverbank instability or the storage capacity volume of a floodplain.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Stormwater management plan consistent with Planning Scheme Policy 9 Stormwater management.</i></p> <p><i>Editor’s note—Referral to Seqwater for third party advice may be undertaken for this Performance Outcome.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO9 Development protects groundwater and surface water from environmental harm and nuisance through positioning, design and management of on-site activities by:</p> <ul style="list-style-type: none"> a. minimising ponding in excavated areas; b. preventing erosion and sedimentation of overland flow paths; c. rehabilitation of created waterbodies; d. preventing pollution of groundwater and surface water; e. maintaining the quality of downstream water; f. providing opportunities to recycle water for use in processing, washing and or screening of materials. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Stormwater management plan and a site specific ESCP. An ESCP is required where any ground disturbance may occur and is to be consistent with Planning Scheme Policy 9 Stormwater management and Planning Scheme Policy 6 Infrastructure design.</i></p>	<p>AO9.1 Stormwater runoff is diverted from excavated areas to avoid erosion, sedimentation and contamination of ground and surface water.</p> <p>AO9.2 Stormwater runoff from excavated or disturbed areas is detained and treated on-site before release, to prevent environmental harm and nuisance.</p> <p>AO9.3 Industrial or regulated wastes are stored on-site in a covered and bunded structure until collected for disposal by a regulated waste contractor.</p>
Site rehabilitation	
<p>PO10 Progressive rehabilitation of the site is to be carried out over the life of the extractive operations to:</p> <ul style="list-style-type: none"> a. restore the species, biodiversity values and ecological functioning of the site that existed before the development; b. ensure stable landforms during and following cessation of extractive operations; c. promote a natural appearance of the site or suitable alternative land use following cessation of extractive resource operations. <p><i>Note — Compliance with this Performance Outcome may be partially demonstrated by providing an Ecological Restoration Plan that is consistent with Planning Scheme Policy 1 Biodiversity.</i></p>	<p>AO10.1 A staged rehabilitation plan prepared by a suitably qualified person demonstrates how this Performance Outcome is achieved.</p> <p>AO10.2 Rehabilitation results in a standard of water quality that can support fish life and other aquatic invertebrates.</p> <p>AO10.3 Created waterbodies are planted with local wetland species.</p> <p>AO10.4 A legal instrument protects the rehabilitated areas.</p> <p>AO10.5 Rehabilitation works are bonded to the approved value. The bond is progressively returned as staged rehabilitation works are completed.</p>
Safety	
<p>PO11 Any blasting, crushing, screening and loading operations:</p> <ul style="list-style-type: none"> a. are carried out safely and consistent with best practice management standards; b. disturbance to surrounding land uses is minor; c. affects from emissions are minimised. 	<p>AO11.1 Public warning and information signs are erected on a boundary or perimeter security fence complies with workplace health and safety requirements.</p> <p>AO11.2 Blasting and other operations are consistent with best practice approaches to vibration, avoidance and</p>

	<p>management consistent with AS.2670.2 <i>Evaluation of human exposure to whole-body vibration, Continuous and shock-induced vibration in buildings (1 to 80Hz)</i>.</p> <p>AO11.3 Blasting does not result in stone, rock or other projectiles escaping from the site.</p>
<p>PO12 Public accessibility to potentially hazardous areas is restricted and a high standard of public safety is always maintained.</p>	<p>AO12.1 Office operations and employee parking is clustered near the entry of the site to minimise unauthorised entry and internal pedestrian movement.</p> <p>AO12.2 Security, fencing and signs are provided to prevent unauthorised people from gaining access to the operational part of the Extractive industry site.</p> <p>AO12.3 To prevent unauthorised access, fencing with a minimum height of 2m is erected and maintained at a safe distance around any excavated areas and around ponded water having a depth of 1m or more.</p>
Access, parking and movement	
<p>PO13 Extractive industry transport routes are not located in centre and residential zones where likely to result in significant land use conflicts.</p>	<p>AO13.1 Transportation of extractive resources occurs only on the following types of roads:</p> <ol style="list-style-type: none"> a. transport routes mapped on OM15 Road hierarchy — information overlay; b. other Extractive industry transport routes identified by the Queensland government; c. State-controlled roads; or d. sealed roads of suitable capacity being more than 100m from a sensitive land uses or land in a residential zone. <p>AO13.2 Vehicles do not use residential or rural residential streets to transport extracted resources.</p>
<p>PO14 Transport infrastructure associated with the hauling of extractive materials is constructed, upgraded and maintained to a standard required for transport purposes.</p> <p><i>Note—Compliance with this Performance outcomes may be demonstrated by Transport impact assessment consistent with Planning Scheme Policy 10 Transport Assessment.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO15 Development provides on-site access, parking and vehicle manoeuvring that:</p> <ol style="list-style-type: none"> a. is adequate for the type and volume of traffic generated; b. does not create or worsen any significant traffic hazard; c. does not have significant adverse effects on the amenity of the zone; d. is clearly defined as the transportation route for the development. 	<p>AO15.1 Transport routes are sealed and constructed to standards to carry B-doubles.</p> <p>AO15.3 Vehicles on public roads avoid spills and dust nuisance by covering loads.</p> <p>AO15.4 Wheel cleaning equipment is used to prevent waste, stone and soil adhering to wheels and being deposited on roads.</p>

9.3.5 Home-based business code

9.3.5.1 Application

1. This code applies to development for which the Home-based business code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

9.3.5.2 Purpose

1. The purpose of Home-based business code is:
 - a. to encourage the development of small scale businesses which are ancillary to the primary residential use of the lot,
 - b. to ensure business activities are consistent with the amenity and character of the zone and
 - c. to ensure that the business has a scale and intensity that protects the viability of the planned commercial or industrial areas.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Home-based businesses are small in scale and consistent with the residential character of the zone.
 - b. Home-based businesses protect and maintain the privacy and amenity expected in residential areas.
 - c. The Home-based business generates a level of traffic and on-site car parking that is expected for Dwelling houses within a residential area.
 - d. Home-based businesses are integrated visually and functionally into the neighbourhood.
 - e. The Home-based business does not have an adverse impact on the amenity and environment of the street block.
 - f. A permanent resident of the dwelling house operates the Home based business.
 - g. Guest accommodation does not compromise the use of premises as a permanent residence or working farm (where a farm stay).
 - h. Guest accommodation is only provided to a limited number of guests on a temporary basis.

9.3.5.3 Assessable benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 9.3.5-3: Home-based business code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Land use	
PO1 The Home-based business is: <ol style="list-style-type: none"> a. a small-scale activity; b. subservient to the primary use of the dwelling as a permanent residence. 	*AO1.1 The Home-based business is operated by a person, or people who permanently reside in the dwelling. *AO1.2 Only 1 non-resident employee is employed on the site. *AO1.3 Only 1 business is conducted on the lot. *AO1.4 The business is conducted within the dwelling or an associated domestic outbuilding and no new building work is proposed. *AO1.5 Unless a bed and breakfast or home day care, the total use area for the business is less than: <ol style="list-style-type: none"> a. if on a lot less than 2ha—45m²; b. if on a lot of 2ha or more—100m².
Amenity and environmental values	
PO2 The Home-based business: <ol style="list-style-type: none"> a. maintains the residential amenity of the site; b. maintains the appearance of the dwelling and protects the streetscape; c. does not cause a nuisance because of noise, vibration, 	*AO2.1 Unless a bed and breakfast or home day care, customers of the business attend the site only between the hours of: <ol style="list-style-type: none"> a. 7.00am and 7.00pm weekdays and b. 8.00am and 5.00pm on Saturday.

<p>odour, dust or other air pollutants or light; d. does not involve signage that is visually obtrusive.</p>	<p>*AO2.2 Unless a bed and breakfast or home day care, the number of customers on the site: a. at any given time is 6 or less; b. on any given day is 12 or less.</p> <p>*AO2.3 The business does not involve: a. the retail sale of goods except where those goods are made on site or relate to a service being provided on site; b. the display of goods visible from outside the dwelling or associated domestic outbuilding (except if associated with a lawful Roadside stall).</p> <p>*AO2.4 Materials or equipment used for the business are stored within a building.</p> <p>*AO2.5 Signage is limited to 1 sign that: a. includes only the name, occupation and contact details of the operator of the business; b. has a maximum sign face area of 0.7m²; c. is not illuminated or in motion.</p> <p>*AO2.6 No noise, odour or dust associated with the business extends beyond the lot boundaries.</p> <p>AO2.7 The business does not involve an industry activity unless a Service industry.</p> <p>AO2.8 Quantities of hazardous chemicals do not exceed the limits that would be expected to be kept in a Dwelling house.</p>
<p>Access, parking and movement</p>	
<p>PO3 Vehicles associated with the business protect and maintain the amenity of the zone and do not cause nuisance to surrounding premises or street block.</p>	<p>*AO3.1 If in an urban area, all car parking and manoeuvring areas are sealed.</p> <p>*AO3.2 No more than 2 vehicles associated with the business is parked or garaged on site at any one time (this excludes vehicles of the permanent residents).</p> <p>*AO3.3 Loading and unloading of deliveries are undertaken within the site.</p> <p>*AO3.4 The business uses the same driveway and driveway crossover as the residential use.</p>
<p>Bed and breakfast accommodation</p>	
<p>PO4 The bed and breakfast is: a. a small-scale activity; b. subservient to the primary use of the Dwelling house as a permanent residence; c. maintains the appearance of a single Dwelling house; d. provides temporary accommodation; e. protects and maintains the amenity or the streetscape and does not cause any noise or light nuisance.</p> <p><i>Editor's note—A Bed and breakfast that involves the preparation of food for guests may be a licensable food business under the Food Act. A person is required to hold a licence under the Food Act to carry on a licensable food business.</i></p>	<p>*AO4.1 A maximum of 3 bedrooms are used for guest accommodation.</p> <p>*AO4.2 A maximum of 6 guests are accommodated at any one time.</p> <p>*AO4.3 Guest accommodation is: a. provided within the primary Dwelling house and the visual appearance from the street is not changed to accommodate the use; or b. constructed and designed using the same materials and elements as the existing primary Dwelling house on the site.</p> <p>*AO4.4 Guests stay no longer than 14 consecutive days.</p>

9.3.6 Industry activities code

9.3.6.1 Application

1. This code applies to development for which the Industry activities code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. The following uses are subject to this code:
 - a. Bulk landscape supplies;
 - b. High impact industry;
 - c. Low impact industry;
 - d. Medium impact industry;
 - e. Research and technology industry;
 - f. Service industry;
 - g. Special industry;
 - h. Transport depot;
 - i. Warehouse.

Editor’s note—Major hazard facilities and hazardous chemical facilities are State assessable development. Applicants of these developments should seek advice from Office of Industrial Relations, Major Hazardous Facilities Unit before applying to Council.

9.3.6.2 Purpose

1. The purpose of the Industry activities code is to ensure that industrial uses are located on suitable sites that have regard to site characteristics and access and are consistent with the built form, character, amenity and environmental values of the zone.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Industry activities establish in suitable locations that have regard to surrounding existing and future land uses, access to the road network and infrastructure and services.
 - b. Industrial activities are consolidated within the Industry zone or are consistent with the zone outcomes.
 - c. Industrial activities are located with reciprocal or related industry activities.
 - d. Industrial development is designed to create visual interest and an attractive built form that is compatible with its location and setting.
 - e. Industrial development avoids and mitigates adverse impacts on community health, safety and amenity.
 - f. Industrial development avoids and mitigates adverse impacts on environmental values or ecological processes.
 - g. Industrial development does not have an adverse impact on the safety and efficiency of the road network.
 - h. Landscaping areas act as buffers along boundaries to sensitive land uses, transport corridors and street frontages to protect the amenity of adjacent uses and contribute to the visual presentation of the industrial development.
 - i. Areas between industry and sensitive land uses are effectively managed in terms of industrial hazards, air, noise and odour affects and community safety.

9.3.6.3 Assessable benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 9.3.6-1: Industry activities code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Site location	
PO1 Industry activities are: <ol style="list-style-type: none"> a. consistent with the intended scale and intensity for the zone; b. located to ensure there are no adverse impacts on sensitive land uses or land in a residential zone; c. located near reciprocal, supporting or related activities. 	* AO1.1 Industry activities are located in an Industry zone. * AO1.2 Development is not located within 50m of a sensitive land use or land in a residential zone. AO1.3 Industry activities are not established within distances specified in Table 9.2.6-2: Separation distances for industry activities to sensitive land uses.
Site characteristics	

<p>PO2 Industry activities are located on a site that has enough area and dimensions to:</p> <ol style="list-style-type: none"> accommodate the scale and form of buildings; manage vehicle access, manoeuvring, servicing and parking on site; provide enough space for transitions, setbacks or buffers to sensitive land uses or land in a residential zone; provide for on-site waste management, that is safe, convenient accessible for service providers; provides for best practice on-site stormwater management to protect surface water and groundwater quality; accommodate on-site wastewater treatment systems, where applicable. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a site-based environmental management plan prepared by a suitably qualified person.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>Building design</p>	
<p>PO3 Buildings and structures have a high-quality appearance when viewed from the street, public spaces and residential areas.</p>	<p>AO3.1 Walls facing the primary street front are designed to reduce massing and bulk by incorporating the following features:</p> <ol style="list-style-type: none"> variation in horizontal plane every 10m by using of recesses, columns or blades; variation in horizontal plane every 10m by using of recesses, columns, or blades; variation in parapet design or roof height every 10m; building composition includes colour schemes with at least 3 distinct colours and material types; and windows and building openings have canopies or awnings that have a projection of at least 0.5m. <p>AO3.2 Walls facing other street frontages are designed to reduce massing and bulk by incorporating the following features:</p> <ol style="list-style-type: none"> variation in horizontal plane every 20m by using recesses, columns or blades; or variation in horizontal plane every 20m by using recesses, columns, or blades; or variation in parapet design or roof height every 20m.
<p>PO4 Ancillary uses and parking areas are appropriately located to:</p> <ol style="list-style-type: none"> provide an attractive front façade to the building and create an identifiable entry; and minimise conflict between areas used for the Industry activities and visitors to the site. 	<p>AO4.1 Ancillary Office, sales and Showroom areas are orientated to the primary street front to provide a display focus for businesses and are easily accessed from on-site parking areas.</p> <p>AO4.2 Ancillary uses and parking areas are located at the front of the building, facing the street front.</p>
<p>PO5 Development is designed to ensure hazardous chemicals are stored safely to prevent fire, toxic release, explosions and contamination.</p>	<p>AO5.1 Underground storage of hazardous chemicals does not occur on the site.</p>
<p>Access, parking and movement</p>	
<p>PO6 Development does not affect the safety and functioning of the road network.</p>	<p>*AO6.1 Industrial development does not involve the creation of a new vehicular access to local residential streets.</p> <p>AO6.2 Development combines access points to reduce potential traffic conflict.</p> <p>AO6.3 Freight transport routes are sealed roads that can support the projected vehicle movements.</p>
<p>Amenity</p>	

<p>PO7 Hours of operation are controlled so that the use does not have an adverse effect on the amenity of surrounding residents and sensitive land uses.</p>	<p>*AO7.1 Where the site borders a sensitive land use, or land in a residential zone, the hours of operation, including for delivery vehicles, are limited to 7.00am to 7.00pm, Monday to Saturday, excluding public holidays.</p>
<p>PO8 Where the development has more than one industrial tenancy, enough area is provided for the storage of waste and recyclable items, to minimise impacts on the amenity of users, occupiers and surrounding sites.</p>	<p>*AO8.1 Each industrial tenancy has a waste storage area that:</p> <ul style="list-style-type: none"> a. is easily accessed and convenient to use; b. has an unobstructed access for waste removal and servicing; c. can hold the required number of waste containers; d. is located on land over which each tenancy has access rights or ownership.
<p>PO9 Landscaping is provided to:</p> <ul style="list-style-type: none"> a. soften the built form and hardstand areas; b. screen industrial buildings and storage areas; c. buffer sensitive land uses and nonindustrial zoned land; d. improve the visual amenity of the streetscape and street block; and e. improve the appearance of the use from transport corridors. 	<p>AO9.1 Screen landscaping at least 10m wide and 10m high is provided to at least 50% of the lot boundary where adjacent to a:</p> <ul style="list-style-type: none"> a. sensitive land use; or b. non-industrial zoned lot; or c. rail corridor; or d. State-controlled road. <p>AO9.2 A minimum landscaped area of 10% of the total site area is provided.</p>
<p>Hazardous chemicals management</p>	
<p>PO10 Industry activity involving the storage, handling or processing of hazardous chemicals or environmentally hazardous materials avoids risks to people, property and the environment by:</p> <ul style="list-style-type: none"> a. being located and positioned to minimise the risk to sensitive land uses; b. incorporating separation distances within the site to minimise risks; c. including spill containment systems so that the effects of any hazards are contained within the site boundary and do not affect groundwater quality; d. ensuring storage areas are ventilated; e. protecting against impacts (e.g. leaks or spills). <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a site-based environmental management plan that addresses waste management prepared by a suitably qualified person and is consistent with the hierarchy of waste management measures outlined in the Waste Management and Resource Recovery Strategy:</i></p> <ul style="list-style-type: none"> a. waste prevention or avoidance; b. waste recycling or reuse; c. waste treatment; then d. waste disposal. 	<p>AO10.1 Materials stored outside buildings are 4m in height or less.</p> <p>AO10.2 The storage or handling of hazardous chemical or environmentally hazardous materials is:</p> <ul style="list-style-type: none"> a. outside of a mapped area on OM12A Waterways and water resource catchment - Ecosystems overlay; and b. outside of the 800m to a full supply level of a dam on OM12B Waterways and water resource catchment - Water resource catchment overlay. <p>AO10.3 Hazardous chemicals or environmentally hazardous materials are located and stored:</p> <ul style="list-style-type: none"> a. on land outside the defined flood level; b. undercover in a building or similar structure; c. in or on an impervious secondary containment store or device that allows full recovery of spills; d. to prevent the movement of packages or containers during a natural hazard event; e. consistent with AS.1940 The Storage and Handling of Flammable and Combustible Liquids. <p>AO10.4 A site-specific risk assessment demonstrates that the storage of hazardous chemicals or environmentally hazardous materials are mitigated to an acceptable level of risk to drinking water quality standards.</p> <p>For the storage of petroleum products only:</p> <p>AO10.6 The storage of petroleum products in bulk (more than 1,000L) aboveground uses self-bunded vessels that meet AS.1692 Steel Tanks for Flammable and Combustible Liquids.</p> <p>OR</p> <p>AO10.7 The storage of petroleum products in bulk (more than 1,000L) aboveground uses single-skin vessels installed within a bunded compound that:</p>

	<p>a. is sufficiently impervious (permeability should be <10—9 m/s) to retain and recover spills;</p> <p>b. has a net capacity of at least 100% of the banded vessel or aggregate quantity of vessels where operated as a single unit.</p> <p>OR</p> <p>AO10.8 Petroleum products belowground are stored in vessels that are non-corrodible, double walled with an interstitial space between and meet the requirements of AS.1692: Steel Tanks for Flammable and Combustible Liquids and/or UL 1316 Glass fibre reinforced plastic underground storage tanks for petroleum products, alcohols and alcohol gasoline mixture.</p>
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Table 96: Separation distances for industry activities from sensitive land uses

USES	DISTANCE IN (M)
Low impact industry	50
Medium Impact Industry	250
High impact industry	500
Special Industry	1,500

Editor’s note—Where industrial development can demonstrate effective mechanisms to mitigate impacts to sensitive land uses smaller separation distances may be accepted.

9.3.7 Market code

9.3.7.1 Application

1. This code applies to development for which the Market code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

9.3.7.2 Purpose

1. The purpose of the code is to ensure Markets are conducted in a safe manner and to protect the amenity of adjacent sensitive land uses.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Markets operate in a manner that is consistent with the amenity of the zone.
 - b. Markets are operated to provide for the public health and safety; as well as a comfortable and attractive environment for users.
 - c. Markets are managed so environmental nuisance does not affect adjoining and adjacent sensitive land uses.

Editor's note—A Market operating for no more than for 14 calendar days a year is defined as a Temporary use see Section 1.7 Local Government Administrative Matters.

9.3.7.3 Assessment benchmarks

1. All the Accepted outcomes in this code are applicable to Accepted development.

Table 9.3.7-1: Market code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Site characteristics	
PO1 The activity is conducted on a site where there is sufficient area to operate and accommodate the expected number of stalls (or similar) and attendees.	No acceptable outcome is nominated.
Scale and size	
PO2 The Market: <ol style="list-style-type: none"> a. does not compromise the economic viability of existing adjacent businesses; and b. protect and maintains the centre hierarchy. 	<p>*AO2.1 A Market operates on the site no more than 2 days each week, within a 7 day period.</p> <p>*AO2.2 No more than 50 individual stalls (or similar) are provided.</p>
Amenity	
PO3 The Market protects and maintain the existing amenity and character of the zone and adjacent sensitive land uses.	<p>*AO3.1 Markets (including set-up and dismantling) are conducted between the hours of:</p> <ol style="list-style-type: none"> a. 5.00am and 9.00pm, Monday to Saturday; b. 5.00am and 4.00pm, Sunday and public holidays. <p>*AO3.2 The use of amplified music, megaphones, public address systems and noise generating plant and equipment does not occur between the hours of 9.00pm and 8.00am.</p> <p>*AO3.3 The site is tidied and restored to its original condition on completion of each Market.</p> <p>*AO3.4 Any temporary lighting is directed away from sensitive land uses and removed at the end of each day.</p>
PO4 Markets are designed to provide for: <ol style="list-style-type: none"> a. convenient pedestrian access and movement; b. emergency access; 	*AO4.1 Clear movement paths a minimum of 3m wide are provided between: <ol style="list-style-type: none"> a. stall fronts;

<p>c. legibility between stalls and existing adjacent uses; d. pedestrian comfort and safety.</p>	<p>b. stalls and existing Shop fronts.</p>
<p>PO5 Sufficient facilities and amenities are provided to cater to the anticipated number of stalls (or similar) and attendees.</p>	<p>*AO5.1 Public toilets: a. are provided within the area of the Market or within 200m of the Market; b. are accessible during the hours the Market is operating, including set-up and dismantling; c. are maintained in a clean, safe and tidy state; d. are identified by signage.</p>
<p>Public Safety</p>	
<p>PO6 Development protects the health and safety of stallholders (or similar) and attendees.</p>	<p>*AO6.1 Measures are implemented for: a. crowd and pedestrian control; b. traffic control; c. waste management; d. security.</p>
<p>Access</p>	
<p>PO7 Development protects and maintain the streetscape of residential street from excessive, noise, light and pedestrian-vehicle conflicts.</p>	<p>*AO7.1 Markets are not established in a cul-de-sac or access street.</p>

9.3.8 Medium density residential uses code

9.3.8.1 Application

1. This code applies to development for which the Medium density residential uses code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.
3. The uses subject to this code are:
 - a. Dual occupancy;
 - b. Multiple dwelling;
 - c. Relocatable home park;
 - d. Rooming accommodation.

9.3.8.2 Purpose

1. The purpose of the Medium density residential uses code is to ensure development:
 - a. responds positively to local character and have a built form that is integrated with surrounding development;
 - b. provides a high standard of privacy and amenity for residents including well designed and useable open space and functional vehicle parking and manoeuvring areas;
 - c. protects the amenity and privacy of adjoining residents.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Housing diversity is provided for various household types to meet the existing and future needs of the community.
 - b. Rooming Accommodation:
 - i. for 5 persons or less has the appearance of single dwelling house and is consistent with the amenity and streetscape of the zone, where within a residential zone;
 - ii. for 6 persons or more is located in an area identified for higher residential density or within easy walking distance of public transport and a centre zone.
 - c. Development has a site area that is sufficient for the scale and form to deliver a comfortable living environment with minimal impact on neighbours.
 - d. Development is orientated and designed to contribute to a safe, attractive and walkable neighbourhood.
 - e. Development has a population density that is consistent and compatible with the character and residential amenity of the Zone.
 - f. Buildings have a bulk and scale consistent with the intended form and character of the street block, streetscape and Zone.
 - g. Development provides boundary setbacks and separation of buildings that:
 - i. contribute to the amenity of residents within and adjoining the site.
 - ii. transition between uses that are greater than 2 storeys in height.
 - h. Development has a height that is consistent with and not greater than specified for the zone.
 - i. Development in the Low density residential zone and Low-medium density residential zone:
 - i. is located on larger sites.
 - ii. includes a range of detached and attached building forms that reflects a diversity of housing consistent with the zone.
 - iii. provides safe vehicle access and parking at a rate commensurate with the use, and occupant demand.
 - j. Development in the Centre and Mixed Use zones:
 - i. is within 400m of public transport and is designed to facilitates a high level of activity, and surveillance of the street.
 - ii. does not adversely affect the development potential or future residential amenity where adjoining the Low density residential zone and Low-medium density residential zone.
 - k. Development has design elements that:
 - i. retain and support local character;
 - ii. maintains and improves views, heritage values and vegetation.
 - l. Development is visually attractive and responds to the subtropical climate, positively addresses the street and is integrated with surrounding development.
 - m. Development ensures that the siting of a building and any built to boundary walls do not negatively impact on the privacy and amenity of adjoining residents.
 - n. Development provides private open space for each dwelling;
 - i. that is useable and accessible.
 - ii. meets the needs of residents for recreation.
 - iii. maintains a high level of residential amenity for occupants and adjoining residents.
 - o. Development provides for communal open space for multiple dwellings and relocatable homes parks that has access to natural light, sunlight and breezes to support outdoor living.
 - p. Development provides on-site landscaping that:
 - i. positively contributes to the streetscape.

- ii. screens multiple dwellings and relocatable homes parks from neighbouring dwellings.
- iii. supports outdoor living and subtropical landscaping.
- iv. assists in reducing urban heat island effects.
- v. retains or establishes large shade trees.
- q. Development provides on-site parking which does not negatively impact on residents or the amenity of the streetscape and adjacent street blocks.
- r. Development addresses, overlooking and positively contributes to the immediate streetscape.
- s. Development protects and provides visual privacy for residents adjoining and within the site through appropriate separation of buildings and screening.
- t. Development is compatible with adjacent existing uses and considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.

Editor’s note—The Environmental Protection Act, regulates the depositing of sediment and other water contaminants in the stormwater systems. Methods to prevent sediment washing or moving into roadways, stormwater pipes and waterways from building sites, can be found in the Water by Design program’s for Erosion and Sediment Control (<https://waterbydesign.com.au/esc>). Fines and legal action may occur if controlling stormwater pollution from building sites does not occur.

9.3.8.3 Assessment benchmarks

Table 9.3.8-1: Medium density residential uses code — Measures for accepted and assessable development Rooming Accommodation

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Editor’s note—For a proposal to be accepted development subject to requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

Note—If involving a new premises or an existing premises with an increase in gross floor area, (where a maximum of 5 occupants is proposed), the Dwelling house code is also applicable.

Note—Other legislation or licensing requirements may also be applicable to rooming accommodation. For example, both the Residential Services (Accreditation) Act 2002 and the Residential Tenancies and Rooming Accommodation Act 2008 have legislative requirements in relation to rooming accommodation.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Population density	
PO1 Development does not: <ul style="list-style-type: none"> a. adversely affect amenity of adjacent sensitive land uses; b. exceed the anticipated residential density. 	*AO1.1 Development has: <ul style="list-style-type: none"> a. no more than 5 bedrooms; and b. occupied by no more than 5 persons.
Building character	
PO2 Development in a residential zone maintains the zone pattern of a single dwelling house on individual lots and: <ul style="list-style-type: none"> a. is consistent with the anticipated form, bulk and scale of residential development within the street block. b. maintains the appearance of a single dwelling house. 	*AO2.1 Development has a single Class 1a building or a building that would be so defined if not for the rooming accommodation on the lot. <i>Note</i> —The Dwelling house code allows for a primary dwelling and a secondary dwelling. For Rooming accommodation, the combination of 2 dwellings is not provided. *AO2.2 Development involving a Class 1a building or a building that would be so defined if not for the rooming accommodation use has: <ul style="list-style-type: none"> a. a single meter box; b. a single letter box; c. sufficient refuse storage area for 3 x 240L bins. <i>Note</i> —Building classifications are defined in the National Construction Code. A Class 1a building is a dwelling house, townhouse, row house or similar. Rooming accommodation of less

	<i>than 300m² GFA is defined as a Class 1b building.</i>
PO3 Development provides a readily accessible refuse and recycling storage space that is not visible from the street or any adjacent dwelling or sensitive use.	<p>*AO3.1 Development provides storage for 3 bins:</p> <ul style="list-style-type: none"> a. located under or behind a structure or a building; or b. if located forward of the building line, within a storage space with a minimum dimension of 1.8m width and 0.7m depth; c. screened from view of adjacent streets or public spaces by a 1.5m high permanent screen. <p><i>Note—Screening must be permanently fixed and durable and incorporate solid or translucent sheeting, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm.</i></p>
Safe living environment	
PO4 Development provides:	<ul style="list-style-type: none"> a. acceptable standards of health, safety and amenity for residents; b. for the safe evacuation of occupants.
	<p>*AO4.1 Development complies with the acceptable outcomes of QDC MP 5.7 Residential Services Building Standard.</p> <p><i>Note—These requirements are applicable to all rooming accommodation including otherwise exempted services.</i></p> <p>*AO4.2 Development complies with the acceptable outcomes of QDC MP 2.1 Fire Safety in Budget Accommodation Buildings.</p> <p><i>Note—These requirements will vary depending on the proposed gross floor area.</i></p>
Facilities	
PO6 Rooming accommodation is provided with adequate kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.	No acceptable outcome is nominated.
Walkability	
PO7 Development is located on a site within a walking distance of a centre zone.	*AO7.1 Development is located within 800m walking distance of public transport, essential community services and employment.
Amenity	
PO8 Development protects the visual amenity of the adjacent sensitive land uses and streetscape.	<p>*AO8.1 Development including any mechanical plant, refuse and recycling areas, vents and exhausts is not visible from:</p> <ul style="list-style-type: none"> a. the street or public open space; b. an adjacent dwelling house or sensitive land use. <p><i>Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.</i></p>
Vehicle parking	
PO9 Development ensures that all the residents' vehicles reside on site and do not result in residents parking on the street.	<p>*AO9.1 Development provides a minimum of 2 on-site parking spaces.</p> <p><i>Note—Vehicle parking may be provided in tandem.</i></p> <p><i>Note—This car parking rate is for development that accommodates 5 persons or less where in a zone in a residential zone. Car parking rates for rooming accommodation in other circumstances are included in the Section 9.4.8 Transport, access and parking code.</i></p> <p>*AO9.2 Development does not have a basement or an underground parking area.</p>

PO10 Development within a centre zone or Mixed use zone provides car parking spaces at rates that discourage private car use and encourages walking, cycling and the use of public transport.	AO10 Development within the centre zones or Mixed use zone provides for on-site parking spaces consistent with the Section 9.4.8 Transport, access, and parking code.
Landscaping	
PO11 Development provides landscaping between a building that is on the premises and the front boundary of the premises, excluding any driveway or pedestrian access.	<p>*AO11.1 Development provides a 2m high acoustic fence along a boundary between on-site car parking areas and adjoining sensitive uses.</p> <p>*AO11.3 A minimum of 30% of the open space is landscaped.</p>

Table 9.3.8-2: Medium density residential uses code — Measures for accepted and assessable development Dual occupancy

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Site area	
<p>PO1 Development has a site area and frontage width that is sufficient to:</p> <ul style="list-style-type: none"> a. accommodate the scale and form of dual occupancy buildings considering the existing site features such as heritage buildings, vegetation and slope; b. deliver useable private open space for each dwelling; c. achieve safe and convenient vehicle access to the site; d. accommodate on-site parking and vehicle manoeuvring for residents and visitors; e. minimise the impact of new driveways on the streetscape and the availability of on-street parking; f. not adversely impact on the amenity and privacy of adjoining residents. 	<p>*AO1.1 Each dwelling meets the maximum GFA requirements of:</p> <ul style="list-style-type: none"> a. 120m² GFA on lots less than 800m²; b. 150m² GFA on lots 800m² or greater. <p>*AO1.2 A Dual occupancy is not located on a rear access lot, or on a lot where access is by an easement/s.</p> <p>*AO1.3 Each dwelling has sufficient storage area for for 3 x 240L refuse bins.</p>
Bulk and scale	
<p>PO2 Development is of a bulk and scale that is consistent with the intended form and character of the zone and considers:</p> <ul style="list-style-type: none"> a. any existing buildings to be retained; b. infrastructure or service constraints; c. slope of the site area; d. adjoining buildings and separation of buildings to maintain amenity and privacy. 	<p>*AO2.1 A Dual occupancy has a maximum site cover consistent with Table 9.4.2-2: Building scale and bulk requirements.</p> <p>*AO2.2 In a residential zone each dwelling has:</p> <ul style="list-style-type: none"> a. a single meter box; b. a single letter box; c. sufficient refuse storage area for 3 x 240L bins.
Building height	
<p>PO3 Development has a building height consistent with the streetscape, street block, zone and considers:</p> <ul style="list-style-type: none"> a. the predominant height of existing or approved buildings in the street; b. providing appropriate separation and a sensitive transition between houses and higher scale building forms; c. the topography of the area and site slope; d. solar access to adjoining residences. 	<p>*AO3.1 A Dual occupancy has a maximum building height consistent with Table 9.4.2-2: Building scale and bulk requirements.</p> <p>*AO3.2 A Dual occupancy in Low-medium density residential zone that adjoins an existing single storey dwelling house has maximum height of 10m and 2 storeys.</p> <p><i>Note—This AO prevails over AO3.1 and Table 9.4.2-2: Building scale and bulk requirements.</i></p>
Building setbacks	
<p>PO4 Development provides setbacks that:</p> <ul style="list-style-type: none"> a. defines the street edge; b. relates to the existing streetscape and setback pattern. c. supports the separation of buildings to provide visual and 	<p>*AO4.1 Buildings are consistent with the setback requirements in Table 9.3.8-4: Building setbacks.</p> <p><i>Note—This AO prevails over Table 9.4.2-2: Building scale and bulk</i></p>

<p>acoustic privacy without reliance on screening; d. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character.</p>	<p><i>requirements.</i></p> <p>*AO4.2 Development in or adjoining the Low density residential zone may incorporate a built to boundary wall only where the built to boundary wall matches the extent of an existing built to boundary wall on the adjoining property.</p> <p>*AO4.3 Development in the Low—medium density residential zone may incorporate built to boundary walls located on the side boundaries where the adjoining premises are not located in the Low density residential zone.</p>
Built to boundary walls	
<p>PO5 Development that involves built to boundary walls does not impact on the amenity or privacy of residents of adjoining premises.</p>	<p>*AO5.1 Development ensures that a built to boundary wall is:</p> <ol style="list-style-type: none"> only for non-habitable rooms and the adjoining lot is more than 400m²; not located within the front or rear boundary setbacks; not located on the side boundaries of a corner lot, a maximum height of 3m from the ground level; constructed of low maintenance materials. <p><i>Note—Where relevant, this AO prevails over AO4.1, Table 9.3.8-4: Building setbacks and Table 9.4.2-2: Building scale and bulk requirements.</i></p> <p>*AO5.2 A built to boundary or dividing wall is not:</p> <ol style="list-style-type: none"> within 900mm of a constructed window or wall, or within 1.5m of a constructed window to a habitable room. <p>*AO5.3 Development ensures a built to boundary wall has a maximum length of 15m, where located in the Low—medium density residential zone or Mixed use zone.</p>
Building appearance	
<p>PO6 The design and siting of buildings are consistent with the preferred character of the zone and:</p> <ol style="list-style-type: none"> Figure 9.3-1: Dual occupancy layout; orientated to face the street to provide visual interest; facilitate casual surveillance; minimises overshadowing adjoining dwelling houses and their private open space. 	<p>*AO6.1 Buildings have the appearance of a Dwelling house from the street.</p> <p>*AO6.2 Each dwelling has a clear pedestrian access from the road reserve to the front door that is accessible.</p> <p>*AO6.3 Each dwellings entry is covered, lit and visible from the street.</p> <p>*AO6.4 Each dwelling has windows or balconies on the façade facing the street.</p>
Private open space	
<p>PO7 Development provides private open space that:</p> <ol style="list-style-type: none"> is immediately accessible from the main living area of the dwelling; has dimensions capable of meeting the recreation needs of residents; is partially covered to provide an all-weather area for outdoor dining and entertainment; is located to provide privacy considering the outlook; provides access to the yard, natural site features, breezes and sunshine. 	<p>*AO7.1 Private open space has a slope less than 10%.</p> <p>*AO7.2 Open space is exclusive of driveways, car parking, garbage collection points, clothes drying areas and other utilities.</p> <p>*AO7.3 Each dwelling has direct access to the private open space from the main living area of the dwelling.</p> <p>*AO7.4 Each dwelling at ground level is provided with a 100m² of private open space that is:</p> <ol style="list-style-type: none"> 20m² or more and shaded; includes an area in one location of 50m² with a minimum dimension of 6m. <p>*AO7.5 Each dwelling above ground level has a shaded</p>

	veranda, balcony or similar private open space area that is 25m ² or more with a minimum dimension of 4m.
Fencing	
<p>PO8 Development ensures that front boundary fencing:</p> <ul style="list-style-type: none"> a. facilitates casual surveillance of the street; b. enables the use of private open space; c. provides a positive interface to the streetscape. 	<p>*AO8.1 Fence heights and locations are consistent with:</p> <ul style="list-style-type: none"> a. Figure 9.3-2: Fence heights; b. Figure 9.3-3: Fence height locations. <p>*AO8.2 A 2m high screen fence is erected along the common boundary with any carparking or vehicle movement area.</p> <p>*AO8.3 Development provides a 2m high acoustic fence along any boundary between on-site car parking areas and adjoining sensitive uses.</p>
Landscaping	
<p>PO9 Development provides landscaping;</p> <ul style="list-style-type: none"> a. consistent with the character of the streetscape and zone; b. provides for a high level of residential amenity including access to natural light, sunlight and breezes; c. reduces a site's impervious areas; d. provides natural shade to mitigate heat island impacts. 	<p>*AO9.1 Development provides 1 street tree for every 10m of road frontage that can grow to a maximum height of 12m.</p> <p>*AO9.2 The surface of driveways, internal walkways, entries, outdoor patios, letter boxes and clothes lines are:</p> <ul style="list-style-type: none"> a. permeable to maximise on-site infiltration of stormwater on slopes less than 7%; b. finished in non-slip surfaces. <p><i>Note—Permeable pavements are not considered impervious area and:</i></p> <ul style="list-style-type: none"> a. excluded from the maximum site cover; b. do not form part of the minimum landscape requirements. <p>AO9.3 Unpaved or unsealed landscaped areas are maximised and are designed to facilitate on-site stormwater harvesting and infiltration.</p> <p>*AO9.4 Landscaping within open space is a minimum of 30% of the open space area.</p>
Overlooking	
<p>PO10 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.</p>	<p>AO10.1 Development provides a minimum separation distance of 12m or more between balconies on-site and a balcony on an adjoining site.</p> <p>AO10.2 Development provides a minimum separation distance of 9m between windows on-site and a window on adjoining site.</p> <p>AO10.6 Bedroom windows are 3m away from shared driveways, car parking areas, mechanical plant, refuse and recycling areas, vents and exhausts.</p>
Car parking	
<p>PO11 Development minimises the impact of car parking on the streetscape.</p>	<p>*AO11.1 Garage doors or carport openings are less than 40% of the front elevation.</p> <p>*AO11.2 A separate vehicle access and driveway is provided for each dwelling where located on a lot with two constructed street frontages.</p> <p>*AO11.3 Vehicle accesses separation from intersections by 9m minimum.</p> <p>*AO11.4 Dual occupancies with a single constructed road</p>

	<p>frontage are serviced by a shared driveway and crossover with a minimum width of 3.5m.</p> <p>*AO11.5 Dual occupancies on a corner lot, may have tandem car parking.</p> <p>*AO11.6 Carports and garages have similar roof form, detailing, materials and colours as the main building.</p>
<p>PO12 Development ensures that all the residents' vehicles reside on site and do not result in residents parking on the street.</p>	<p>*AO12.1 Development provides a minimum of 2 on-site car parking spaces for each dwelling and 1 visitor car parking space.</p> <p>*AO12.2 Dual occupancies, not on a corner lot, do not have tandem car parking.</p>

Figure 9.2-1: Dual occupancy layout

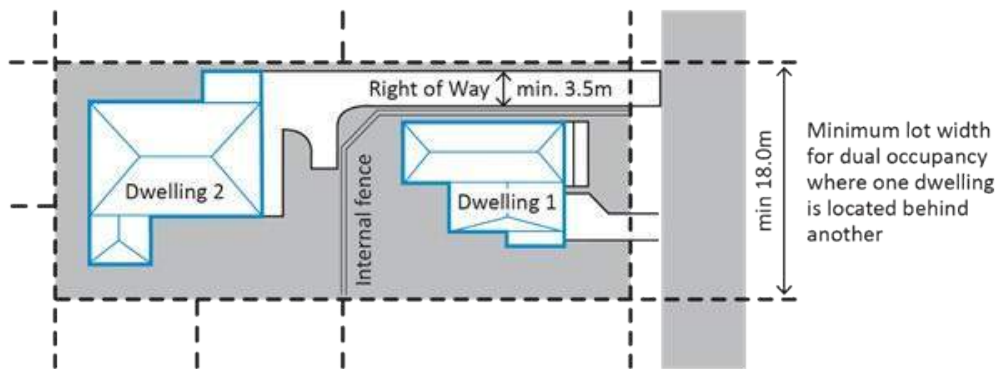


Figure 9.3-2: Fence heights

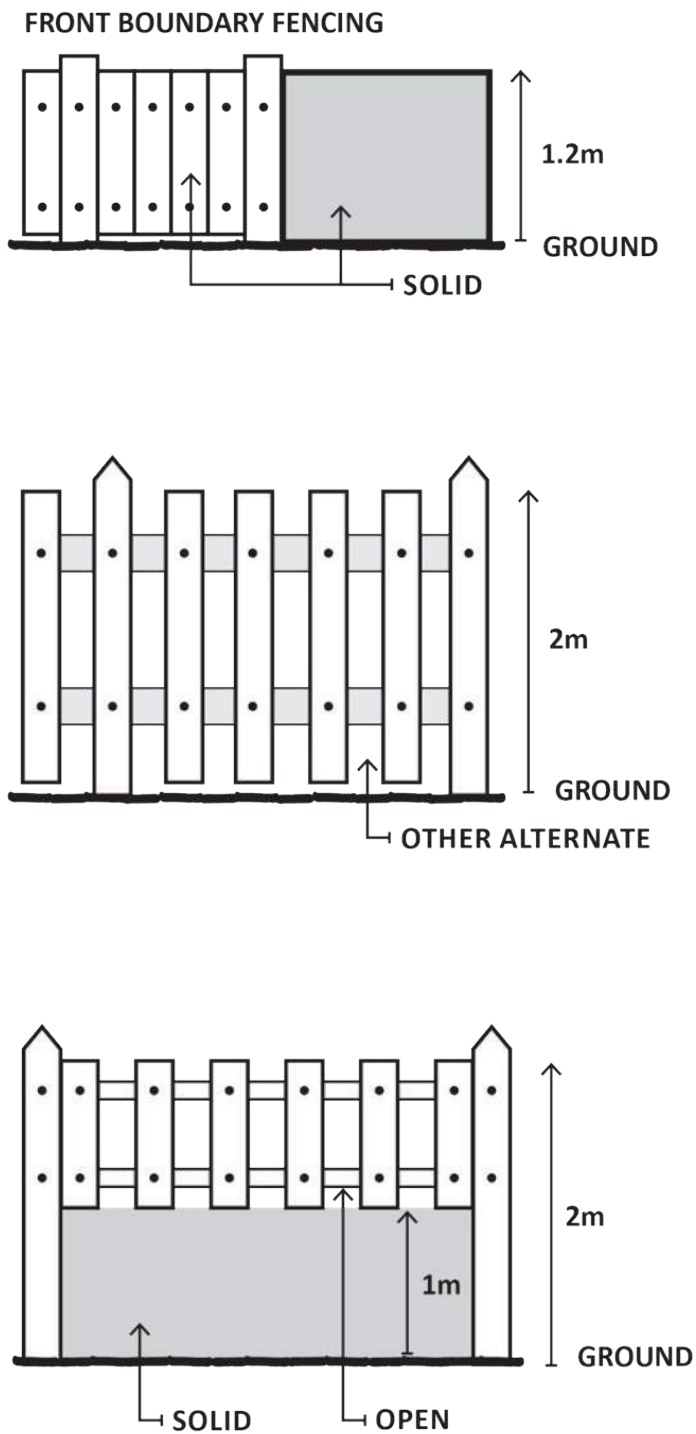


Figure 9.3-3: Fence height locations

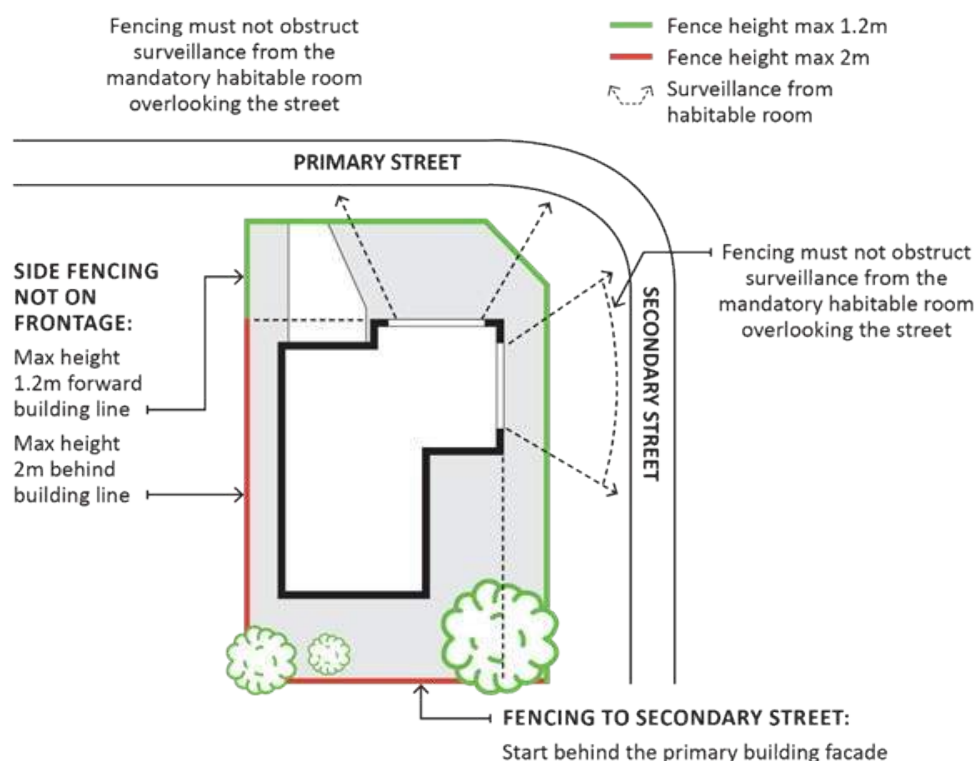


Table 9.3.8-3: Medium density residential uses code — Measures for assessable development Multiple dwelling and Relocatable home park

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Site characteristics	
PO1 The development is located on a site that has safe, convenient and accessible to retail services and community facilities.	AO1.1 The site is located: a. within an urban area; b. within 400m walking distance of Shops, parks and open space or community facilities.
PO2 The development is located on a site that is of an area, dimension and location to accommodate the development.	AO2.1 Medium density development is located on a site connected to reticulated sewer. AO2.2 Medium density development is located on a site with a slope less than 10% and is clear of any utilities, the stormwater drainage network or service easement/s. AO2.3 The development is not established in a cul-de-sac, access street or rear access lots.
Design and appearance	
PO3 The overall scale and proportions of the development: a. responds to the subdivision pattern; b. reflects the streetscape pattern; c. reflects the zone in which it is located.	No acceptable outcome is nominated.
PO4 A range of dwelling designs and sizes are provided in the development to cater for different individual and household needs.	No acceptable outcome is nominated.
PO5 The building design provides a comfortable and attractive living environment that is appropriate for the subtropical climate of the region through: a. verandas, or balconies;	No acceptable outcome is nominated.

<p>b. the use of structural elements and building materials of varying scales and textures; c. variations in exterior colours; d. suitable number and size of windows; e. the use of awnings and other sun protection devices; f. variation to roof and building lines; g. recesses on building plane; h. incorporates design elements to increase energy efficiency.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the Subtropical Design in South East Queensland — A Handbook for Planners, Developers and Decision Makers, prepared by the Centre for Subtropical Design.</i></p>	
<p>PO6 Buildings are sited and designed to:</p> <p>a. maximise cross-breezes through the site; b. minimise solar heat loads; c. promote access to breezes and natural light.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a sunlight and shadow analysis of the proposed development prepared by suitably qualified person.</i></p>	<p>AO6.1 Buildings are oriented on the site to:</p> <p>a. allow prevailing south-east and north-east breezes to pass through the development; b. maximise the exposure of individual residences to prevailing and cross-breezes; c. minimise exposure to western sun.</p> <p>AO6.2 Development does not result in the loss of solar access to habitable rooms and private open space of surrounding lots:</p> <p>a. between 9am and 3pm on 21 June; or b. where overshadowing occurs, a minimum of 3hrs or more of sunlight is retained between 9am and 3pm on 21 June.</p> <p>AO6.3 Individual residences are designed for natural ventilation and light with openings to 2 or more distinct aspects.</p>
<p>PO7 The development is designed and sited in a manner which reduces the scale and bulk of the building, while reflecting the character of the Zone.</p>	<p>AO7.1 Buildings have a maximum podium height of 2 storeys.</p> <p>AO7.2 Buildings orientate towards and overlook streets and public spaces.</p> <p>AO7.3 Buildings have a maximum building height consistent with Table 9.4.2-2: Building scale and bulk requirements.</p> <p>For Multiple dwelling: AO7.4 Buildings are consistent with the setback requirements in Table 9.3.8-4: Building setbacks.</p> <p>For Relocatable homes: AO7.5 Relocatable homes sites are designed to have a maximum housing density of 30 homes to each hectare of net developable area.</p> <p>AO7.6 Relocatable homes located on internal individual sites are setback at least 3m from internal roads and internal boundaries.</p> <p>AO7.7 The development is setback a minimum 6m from front and rear boundary setbacks and 3m from side boundary setbacks.</p> <p>AO7.8 The area allocated to accommodate each individual relocatable home site:</p> <p>a. is at least 225m²; b. has a frontage of at least 10m wide to an internal road</p>

	<p>network; c. is connected to electricity, telecommunications, water and underground drainage.</p>
<p>Medium density development in Low density residential zones</p>	
<p>PO8 Development integrates with the residential character by:</p> <ul style="list-style-type: none"> a. buildings being consistent with the scale and bulk of adjacent residential buildings; b. providing a built form that addresses the street; c. providing a balance between the area of open space and built structures; d. providing enough area for parking, open space and landscaping; and e. maintain or enhancing visual amenity, the streetscape and privacy. 	<p>AO8.1 Buildings have the appearance of a Dwelling house from the street and address the street by having their main entrance on the street elevation.</p> <p>AO8.2 A 2m high screen fence is erected along the common boundary with any residential use, except within the front building setback. Within the front building setback, the fence has a maximum height of 1.2m unless it contains openings that make it at least 50% transparent.</p> <p>AO8.3 Fence heights and locations are consistent with:</p> <ul style="list-style-type: none"> a. Figure 9.3-2: Fence heights; b. Figure 9.3-3: Fence height locations. <p>AO8.4 Front boundary walls are provided along a street boundary where located on a collector street or higher on OM15 Road hierarchy — information overlay:</p> <ul style="list-style-type: none"> a. are a height of 2m; b. are of solid construction; c. where more than 10m in length are articulated to provide visual interest and improves the streetscape consistent with Figure 9.3-4: Articulated Walls.
<p>Medium density development in Centres and Mixed use zones</p>	
<p>PO9 The medium density residential use part of a mixed-use development is designed and sited in a manner which:</p> <ul style="list-style-type: none"> a. addresses and provides an-active frontage to the street and other public areas; b. promotes casual surveillance of the street and other public and semi-public spaces; c. provides shelter and shade along street frontages for all users; d. presents as an attractive and integrated built form. 	<p>AO9.1 The development provides for an integrated awning and veranda over footpaths along the street frontage consistent with Figure 9.3-5: Mixed-use development.</p> <p>AO9.2 Multiple building entrances are provided and are appropriately spaced to provide visual interest and activity.</p> <p>AO9.3 Medium density development located above ground level in Centres and Mixed use zones:</p> <ul style="list-style-type: none"> a. have a clearly identifiable front door; b. low maintenance building materials and non-reflective finishes on exterior; c. external drainage or other pipes are integrated with building design; d. service areas are behind the main face of the dwellings.
<p>Privacy and amenity</p>	
<p>PO10 The development is designed so that dwellings, private open spaces and surrounding residential sites are provided with a reasonable level of privacy.</p>	<p>AO10.1 Development provides a minimum separation distance of 12m or more between balconies on-site and a balcony on an adjoining site.</p> <p>AO10.2 Development provides a minimum separation distance of 9m between windows on-site and a window on adjoining site.</p> <p>AO10.3 Windows and openings:</p> <ul style="list-style-type: none"> a. of habitable rooms (e.g. bedrooms or living rooms) do not overlook habitable rooms of another dwelling consistent with Figure 9.3-6: Privacy screening and Figure 9.3-7: Screening to prevent overlooking; or b. where the windows of a bedroom or living area look at similar room windows in an adjoining dwelling and the buildings are within 2m at ground level and 8m above ground floor, privacy is provided by glazing and fixtures

	<p>designed to minimise overlooking consistent with Figure 9.3-8 Glazing and fixture designed to minimise overlooking and:</p> <ul style="list-style-type: none"> i. sill heights are a minimum of 1.7m above the finished floor level; or ii. fixed opaque glass below 1.7m; or iii. fixed external screens; or iv. a 2m high screen fence. <p>AO10.4 The outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal, or public areas is screened where there is a view into private open space area for a surrounding existing use consistent with Figure 9.3-6: Privacy screening and Figure 9.3-7: Screening to prevent overlooking.</p> <p>AO10.5 Screening of windows, balconies, terraces and decks uses perforated panels or trellises that have a maximum opening of 25% and are permanently fixed consistent with Figure 9.3-7: Screening to prevent overlooking and Figure 9.3-8: Glazing and fixtures designed to minimise overlooking.</p> <p>AO10.6 Bedroom windows are 3m away from shared driveways, car parking areas, mechanical plant, refuse and recycling areas, vents and exhausts.</p>
<p>PO11 Where the development forms part of a mixed-use development, residents are provided with reasonable levels of privacy and security.</p>	<p>AO11.1 Where development forms part of a mixed-use development:</p> <ul style="list-style-type: none"> a. entry areas for residents and visitors to dwellings are provided separately from entrances for other building users; b. clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users; c. security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents and their visitors.
Private open space	
<p>PO12 Development provides private open space that:</p> <ul style="list-style-type: none"> a. is clearly differentiated from areas of communal open space; b. is immediately accessible from the main living area of the dwelling; c. has dimensions capable of accommodating outdoor recreation needs and space for residents and service functions; d. is clearly defined from public open space areas; e. is partially covered to provide an all-weather area for outdoor dining and entertainment; f. is located to provide privacy considering outlook, natural site features, sunlight and breezes. 	<p>AO12.1 Private open space has a slope less than 10% and is clear of any utilities such as gas, water tanks, clothes drying areas and air conditioning units.</p> <p>AO12.2 Each dwelling has direct access to the private open space from the main living area of the dwelling.</p> <p>For Multiple Dwellings:</p> <p>AO12.3 Each dwelling at ground level is provided with a private open space that has a minimum area of 25m² or more and a minimum width of 4m;</p> <p>AO12.4 Each dwelling above ground level has a shaded veranda, balcony or similar private open space area that has a minimum area of 18m² or more and a minimum width of 3m.</p> <p>For Relocatable homes:</p> <p>AO12.5 Each dwelling is provided with a private open space that is shaded and has a minimum area of 30m² or more in one location.</p>
Communal open space for Development that includes 10 or more dwellings or bedrooms	
<p>PO13 Development that includes 10 or more dwellings or</p>	<p>AO13.1 Communal open space:</p>

<p>bedrooms where the bedrooms are capable of being self-contained and/or may be independently leased, is provided with communal open space which:</p> <ul style="list-style-type: none"> a. provides opportunities for residents to engage in communal activities; b. supports active and passive recreation by residents and visitors; c. provides a comfortable and attractive outlook from dwellings and contributes to site amenity; d. is usable by residents and visitors any time of the day and throughout the year that has regard to the climate of the Lockyer Valley. 	<ul style="list-style-type: none"> a. is consistent with Figure 9.3-9: Communal open space; b. is provided in addition to private open space; c. is separate from private open space at ground level by a screen fence or landscaping; d. is 25% or more of the total site area; e. excludes land for stormwater drainage or flooding areas, or slopes 10% or more; f. has a minimum width of 5m or more; g. includes a covered area of 20m² or more; h. is connected to the internal walkways; i. is accessible from the building's public areas, entries or lobbies and provides equitable access for residents; j. protects and maintains the amenity of dwellings within the development and surrounding the site. <p>AO13.2 Communal open space is provided in a variety of locations including rooftops, on podiums or at ground level.</p> <p>AO13.3 Communal open space is provided with basic facilities such as seating, shade and wind protection (either structures or planting) and flexible spaces (e.g. common room) suitable for a range of recreation activities.</p>
<p>PO14 Open space and recreational areas are provided to meet the requirements of residents.</p>	<p>AO14.1 Balconies, verandas, internal covered walkways, or other parts of the building/s do not encroach upon open space and recreational facilities.</p> <p>AO14.2 Open space is:</p> <ul style="list-style-type: none"> a. screened by landscaping or fencing to maintain privacy; b. exclusive of driveways, car parking, garbage collection points, clothes drying areas and other utilities. <p>AO14.3 Communal recreational buildings are centrally located and easily accessible.</p>
<p>Landscaping</p>	
<p>PO15 Landscaping and fencing:</p> <ul style="list-style-type: none"> a. improves the appearance of the development from the street and makes a positive contribution to the streetscape; b. maintains views from the street to the main building line, front entry and provides for clear lines of sight for vehicle access to the site; c. assist casual surveillance of the street; d. defines and screens private open space and service areas, such as rubbish bin areas and clothes drying areas from the street; e. defines communal open space areas; f. assists in legible pedestrian entries; g. assists in managing the microclimate to conserve energy and water. 	<p>AO15.1 Existing mature trees are retained and incorporated into the design of the development, wherever practicable.</p> <p>AO15.2 Development provides 1 street tree for every 10m of road frontage that can grow to a maximum height of 12m with a canopy width of 6m.</p> <p>AO15.3 Security fencing or gates to vehicle access is located 1m behind the main building line and not on the front boundary.</p> <p>AO15.4 The surface of driveways, internal walkways, entries, outdoor patios, letter boxes and clothes lines are:</p> <ul style="list-style-type: none"> a. permeable to maximise on-site infiltration of stormwater; b. finished in non-slip surfaces. <p><i>Note—Permeable pavements are not considered impervious area and:</i></p> <ul style="list-style-type: none"> a. excluded from the maximum site cover; b. do not form part of the minimum landscape requirements. <p>AO15.5 Unpaved or unsealed landscaped areas are maximised and are designed to facilitate on-site infiltration of stormwater run-off.</p> <p>AO15.6 Landscaping within communal open space:</p> <ul style="list-style-type: none"> a. is a minimum of 30% of the communal open space; b. has 5% of the landscaping are deep plantings.

Service facilities	
PO16 Development provides a secure and functional storage area for each dwelling.	<p>AO16.1 A secure storage area is provided for each dwelling or bedroom where the bedrooms are capable of being self-contained and/or may be independently leased, that:</p> <ol style="list-style-type: none"> has a minimum area of 3m²; has a minimum height of 2m; is weatherproof and above the defined flood level; is exclusive of any car parking area and private open space. <p>AO16.2 A Relocatable home park provides an area for the storage of vehicles not able to be accommodated within a relocatable home site. Such vehicles may include caravans, Recreational Vehicles (RV's) or trailered boats</p>
PO17 Service structures and mechanical plant (e.g. air conditioners, hot water systems and swimming pool equipment) are located, screened, or incorporated as part of the building form to minimise adverse acoustic and visual impacts on surrounding sites.	<p>AO17.1 Services structures and mechanical plant are located and screened to mitigate visual impacts to:</p> <ol style="list-style-type: none"> the street and other public spaces; surrounding residential premises. <p>AO17.2 Mechanical plant has acoustic reduction screening and is not located on balconies or adjacent to other liveable areas.</p> <p>AO17.3 Services and mechanical plant are located adjacent to service areas or within building recesses.</p>
Other facilities for Relocatable home park	
PO18 Food and drink outlets associated with the use primarily service residents and their visitors and staff.	No acceptable outcome is nominated.
PO19 The entrance to the Office, reception area and guest lounge is designed to be seen from the street and easily identifiable.	<p>AO19.1 Pedestrian access to the site by people other than residents and employees is limited to a single public entry which may be controlled using gates or other security devices.</p> <p>AO19.2 Entrances and exits are located to provide a direct link to driveways and car parking areas.</p>
PO20 On-site management facilities are provided to support residents.	AO20.1 Only 1 on-site manager residence is provided for the development.
Pedestrian movement	
<p>PO22 The development is designed and sited to:</p> <ol style="list-style-type: none"> provide a clear pedestrian access from the road reserve to the main entry of the building; minimise the potential for pedestrian-vehicle conflicts; is well signed and lit. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the State government Crime Prevention Through Environmental Design Guidelines for Queensland.</i></p>	<p>AO22.1 Pedestrian access to the site:</p> <ol style="list-style-type: none"> is located on the primary frontage; has a clearly identifiable front entrance that is accessible from the street; has an entry undercover and lit; has a pathway that is separate from the vehicular access. <p>AO22.2 The main building entrance is well lit and signed.</p> <p>AO22.3 Lighting is provided to internal walkways, of residence entries, driveways and carparks to ensure a high level of safety and security for residents and visitors at night.</p> <p>AO22.4 Outdoor lighting for security purposes:</p> <ol style="list-style-type: none"> is directed inwards to the site; is hooded to ensure there is no disturbance to surrounding dwellings.
Vehicle Access and Parking	
PO23 Development results in safe and efficient vehicle	AO23.1 The development is not located on a rear access lot,

access, parking and manoeuvring areas and does not introduce excessive traffic volumes onto residential streets.

or on a lot where access is by means of easement/s.

AO23.2 The development is not established in a cul-de-sac, access street or rear access lots.

AO23.3 Carports and garages are compatible with the main building design in terms of height, roof form, detailing, materials and colours

Figure 9.3-4: Articulated walls

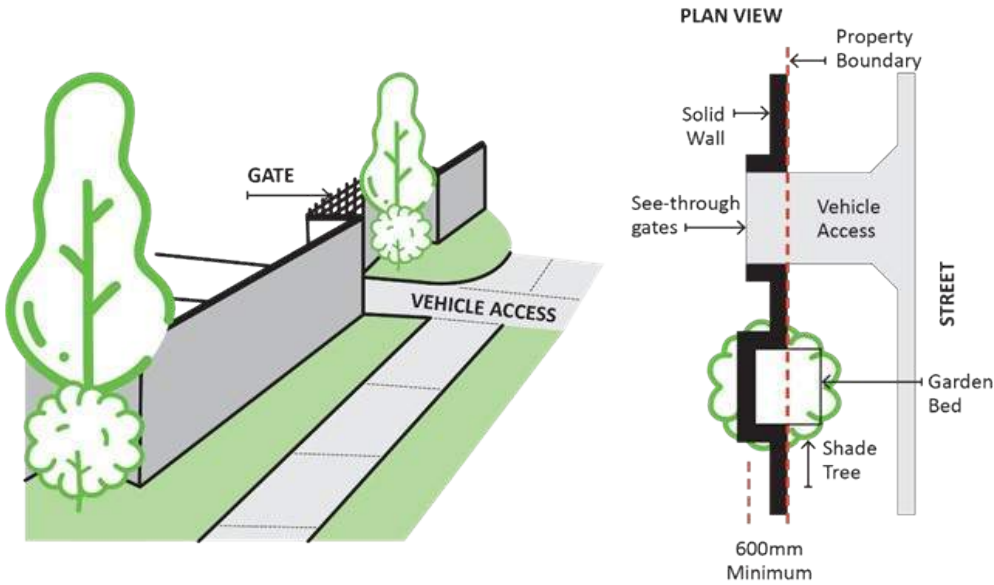


Figure 9.3-5: Mixed-use development

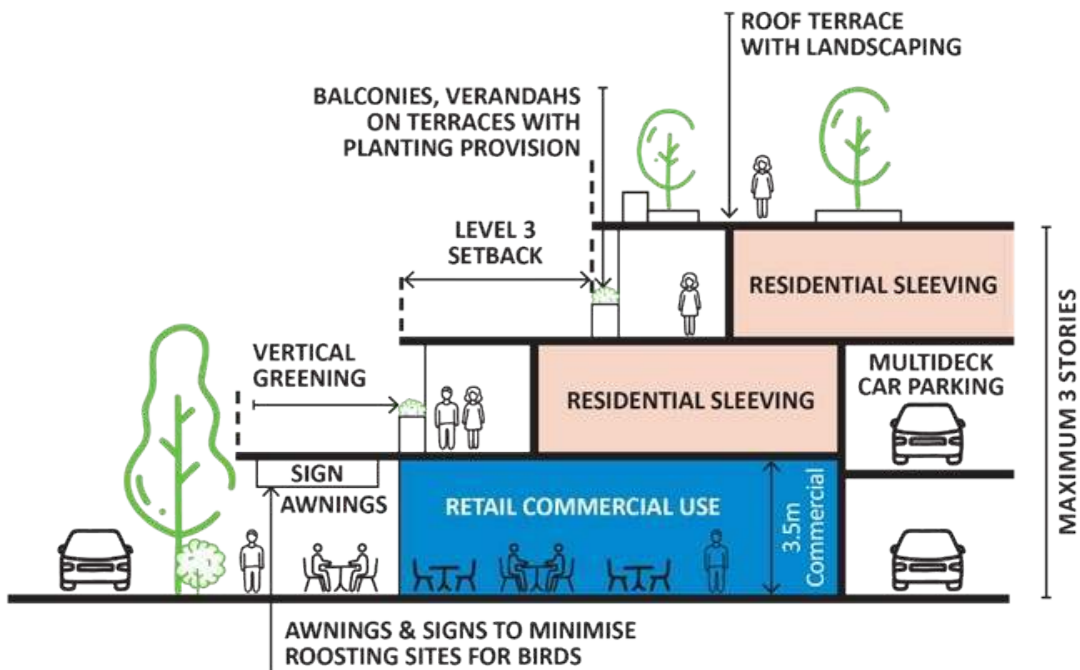


Figure 9.3-6: Privacy screening

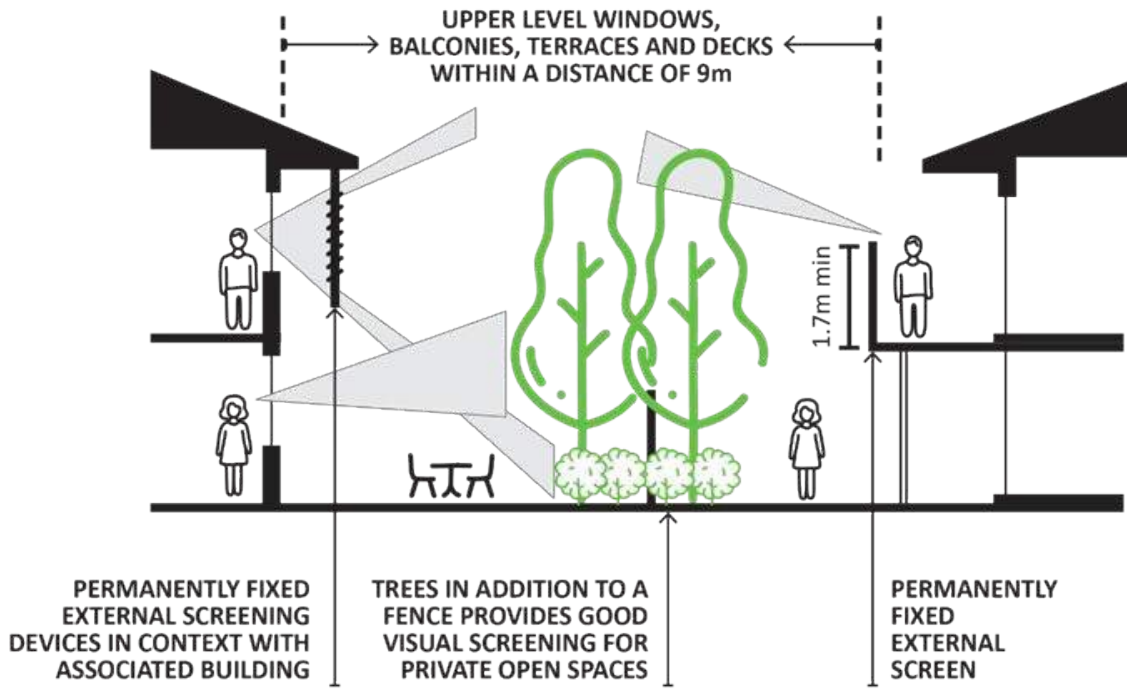


Figure 9.3-7: Screening to prevent overlooking

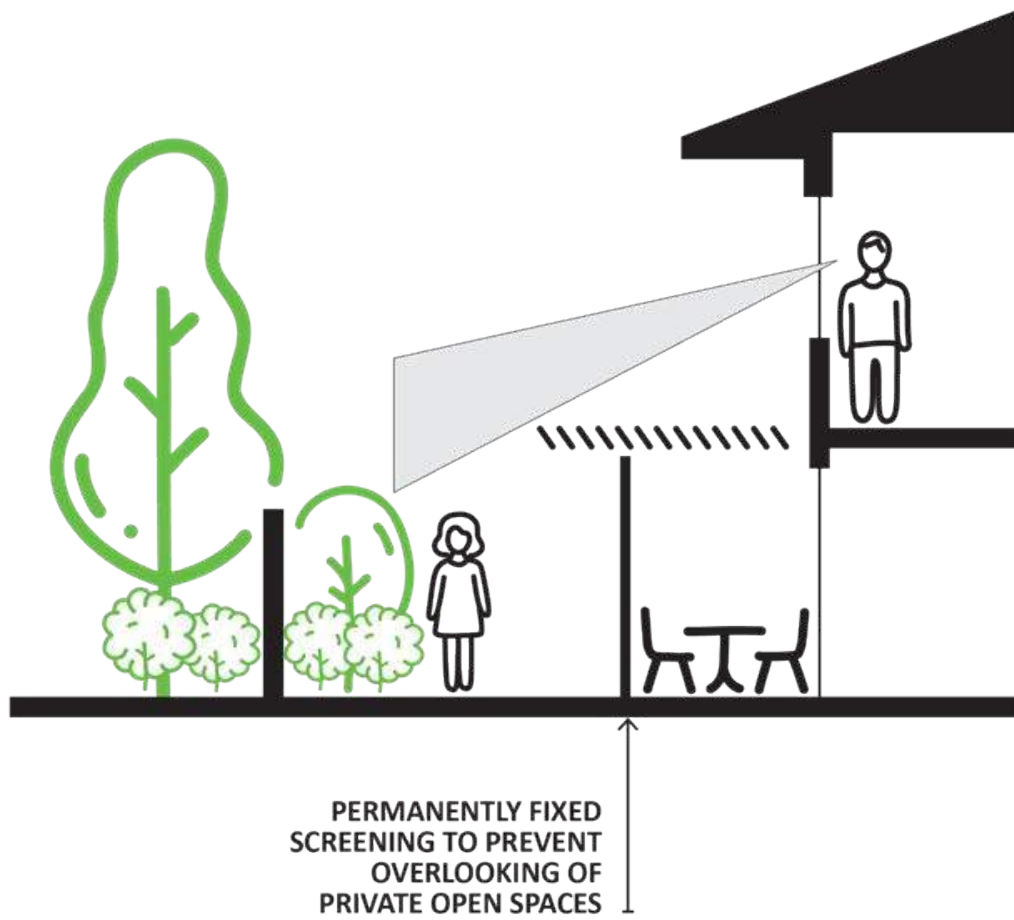


Figure 9.3-8: Glazing and fixtures designed to minimise overlooking

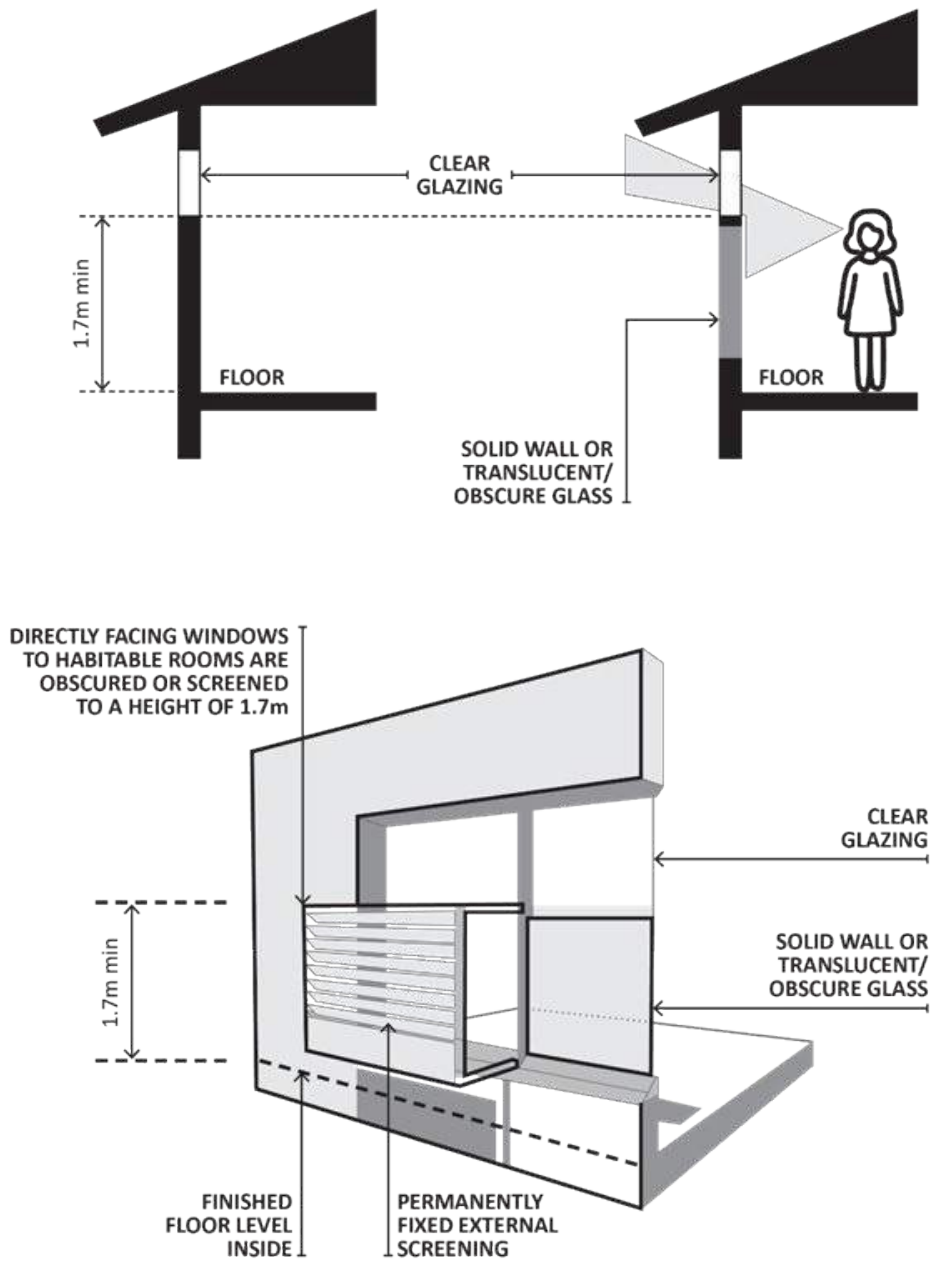


Figure 9.3-9: Communal open space

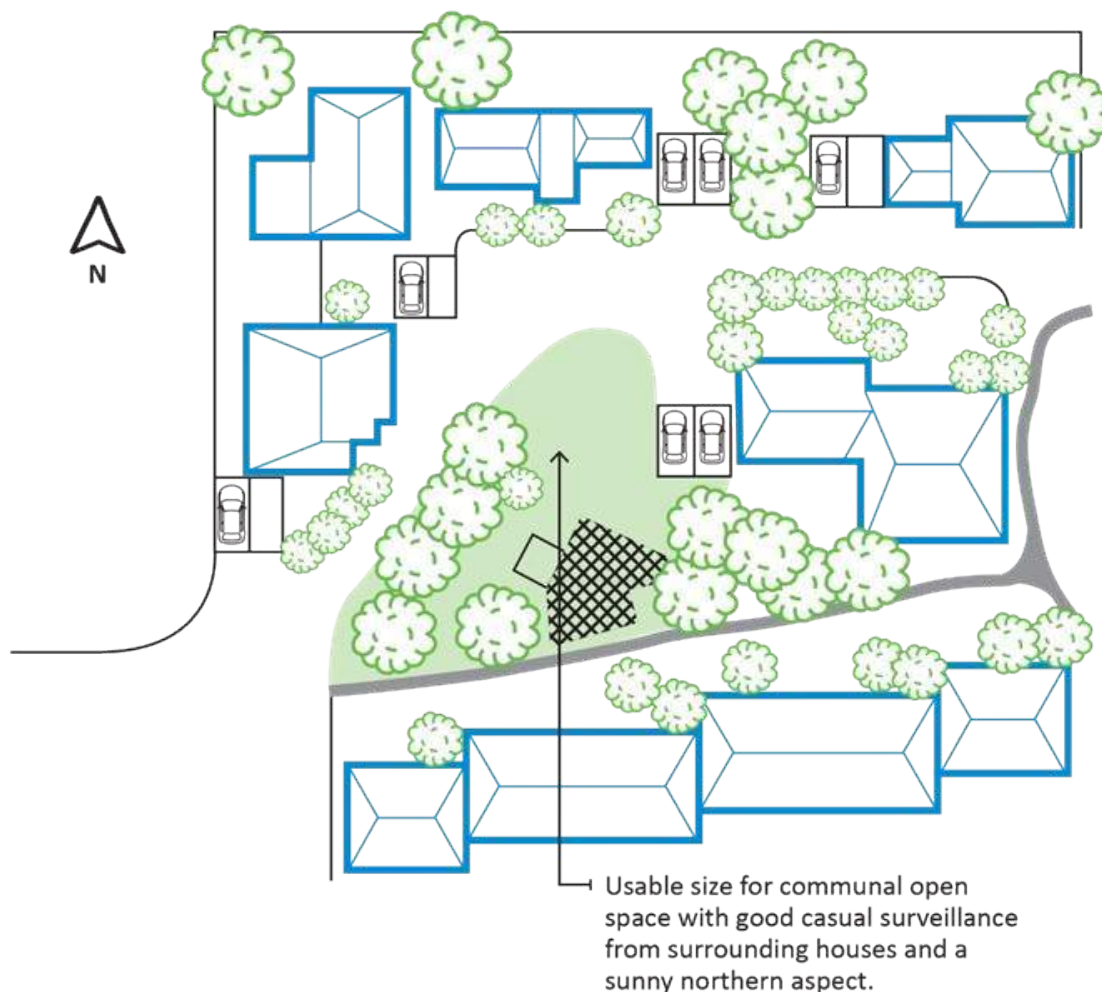


Table 9.3.8-4: Building setbacks

Editor's note—

1. *Boundary setbacks are measured to the outermost projection of the building (i.e. roof line) unless otherwise stated.*
2. *Active street frontage is the road from where pedestrian and vehicles gain entry. Where there is an internal private road network this is an 'additional' road or any external road.*

APPLICABLE ZONE	MINIMUM ACTIVE STREET FRONTAGE SETBACK	MINIMUM SECONDARY STREET FRONTAGE SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK
Principal centre zone; and Major centre zone	a. 0m, for Storeys 1 & 2; b. 3m, for Storey 3; c. 6m, for Storey 4.	a. 2m, for Storeys 1 & 2; b. 3m, for Storey 3; c. 6m, for Storey 4.	a. 0m, from a side boundary where adjoining a non-residential activity;	a. 0m, from a rear boundary where adjoining a non-residential activity;

<p>Local centre zone; and Mixed use zone</p>	<p>a. 0m, for Storeys 1 & 2 where adjoining a non-residential activity; b. 3m, for Storey 3 where adjoining a non-residential activity; c. 6m, for: i. Storey 4 where adjoining a non-residential activity; and ii. where adjoining a residential activity.</p>	<p>a. 2m, for Storeys 1 & 2 where adjoining a non-residential activity; b. 3m, for Storey 3 where adjoining a non-residential activity; c. 4.5m, for: i. Storey 4 where adjoining a non-residential activity; and ii. where adjoining a residential activity.</p>	<p>b. 3m, where adjoining a residential activity; or c. 9m where adjoining a single storey dwelling house.</p>	<p>b. 3m, for Storeys 1 & 2 where adjoining a residential activity; c. 6m, for Storeys 3 & 4 where adjoining a residential activity; or d. 12m for Storeys 3 & 4 where adjoining a single storey dwelling house.</p>
<p>Residential zones</p>	<p>6m</p>	<p>4.5</p>	<p>3m, for Storeys 1 & 2; 5m, for Storey 3.</p> <p><i>Note—A wall may be built to a side boundary where the wall has a maximum height of 3m and a maximum length of 15m unless it abuts a higher or longer existing or longer existing or simultaneously constructed wall.</i></p>	<p>6m</p>

9.3.9 Outstation code

9.3.9.1 Application

1. This code applies to development for an Outstation identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

9.3.9.2 Purpose

1. The purpose of the code is to ensure Outstations are conducted in a safe manner and protect the amenity of adjacent uses and adjoining residents.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Outstations are used by first nations peoples on a casual basis (i.e. on weekends, monthly or similar).
 - b. Outstations are not serviced by infrastructure.
 - c. Outstations are small in size and do not damage scenic landscapes, regulated vegetation or waterways and wetlands (through stormwater runoff and erosion).
 - d. Clearing around Outstations for fire protection may occur if it does not remove matters of state environmental significance.
 - e. Outstations are setback from waterways, wetlands, springs and waterholes.

9.3.9.3 Assessment benchmarks

Table 9.3.9-1: Outstations — Measures for accepted and assessable development

1. All the Accepted outcomes in this code are applicable to Accepted development.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO1 Outstations:</p> <ol style="list-style-type: none"> a. protect the country on which they are located; b. protect amenity of adjacent premises by being no closer than 100m from residential or rural activities. 	<p>*AO1.1 Campers:</p> <ol style="list-style-type: none"> a. supply their own food, water and shelter; b. do not leave any waste or refuse behind; c. stay no more than 4 consecutive nights. <p>*AO1.2 Outstations do not include any constructed facilities.</p> <p>*AO1.3 Parked vehicles are visually screened from any dwelling on adjacent premises.</p>

9.3.10 Renewable energy facility code

9.3.10.1 Application

1. This code applies to development for which the Renewable energy facility code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.
3. The uses subject to this code are:
 - a. Battery storage facility;
 - b. Renewable energy facility.

9.3.10.2 Purpose

1. The purpose of the code is to ensure Renewable energy facilities and Battery storage facilities are designed and operated to protect the safety of the public, avoid environmental harm and nuisance and protect scenic and landscape amenity values.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Facilities protect the character, amenity, scenic landscape values of the location, by managing design, setbacks and landscaping of the facility.
 - b. Facilities are co-located or share an existing site with other electricity infrastructure and minimises the potential cumulative adverse effects of co-location.
 - c. Facilities are designed and operated to protect the safety of the public and avoid causing environmental harm or nuisance.
 - d. Facilities are designed and operated to be safe before and after natural hazard events, during construction and decommissioning.

Editor's note—Renewable energy facilities generating 10MW/hr of electricity or more are identified as Special industry (Power Station) under SC1.1.2 Industry thresholds.

Editor's note—Battery storage facilities that are more than 66kV/hr and/or more than 50m² in area, are defined as a Substation.

9.3.10.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 9.8.10-1: Renewable energy facility code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Site characteristics	
<p>PO1 Development is located on land that is suited for the purpose and:</p> <ol style="list-style-type: none"> a. maintains water quality and hydrogeological processes; b. maintains ecological biodiversity and ecological connectivity; c. prevents adverse effects on environmental and water quality values and receiving waters; d. maintains an effectively stabilised surface. 	<p>AO1.1 Energy generation infrastructure is located outside of a mapped area on:</p> <ol style="list-style-type: none"> a. OM1 Agricultural land overlay; b. OM3A Biodiversity Ecological areas overlay; c. OM3B Biodiversity — Wildlife habitat overlay; d. OM3C Biodiversity — Waterways and Wetlands overlay; e. OM3A to C Biodiversity overlay; f. OM5 Cultural heritage overlay; g. OM7 Flood hazard overlay; h. OM12A Waterways and water resource catchment — Ecosystems overlay; i. OM12B Waterways and water resource catchment overlay — Water resource catchment overlay; j. a slope 10% or more. <p>AO1.2 Supporting Battery storage facilities, battery storage devices and Substations associated with the Renewable energy facility are located outside of:</p> <ol style="list-style-type: none"> a. a mapped area on OM4 Bushfire hazard overlay;

	<ul style="list-style-type: none"> b. Critical Infrastructure Area; c. explosion risk area on OM8 Helidon management area overlay; d. high pressure gas pipeline explosion risk area on OM9B Infrastructure — Emissions and hazardous activities overlay.
Facility design	
<p>PO2 Renewable energy facilities and Battery storage facilities are connected to the power grid network that has regard to:</p> <ul style="list-style-type: none"> a. the operation and capacity of the power grid network; b. safety of the network connection; c. the location of the network connection and associated infrastructure; d. the scenic landscape character of the location. <p><i>Note—Compliance with this Performance outcome may be demonstrated by providing a technical assessment report including preliminary grid connection plans prepared by a suitably qualified professional.</i></p>	<p>AO2.1 Renewable energy facilities are located within 2km of the existing or approved:</p> <ul style="list-style-type: none"> a. electricity network; b. existing Substations; c. existing State-controlled roads. <p>AO2.2 Battery storage facilities and Substations are located towards the centre of the development and away from adjacent sensitive land uses, property boundaries and sensitive receptors.</p> <p>*AO2.3 Battery storage facilities in public areas (e.g. road reserve and parks) or Residential zones are:</p> <ul style="list-style-type: none"> a. less than 2.4m in height; b. less than 4m in length. <p>AO2.4 Battery storage facilities are designed to:</p> <ul style="list-style-type: none"> a. maximise passive cooling; b. use mechanical cooling where the ambient temperatures could cause battery explosion and fire; c. contain battery explosions and fire.
Amenity	
<p>PO3 Renewable energy facilities and Battery storage facilities are located to protect and manage adverse effects on the amenity of surrounding sensitive land uses, the existing streetscape and broader region, having regard to:</p> <ul style="list-style-type: none"> a. the intent of the zone and surrounding zones that may be affected; b. the significance of the visual and scenic values and landscape character; c. the streetscape character; d. reflection or glare. 	<p>AO3.1 Renewable energy facilities and Battery storage facilities are setback:</p> <ul style="list-style-type: none"> a. 500m from Conservation zone (except where siting is within 250m of a major electricity corridor or electricity easement). b. 1,500m from Township zone, Rural residential zone and any other surrounding sensitive land uses. c. 30m from all boundaries. <p>AO3.2 Renewable energy facilities are setback:</p> <ul style="list-style-type: none"> a. 1,500m from Township zone, Rural residential zone and any other surrounding sensitive land uses. b. 30m from all boundaries. <p>Where a Solar farm:</p> <p>AO3.3 A glint and glare assessment and management plan is provided which considers the following impacts and adopts an accepted methodology based on best practice:</p> <ul style="list-style-type: none"> a. dwellings and roads within 1km of the proposed facility, taking into consideration their height within the landscape; b. aviation infrastructure including any air traffic control tower or runway approach path close to the proposed facility; c. any other sensitive receptor to which reflection may be a hazard noting that the impacts of reflection may vary for each type of receptor.
<p>PO4 Renewable energy facilities and Battery storage facilities consider:</p> <ul style="list-style-type: none"> a. the sensitivity of the landscape and its ability to absorb change; b. the size, height, scale, spacing, colour and surface 	<p>No acceptable outcome is nominated.</p>

<ul style="list-style-type: none"> reflectivity of the facility's components; c. the number of facilities located close to each other within the same landscape; d. the excessive removal, or planting of inappropriate species of vegetation; e. the location and scale of other ancillary uses, buildings and works including major electricity corridor or easement, battery storage units and associated access roads; f. the proximity to environmentally sensitive areas such as public land, waterways and low-lying areas. 	
<p>PO5 Renewable energy facilities and Battery storage facilities:</p> <ul style="list-style-type: none"> a. are co-located with other energy facilities to reduce the cumulative visual impacts of multiple facilities; or b. where possible and practical, are positioned in areas where the predominant land uses are energy facilities, industrial or commercial uses; c. are designed to facilitate future co-location of energy facilities; d. consider the cumulative impact of co-located facilities to ensure they are compatible with the amenity and character of the zone. 	<p>No acceptable outcome is nominated.</p>
<p>Acoustic assessment measures</p>	
<p>PO6 Renewable energy facilities and Battery storage facilities are located to protect and manage adverse effects on the amenity of surrounding sensitive land uses, having regard to the outdoor (free field) daytime and night-time 'A' weighted equivalent acoustic level (L_{aeq}), assessed at all noise affected existing or approved sensitive land uses.</p>	<p>AO6.1 Renewable energy facilities and Battery storage facilities have an outdoor (free field) night-time (10pm to 6am) acoustic level that does not exceed:</p> <ul style="list-style-type: none"> a. 35dB(A); or b. the background noise (LA₉₀) by more than 5dB(A) whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height. <p>AO6.2 Renewable energy facilities and Battery storage facilities have an outdoor (free field) daytime (6am to 10pm) acoustic level that does not exceed:</p> <ul style="list-style-type: none"> a. 37dB(A); or b. the background noise (LA₉₀) by more than 5dB(A) whichever is the greater, for wind speed from cut-in to rated power of the wind turbine and each integer wind speed in between referenced to hub height.
<p>Electromagnetic interference</p>	
<p>PO7 Development is designed, located and sited to avoid, or minimise and mitigate, electromagnetic interference to pre-existing television, radar and radio transmission and reception.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an electromagnetic interference impact assessment prepared by a suitably qualified profession to be consistent with standards in the Telecommunications Act (Cth) and Radiocommunications Act (Cth).</i></p>	<p>AO7.1 Ancillary battery storage devices that are likely to generate an electro-magnetic pulse are centrally located within the facility.</p>
<p>Public safety</p>	
<p>PO8 Public access to Renewable energy facilities and Battery storage facilities the site is prevented.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the State government Crime Prevention Through Environmental Design Guidelines for Queensland.</i></p>	<p>AO8.1 The site is secured by a minimum of 2m high fence to prevent unauthorised or accidental public access to the facility.</p> <p>AO8.2 Public warning and information signs are erected on a boundary or perimeter security fence complies with workplace health and safety requirements.</p>

	AO8.3 Battery storage facilities in public areas (e.g. road reserve and parks) are vandal proof.
Additional measures for hazardous chemical facilities	
PO9 Development is designed to ensure hazardous chemicals are stored safely to prevent fire, toxic release, explosions and contamination.	AO9.1 A site-specific risk assessment demonstrates that the storage of hazardous chemicals or environmentally hazardous materials are mitigated to an acceptable level of risk.
Landscaping	
PO10 Landscaping mitigates: a. increases in heat on the microclimate; b. minimises adverse visual impacts of the facility from the street; c. integrates existing native vegetation into the landscaping design.	AO10.1 Landscaping minimises increases in microclimate by: a. locating landscaping around the Renewable energy facilities; b. including dense screen landscaping a minimum of 10m wide around the Renewable energy facilities. AO10.2 Within the building setbacks, dense screen landscaping, screens facilities from the street, surrounding sensitive land uses, or any other highly visible public vantage point. AO10.3 Retention of mapped native vegetation areas may be used as dense screening where more than 10m wide.
PO11 Facilities assist with the movement of wildlife through the site by: a. incorporating wildlife corridors and habitat refuges; and b. avoiding the use of extensive security or perimeter fencing in habitat areas; or c. incorporating fencing that allows the passage of small animals without unreasonably compromising the security of the facility.	No acceptable outcome is nominated.
Emergency Management	
PO12 Renewable energy facilities and Battery storage facilities have an Emergency management plan that addresses natural hazards and extreme events to ensure that the facility does not unduly burden Emergency services. <i>Note—Compliance with this requirement may require the facilities to be consistent with AS.3745 Planning for emergencies in facilities battery explosion risk management</i>	No acceptable outcome is nominated.
Construction management	
PO13 Development avoids, minimises, or mitigates impacts on soils to ensure these can be maintained or returned to a pre-construction standard. <i>Note—Compliance with this Performance outcomes may be demonstrated by Transport impact assessment and management plan consistent with Planning Scheme Policy 10 Transport Assessment, for during both construction and operation of the Renewable energy facility.</i>	AO13.1 Renewable energy facilities and Battery storage facilities on land mapped as ALC Class A & B soils provide for removable options for the foundations for solar arrays and wind turbines instead of buried concrete foundations. AO13.2 Construction management practices minimise impacts on soil such as: a. storage of excavated ALC Class A & B soils and replacing these as part of decommissioning. b. maintaining an effectively stabilised surface; c. identify site configurations to avoid land fragmentation and to manage overland flows and stormwater from any increase in impervious area.
Decommissioning and rehabilitation	
PO14 Following cessation of the use, the site is rehabilitated to a condition which is suitable for other uses compatible with	AO14.1 Restoration of land after decommissioning should consider:

the zone.

- a. who will be responsible for decommissioning the facility;
- b. at what stage the responsible authority will be advised the facility will be decommissioned;
- c. the processes, plans and procedures for removing all built form and for restoring the land to its pre-developed or natural state;
- d. where equipment will be disposed and if it can be recycled
- e. the timeline for the decommissioning work.

AO14.2 Restoration of the land is completed within 12 months after the use has ceased operation and the facility is decommissioned.

AO14.3 Waste from decommissioned plant is disposed of based on the principles of the waste and resource management hierarchy.

9.3.11 Retirement and Residential care facility code

9.3.11.1 Application

1. This code applies to development for which the Retirement and Residential care facility uses code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. The uses subject to this code are:
 - a. Retirement facility;
 - b. Residential care facility.

9.3.11.2 Purpose

1. The purpose of the Retirement facility and Residential care facility code is to ensure Retirement facility and Residential care facility development:
 - a. respond positively to local character and have a built form that is integrated with surrounding development;
 - b. provide a high standard of privacy and amenity for residents including well designed and useable open space and functional vehicle parking and manoeuvring areas;
 - c. protect the amenity and privacy of adjoining residents.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development is designed and sited to achieve a high level of amenity for residents of the facility and provides a stimulating, comfortable and attractive living environment for residents.
 - b. Development provides buildings that are designed to integrate with the character of the zone, provide home-like environments, privacy, independence, comfort and safety.
 - c. Co-located uses including a Childcare centre, Club, Community care centre, Community use, Food and drink outlet, Health care service, Office, Place of worship and Shop are supported on the site where it can be demonstrated that:
 - i. the proposed uses are of a scale and proportion that reflects their supporting function to the predominant use of the site for Retirement facility or Residential care facility;
 - ii. the proposed uses are beneficial to the future residents of the Retirement facility or Residential care facility;
 - iii. the proposed uses protect and improve the economic viability of adjacent Commercial activities;
 - iv. the proposed uses protect and maintain the character and amenity of surrounding sensitive land uses.
 - d. Development is located near activity centres, community facilities and services, public spaces and public transport.
 - e. Development has a site area and frontage width that is sufficient for the building scale, building form, open space measures and operation of the development, to deliver a comfortable living environment and to minimise adverse impacts on neighbours.
 - f. Development is designed and sited to contribute to and minimise adverse impacts upon the amenity of adjoining and adjacent residential dwellings and other sensitive land uses, including protecting visual privacy through appropriate setbacks, separation of buildings, and screen landscaping.
 - g. Greater building heights for a Retirement facility or Residential care facility are supported on larger sites where the impacts from the height on adjoining and nearby sites can be mitigated by:
 - i. transitioning the height of the building down to the height of buildings surrounding or opposite the development;
 - ii. generous landscaping and open space buffers to adjoining sites and providing appropriate building setbacks, screen landscaping;
 - iii. providing an appropriate balance of built form and open space.
 - h. Development is designed for the subtropical climate and landscape areas that are open, engaging and shaded, with opportunities to interact with the outdoors.
 - i. Retirement facility provides useable private open spaces for each residence to maximise indoor-outdoor living opportunities.
 - j. Development provides a variety of communal open spaces for residents that are accessible and attractive.
 - k. Residential development is provided with a level of infrastructure and services commensurate with the use.

Note—A co-located supporting use to the Residential care facility or Retirement facility is open to customers or clients from outside the facility (e.g. food and drink outlet (i.e. coffee shop) Shop (i.e. convenience store, chemist); health care facility (i.e. General practice doctor, physiotherapist).

9.3.11.3 Assessment benchmarks

Table 9.311-1: Retirement and Residential care facility — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
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Site characteristics	
PO1 The development is located on a site that has safe, convenient and accessible to retail services and community facilities.	AO1.1 The site is located within 400m of a centre zone, parks and public transport route.
PO2 The development is located on a site that is of a size and configuration that accommodates a well-designed Retirement facility and Residential care facility development that: <ol style="list-style-type: none"> a. provides for attractive residences that have opportunities for access to natural light and breezes; b. achieves an appropriate balance between built form and areas of open space and landscaping; c. incorporates attractive and functional communal and private open space areas and landscaping; d. results in safe and efficient vehicle access, parking and manoeuvring areas; e. includes any necessary buffering to incompatible uses or to protect the amenity and privacy of adjoining residences. 	AO2.1 The site area, frontage and site cover comply with Table 9.3.11-2: Site Requirements and building height. AO2.2 Development is located on a site connected to reticulated sewer. AO2.3 Development is located on a site with a slope less than 10% and is clear of any utilities, the stormwater drainage network or service easement/s. AO2.4 The development is not established in a cul-de-sac, access street or rear access lots.
PO3 Development provides for the accommodation needs of users of all ages and abilities at various stages of their lives, allowing independence for people with disabilities, seniors, or people requiring assisted living. <i>Note—Compliance with this Performance outcome may be achieved by meeting the planning and design standards and key design elements of PDA guideline no. 02 Accessible housing published by the Queensland Department of Infrastructure, Local Government and Planning.</i>	No acceptable outcome is nominated.
Design and appearance	
PO4 The overall scale and proportions of the development: <ol style="list-style-type: none"> a. responds to the subdivision pattern; b. reflects the streetscape pattern; c. reflects the zone in which it is located. 	No acceptable outcome is nominated.
PO5 A range of unit designs and sizes are provided in the development to cater for different individual and household needs.	No acceptable outcome is nominated.
PO6 The building design ensures the development achieves a comfortable and attractive living environment that is appropriate for the sub-tropical climate of the region through: <ol style="list-style-type: none"> a. including verandas, or balconies; b. the use of structural elements and building materials of varying scales and textures; c. variations in exterior colours; d. suitable number and size of windows; e. the use of awnings and other sun protection devices; f. variation to roof and building lines; g. recesses on building plane; h. incorporates design elements to increase energy efficiency. <i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the Subtropical Design in South East Queensland — A Handbook for Planners, Developers and Decision Makers, prepared by the Centre for Subtropical Design.</i>	No acceptable outcome is nominated.
PO7 Buildings are sited and designed to: <ol style="list-style-type: none"> a. maximise cross-breezes through the site; b. minimise solar heat loads; 	AO7.1 Buildings are oriented on the site to: <ol style="list-style-type: none"> a. allow prevailing south-east and north-east breezes to pass through the development;

<p>c. promote access to breezes and natural light.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a sunlight and shadow analysis of the proposed development prepared by suitably qualified person.</i></p>	<p>b. maximise the exposure of individual residences to prevailing and cross-breezes; c. minimise exposure to western sun.</p> <p>AO7.2 Development does not result in the loss of solar access to habitable rooms and private open space of surrounding sites:</p> <p>a. between 9am and 3pm on 21 June; or b. where overshadowing occurs, a minimum of 3hrs or more of sunlight is retained between 9am and 3pm on 21 June.</p> <p>AO7.3 Individual residences are designed for natural ventilation and light with openings to 2 or more distinct aspects.</p>
<p>PO8 Development provides an entrance that defines the threshold between public and private space and provides:</p> <p>a. safe, secure and convenient access to the site for residents and visitors; b. a sufficiently scaled and sheltered entry and meeting space; c. clear building signage and numbering to support visitor and emergency access; d. lighting; e. conveniently located mailboxes; f. a clear visual and physical transition between private outdoor space and the street.</p>	<p>AO8.1 Development provides a clear pedestrian access that is separated from vehicle access and connects the building directly with the road reserve and includes:</p> <p>a. waiting space off the footpath; b. shelter; c. lighting; d. mailboxes (Retirement facility).</p> <p>AO8.2 Development for a Retirement facility containing ground storey dwellings adjacent to the street frontage, include:</p> <p>a. direct and level entry from the street; b. private outdoor space setbacks to accommodate a minimum 2m landscape area between the front boundary and the dwellings private outdoor space; c. street numbering.</p>
<p>Building height, setbacks and transitions</p>	
<p>PO9 Development is designed to minimise the appearance of building bulk and create a human-scale connection with the streetscape while reflecting the surrounding built character by:</p> <p>a. including the predominant height of existing or approved buildings in the street; b. where building height is more than the predominant height in the local street, the development reduces heights towards site boundaries to a compatible scale with the height of buildings on surrounding sites; c. contributing to the character of the streetscape and landscape and relates to the existing streetscape rhythm and setback pattern.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated through the streetscape elevations, site sections and plans showing adjoining and street context, shadow diagrams and landscape plans.</i></p>	<p>AO9.1 Buildings that are 4 storeys have a podium that is of 2 storeys high.</p> <p>AO9.2 Building meet the setback requirements Table 9.3.11-3: Boundary setbacks.</p> <p>AO9.3 Buildings orientate towards and overlook streets and public spaces consistent with Figure 9.3.8-5: Mixed use development.</p> <p>AO9.4 Development adjoining a lot containing a Dwelling house in the Low density residential zone or Low-medium density residential zone has maximum transitional building height of 8.5m and 2 storeys within 10m of the adjoining boundary.</p> <p>AO9.5 Development adjoining a lot with a use other than Dwelling house is a maximum of 1 storey more than the building height on the adjoining site where within 10m.</p>
<p>Building design in centre zones or Mixed use zone</p>	
<p>PO10 Development in the centre zones or the Mixed use zone is:</p> <p>a. located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; b. designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA.</p>	<p>AO10.1 Development in the centre zones category or the Mixed use zone has a minimum acoustic performance of:</p> <p>a. Rw 35 for glazing (windows and doors) where total area of glazing is more than 1.8m²; b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m².</p>

<p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a noise impact assessment report prepared by a suitably qualified professional.</i></p>	
<p>PO11 Development is designed and sited in a manner which:</p> <ol style="list-style-type: none"> addresses and provides an-active frontage to the street and other public areas; promotes casual surveillance of the street and other public and semi-public spaces. 	<p>AO11.1 The development provides for an integrated awning and veranda over footpaths along the street frontage consistent with Figure 9.3.8-5: Mixed use development.</p> <p>AO11.2 Multiple building entrances are provided and are appropriately spaced to provide visual interest and activity.</p> <p>AO11.6 Development located above ground level in Centres and Mixed use zones:</p> <ol style="list-style-type: none"> have a clearly identifiable front door; low maintenance building materials and non-reflective finishes on exterior; external drainage or other pipes are integrated with building design; service areas are behind the main face of the dwellings.
Design requirement for higher dwelling densities over 120 dwellings for each hectare	
<p>PO12 Development meets the Gold Level of performance in the Liveable Housing Australia’s Liveable Housing Design Guidelines.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design assessment prepared by a suitably qualified professional.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO13 Development is consistent with Best Practice Principles for Seniors Community Design.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design assessment prepared by a suitably qualified professional.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO14 Parapets, rooftops and building caps contribute to architecturally distinct buildings and the roof is not marred by plant and equipment.</p>	<p>AO14.1 Development provides building caps and rooftops which:</p> <ol style="list-style-type: none"> include interesting forms created through pitches, gables, skillions, or other features; designs rooftop service structures, lift motor rooms and mechanical plant and equipment is visually and acoustically screened from any communal open space on the rooftop; <p><i>Note—Architectural features of the building may be used that screen services structure may include enclosed rooms or the roof form.</i></p> <ol style="list-style-type: none"> allows for the inclusion of plant and equipment such as Telecommunications facilities in an unobtrusive manner.
Privacy and amenity	
<p>PO15 The development is designed so that dwellings, private open spaces and surrounding residential sites are provided with a reasonable level of privacy.</p>	<p>AO15.1 Development provides a minimum separation distance of 12m or more between balconies on-site and a balcony on an adjoining site.</p> <p>AO15.2 Development provides a minimum separation distance of 9m between windows on-site and a window on adjoining site.</p> <p>AO15.3 Windows and openings:</p> <ol style="list-style-type: none"> of habitable rooms (e.g. bedrooms or living rooms) do not overlook habitable rooms of another dwelling consistent

	<p>with Figure 9.3.8-6: Privacy screening and Figure 9.3.8-7: Screening to prevent overlooking; or</p> <p>b. where the windows of a bedroom or living area look at similar room windows in an adjoining dwelling and the buildings are within 2m at ground level and 8m above ground floor, privacy is provided by glazing and fixtures designed to minimise overlooking consistent with Figure 9.3.8-8: Glazing and fixtures designed to minimise overlooking and:</p> <ul style="list-style-type: none"> i. sill heights are a minimum of 1.7m above the finished floor level; or ii. fixed opaque glass below 1.7m; or iii. fixed external screens; or iv. a 2m high screen fence. <p>AO15.4 The outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal, or public areas is screened where there is a view into private open space area for a surrounding existing use consistent with Figure 9.3.8-6: Privacy screening and Figure 9.3.8-7: Screening to prevent overlooking.</p> <p>AO15.5 Screening of windows, balconies, terraces and decks uses perforated panels or trellises that have a maximum opening of 25% and are permanently fixed consistent with Figure 9.3.8-7: Screening to prevent overlooking and Figure 9.3.8-8: Glazing and fixtures designed to minimise overlooking.</p> <p>AO15.6 Bedroom windows are 3m away from shared driveways, car parking areas, mechanical plant, refuse and recycling areas, vents and exhausts.</p>
<p>PO16 Where the development forms part of a mixed-use development, residents are provided with reasonable levels of privacy and security.</p>	<p>AO16.1 Where development forms part of a mixed-use development:</p> <ul style="list-style-type: none"> a. entry areas for residents and visitors to dwellings are provided separately from entrances for other building users; b. clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users; c. security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents and their visitors.
Private open space	
<p>PO17 Development provides private open space that:</p> <ul style="list-style-type: none"> a. is clearly differentiated from areas of communal open space; b. is immediately accessible from the main living area of the dwelling; c. has dimensions capable of accommodating outdoor recreation needs and space for residents and service functions; d. is clearly defined from public open space areas; e. that is partially covered to provide an all-weather area for outdoor dining and entertainment; f. is located to provide privacy considering outlook, natural site features, sunlight and breezes; g. provides residents with attractive functional private open space or indoor-outdoor spaces that receive extensive natural light and breezes while offering protection from the elements. 	<p>AO17.1 Each dwelling has direct access to the private open space from the main living area of the dwelling.</p> <p>AO17.2 Development for a Retirement facility:</p> <ul style="list-style-type: none"> a. provides balconies or private open space immediately accessible from primary living areas with a minimum 2m² screened area capable of screening private clothes drying etc.; b. positions an outdoor living area to the north or north-east in a minimum of 75% of dwellings. <p>AO17.3 Development for a Residential care facility provide residents' rooms with:</p> <ul style="list-style-type: none"> a. balconies or direct access to open space; or b. openings enabling natural ventilation and natural light, such as balconette or operable louvres.
<p>PO18 Facilities and dwellings that do not contain balconies or</p>	<p>No acceptable outcome is nominated.</p>

<p>direct indoor-outdoor access ensure residents' rooms of a Residential care facility, habitable rooms in a Retirement facility and communal spaces, have an outlook to communal or public open space; access to natural ventilation and natural light through the extensive use of windows.</p>	
<p>Communal open space</p>	
<p>PO19 Development provides communal open space that is easily accessible and designed to provide:</p> <ul style="list-style-type: none"> a. residents with passive and active recreation; b. a comfortable and attractive outlook for residents and maximises opportunities for shared access to views; c. opportunity for a range of uses and flexible use; d. opportunities for interaction with and observation of the local community; e. a balanced combination of soft and hard landscape features; f. natural light but is shaded to protect the resident from direct sunlight. 	<p>AO19.1 Development provides communal open space that is:</p> <ul style="list-style-type: none"> a. consistent with Figure 9.3.8-9: Communal open space; b. provided in addition to private open space; c. separate from private open space at ground level by a screen fence or landscaping; d. 25% or more of the total site area; e. exclusive of the stormwater drainage network or flooding areas or slopes 10% or more; f. is accessible from the building's public areas, entries or lobbies and provides equitable access for residents; g. protects and maintains the amenity of dwellings within the development and surrounding the site. <p>AO19.2 Development provides communal open space that is clearly distinguished from private open space and:</p> <ul style="list-style-type: none"> a. 50% is outdoor communal open space; b. 25% is dedicated as internal recreation space; c. 25% is landscaped open space; d. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable garden, commensurate with the development; e. is accessible from the main building by a continuous path of travel; f. for a Residential care facility, 75% of the communal open space areas are positioned to the north or north-east. <p><i>Note—Internal communal open spaces may include a gymnasium, movie room or entertainment room.</i></p> <p>AO19.3 Communal open space may be provided in a variety of locations including rooftops, on podiums or at ground level.</p> <p>AO19.4 Communal open space is provided with basic facilities such as seating, shade and wind protection (either structures or planting) and flexible spaces suitable for a range of recreation activities.</p> <p>AO19.5 Internal communal areas provide large openings to outdoor spaces and windows with ventilation.</p>
<p>PO20 Open space and recreational areas meet the requirements of residents.</p>	<p>AO20.1 Balconies, verandas, internal covered walkways, or other parts of the building/s do not encroach upon open space and recreational facilities.</p> <p>AO20.2 Open space is:</p> <ul style="list-style-type: none"> a. screened by landscaping or fencing to maintain privacy; b. exclusive of driveways, car parking, garbage collection points, clothes drying areas and other utilities. <p>AO20.3 The surface of driveways, internal walkways, entries, outdoor patios, letter boxes and clothes lines are:</p> <ul style="list-style-type: none"> a. semi-porous to maximise on-site infiltration of stormwater; b. finished in non-slip surfaces; c. suitable for use by people dependent on walking frames and wheelchairs.

Landscaping	
<p>PO21 Landscaping and fencing:</p> <ul style="list-style-type: none"> a. improves the appearance of the development from the street and makes a positive contribution to the streetscape; b. maintains views from the street to the main building line, front entry and provides for clear lines of sight for vehicle access to the site; c. assist casual surveillance of the street; d. defines and screens private open space and service areas, such as rubbish bin areas and clothes drying areas from the street; e. defines communal open space areas; f. assists in highlighting the pedestrian entries; g. assists in managing the microclimate to conserve energy and water. 	<p>AO21.1 Existing mature trees are retained and incorporated into the design of the development, wherever practicable.</p> <p>AO21.2 Development provides 1 street tree for every 10m of road frontage that can grow to a maximum height of 12m with a canopy width of 6m.</p> <p>AO21.3 A 2m high screen fence is erected along the common boundary with any residential use, except within the front building setback consistent with Figure 9.3.8-2: Fence heights and Figure 9.3.8-3: Fence height locations.</p> <p>AO21.4 Front boundary walls are provided along a street boundary where located on a collector street or higher on OM15 Road hierarchy — information overlay:</p> <ul style="list-style-type: none"> a. are a height of 2m; b. are of solid construction; c. where more than 10m in length are articulated to provide visual interest and improves the streetscape consistent with Figure 9.3.8-4: Articulated Walls. <p>AO21.5 Fences and walls along a street boundary where <u>not</u> located on a collector street or higher on OM15 Road hierarchy — information overlay:</p> <ul style="list-style-type: none"> a. are 1.2m high where solid or at least 50% transparent; b. 2m high where more than 50% transparent; c. consistent with Figure 9.3.8-2: Fence heights and Figure 9.3.8-3: Fence height locations. <p>AO21.6 Security fencing or gates to vehicle access is located 1m behind the main building line and not on the front boundary.</p> <p>AO21.7 The surface of driveways and internal walkways exposed to the elements are:</p> <ul style="list-style-type: none"> a. permeable to maximise on-site infiltration of stormwater; b. finished in non-slip surfaces. <p><i>Note—Permeable pavements are not considered impervious area or landscaping and:</i></p> <ul style="list-style-type: none"> a. excluded from the maximum site cover; b. do not form part of the minimum landscape requirements. <p>AO21.8 Unpaved or unsealed landscaped areas are maximised and are designed to facilitate on-site infiltration of stormwater run-off.</p> <p>AO21.9 Landscaping within communal open space:</p> <ul style="list-style-type: none"> a. is a minimum of 30% of the communal open space; b. has 5% of the landscaping as deep plantings.
<p>PO22 Deep planting areas that are provided within communal and private open space are free of underground structures, utilities, or infrastructure.</p> <p><i>Note—The following may form part of communal or private open space but not part of deep planting areas:</i></p> <ul style="list-style-type: none"> a. internal walkways; lightweight shade structures such as pergolas; b. sub-surface structures or infrastructure such as piping, basement car parking structures; water conservation services or utilities or stormwater treatment measures, such as bioretention areas, provided they are designed as a component of the landscape and where not a safety concern to residents. 	<p>AO22.1 Deep planting areas do not contain vehicle driveways, manoeuvring or hardstand areas, bin storage, surface structures, utilities and infrastructure such as rainwater tanks, transformers and water boosters.</p>

Service facilities	
<p>PO23 Development provides a secure storage area for long and short-term storage for each dwelling that caters to the resident's needs.</p>	<p>AO23.1 A secure storage area is provided for each dwelling that:</p> <ol style="list-style-type: none"> a. has a minimum area of 3m²; b. has a minimum height of 2m; c. is weatherproof and above the defined flood level; d. can be accessed by the resident at any time. <p>AO23.2 A storage area with an electrical charging point is provided for mobility devices within each dwelling.</p>
<p>PO24 Development provides appropriate on-site management, social and care facilities to support residents.</p>	<p>AO24.1 Retirement facilities and Residential care facilities include:</p> <ol style="list-style-type: none"> a. on-site management facilities, b. supervised care facilities; and c. social and recreation facilities in communal buildings or outdoor area.
<p>PO25 Service structures and mechanical plant (e.g. air conditioners, hot water systems and swimming pool equipment) are located, screened, or incorporated as part of the building form to screen adjacent sites acoustically and visually.</p>	<p>AO25.1 Services structures and mechanical plant are located or screened to mitigate noise and visual impacts to:</p> <ol style="list-style-type: none"> a. the street and other public spaces; b. adjacent residential premises. <p>AO25.2 Mechanical plant is not located on balconies or adjacent to other liveable areas.</p> <p>AO25.3 Services and mechanical plant are located adjacent to service areas and within building recesses.</p>
Pedestrian movement	
<p>PO26 The development is designed and sited to:</p> <ol style="list-style-type: none"> a. provide a clear pedestrian access from the road reserve to the main entry of the building; b. minimise the potential for pedestrian-vehicle conflicts; c. is well signed and lit. 	<p>AO26.1 Pedestrian access to the site:</p> <ol style="list-style-type: none"> a. is located on the primary frontage; b. has a clear front entrance that is accessible from the street; c. has an undercover point of entry; d. has a pathway that is separate from the vehicular access. <p>AO26.2 The main pedestrian entry is well lit and signed.</p> <p>AO26.3 Lighting is provided to internal walkways, of residence entries, driveways and carparks to ensure a high level of safety and security for residents and visitors at night.</p> <p>AO26.4 Outdoor lighting for security purposes:</p> <ol style="list-style-type: none"> a. is directed inwards to the site; b. is hooded to ensure there is no disturbance to surrounding dwellings. <p>AO26.5 Development provides:</p> <ol style="list-style-type: none"> a. strong way-finding and visual cues to support navigation through the site; b. a variety of places to sit at intervals along internal walkways; c. resting seats, shade and handrails that are incorporated into the walkway design.
<p>PO27 The entrance to the Office, reception area and guest lounge is designed to be seen from the street and easily identifiable.</p>	<p>AO27.1 Pedestrian access to the site by people other than residents and employees is limited to a single public entry which may be controlled using gates or other security devices.</p> <p>AO27.2 The entrance to Office/reception and visitor areas are lit and signed.</p>

	<p>AO27.3 Entrances/exits are located to provide a direct link to driveways and car parking areas.</p>
<p>PO28 The pedestrian movement:</p> <ol style="list-style-type: none"> allows residents to easily navigate the site on foot or with the assistance of mobility aids; incorporates protected internal walkways, particularly those linking residences with communal facilities; provides comfortable and attractive environment with points to rest, socialise and observe surrounding activities; provides a variety of circulation options; links with external active transport networks; is well signed and lit. 	<p>AO28.1 Internal walkways:</p> <ol style="list-style-type: none"> are a width of 2m or 3.5m when combined with a seating area; comply with <i>AS. 1428 Design for Access and Mobility</i>; have a firm, level, well drained non-slip surface; provide handrails where there are grade changes or other areas of potential risk to pedestrians; provide a covered principal walkway that link on-site communal facilities.
<p>Vehicle Access and Parking</p>	
<p>PO29 Development results in safe and efficient vehicle access, parking and manoeuvring areas and does not introduce excessive traffic volumes onto residential streets.</p>	<p>AO29.1 The development is not located on a rear access lot, or on a lot where access is by means of an easement/s.</p> <p>AO29.2 The development is not established in a cul-de-sac, access street or rear access lots.</p> <p>AO29.3 Carports and garages are compatible with the main building design in terms of height, roof form, detailing, materials and colours</p>
<p>Hours of Operation</p>	
<p>PO30 Hours of operation for delivery vehicles and of a co-located use are managed so that the Retirement facility, Residential care facility or co-located use does not impact on the amenity of:</p> <ol style="list-style-type: none"> a residence within the building where the use is located; surrounding sensitive land uses. 	<p>AO30.1 Hours of operation for delivery vehicles associated with the Residential care facility, Retirement facility or co-located use and hours of operation of a co-located use are:</p> <ol style="list-style-type: none"> unlimited in the Principal centre zone or Major centre zone; limited to 6am to 10pm in the Local centre zone or the Mixed use zone; limited to 7am to 8pm Monday to Saturday, excluding public holidays, in any other zone.
<p>Applicable to Ancillary co-located supporting use</p>	
<p>PO31 Co-located uses are integrated with the Residential care facility and Retirement facility and are:</p> <ol style="list-style-type: none"> easily accessible by residents within the facility; sited to provide visitors and the general community direct and easy access from public spaces or the street; sited to maintain the privacy and safety of residents in their residence or communal recreation spaces; sited in proximity to a road frontage to provide activation of the street. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the State government Crime Prevention Through Environmental Design Guidelines for Queensland.</i></p>	<p>AO31.1 Development ensures co-located uses:</p> <ol style="list-style-type: none"> are both immediately accessible from communal and main entry points of the Residential care facility and Retirement facility and from the street frontage or adjoining public spaces; do not overlook the private open spaces of a Retirement facility or the communal open spaces of a Residential care facility and Retirement facility; provide a continuous, articulated and active built form to the street frontage and adjoining public open space with a minimum 30% transparent external wall materials up to a height of 2.5m above footpath level; provide a continuous accessible path between the ground storey and the street and Residential care facility and Retirement facility.
<p>PO32 Co-located uses that support the Retirement facility or Residential care facility, protects the economic viability of adjacent Commercial activities by being of scale and size that maintains the centre hierarchy.</p>	<p>AO32.1 The maximum gross floor area is:</p> <ol style="list-style-type: none"> 200m² for a Club, Community care centre, Community use, Food and drink outlet, Health care service, Office, or Shop; 300m² for a Place of worship or Childcare centre. <p>AO32.2 The maximum total gross floor area for co-located uses on a site is 800m² or 10% of the net developable area, whichever is lesser.</p>

<p>PO33 Car parking for the co-located use is provided and located on site to ensure that:</p> <ol style="list-style-type: none"> car parking demand from the co-located use does not impact on parking for the Residential care facility or Retirement facility; car parking for co-located uses is provided near the use on site to ensure residents' privacy and security is not compromised. 	<p>AO33.1 Car parking for the co-located use is provided within 40m walking distance of that use.</p>
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Table 9.3.11-2: Site requirements and building height

Note—The maximum site cover should be calculated on the net developable area, that is the total area of the site free of overlay constraints. Land below 5% AEP is to be used for the stormwater drainage network, Land between 5% to 1% AEP are floodways' and cannot be used for development

ZONE	MINIMUM NET DEVELOPABLE AREA	MINIMUM ROAD FRONTAGE	MAXIMUM SITE COVER	MAXIMUM BUILDING HEIGHT
Major centre zone Principal centre zone	1,000m ²	20m	90%	4 storeys and 15m
Mixed use zone Community facilities zone	3,000m ²	40m	70%	4 storeys and 15m
Local centre zone	3,000m ²	40m	70%	3 storeys and 12.5m
Low-medium density residential zone	3,000m ²	40m	50%	3 storeys and 12.5m
Low density residential zone	3,000m ²	40m	50%	2 storeys and 8.5m

Table 9.3.11-3: Boundary setbacks

Editor's note—

- Boundary setbacks are measured to the outermost projection of the building (i.e. roof line) unless otherwise stated.*
- Active street frontage is the road from where pedestrian and vehicles gain entry. Where there is an internal private road network this is an 'additional' road or any external road.*

ZONE	MINIMUM ACTIVE STREET FRONTAGE SETBACK	MINIMUM SECONDARY STREET FRONTAGE SETBACK	REAR BOUNDARY MINIMUM SETBACK	SIDE BOUNDARY MINIMUM SETBACK
Major centre zone & Principal centre zone	0m where an integrated awning & veranda is provided 6m in all other circumstances	0m where an integrated awning & veranda is provided 4.5m in all other circumstances	0m from a side boundary where adjoining a non-residential use 3m in all other circumstances	0m from a rear boundary where adjoining a non-residential use 3m — Storeys 1 & 2 in all other circumstances 6m — Storeys 3 & 4 in all other circumstances
Mixed use zone Community facilities zone Local Centre	0m — Storeys 1 & 2 where adjoining a non-residential use 3m — Storeys 3 & 4 where adjoining a non-residential use 6m in all other circumstances	1.5m — Storeys 1 & 2 where adjoining a non-residential use 3m — Storeys 3 & 4 where adjoining a non-residential use 4.5m in all other circumstances		
Low-medium density residential zone Low density residential zone	6m	4.5m	4m	3m

9.3.12 Roadside stall code

9.3.12.1 Application

1. This code applies to development for which the Roadside stall code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

9.3.12.2 Purpose

1. The purpose of the Roadside stall code is to allow for Roadside stalls to provide low-key, informal secondary income opportunities in rural areas that are appropriate to the character of the zone and ensure safe access.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Roadside stalls are very small scale uses associated with the rural use of land that integrate with the streetscape and support passing traffic to safely access the sites.
 - b. Roadside stalls protect and maintain the centre hierarchy.
 - c. Roadside stalls can be accessed by the traveling public and pedestrians safely.

9.3.12.3 Assessment benchmarks

1. All the Accepted outcomes in this code are applicable to accepted development.

Table 9.3.12-1: Roadside stall code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Land use	
<p>PO1 Roadside stalls are very small-scale, rural activities providing ancillary economic benefits to farms and small holdings while staying consistent with rural character, views and vistas.</p>	<p>AO1.1 Only 1 Roadside stall is provided for any site.</p> <p>AO1.2 Goods offered for sale are produced on the site on which the Roadside stall is located.</p> <p>AO1.3 The Roadside stall is ancillary to the rural use and uses less than 50m² TUA of an existing agricultural building.</p> <p>AO1.4 The Roadside stall operates only during day-light hours.</p> <p>AO1.5 Advertising devices associated with the Roadside stall:</p> <ol style="list-style-type: none"> a. are limited to 2 advertising devices; b. are located on the same site as the Roadside stall; c. have a maximum face area of 0.7m² each.
Access, parking and movement	
<p>PO2 The safe and efficient movement of vehicles is protected and maintained having regard to:</p> <ol style="list-style-type: none"> a. the amount and type of vehicle traffic on adjoining roads; b. the characteristics of the road frontage and the construction standards of the road itself; c. any impacts on driver visibility. <p><i>Editor's note—The Queensland Government Roadside Vending on State-controlled Roads — Technical Assessment Guide may help in interpreting this requirement for some roads.</i></p>	<p>AO2.1 The existing, primary access for the site is used to access the Roadside stall.</p> <p>AO2.2 Vehicles visiting the Roadside stall are directed to access the Roadside stall through the existing, primary access for the site and are provided with enough area on the premises to park.</p> <p>AO2.3 No vehicles associated with the Roadside stall, park or stop on road reserve.</p> <p>AO2.4 The vehicle access has a clear sight distances as follows:</p> <ol style="list-style-type: none"> a. 60km/hr road — 200m or greater; or b. 80km/hr road — 300m or greater; or

		c. 100km/hr road — 600m or greater.	
Where involving new building work			
PO3 The height, scale and bulk of buildings: a. contribute positively to the character of the zone; b. reflects the role of the zone in which they are located; c. presents an attractive built form; d. transitions sympathetically to adjoining lots or surrounding sensitive land uses by building height and setbacks.	AO3.1 Development meets the following requirements for the listed zones:		
	Zone	Maximum Building Height	Minimum Building Setbacks
	Emerging community zone; and Rural residential zone	8.5m	2.5m from primary street frontage and 6m from all other boundaries
	Rural zone	10m	10m from all boundaries
In all other zones, no acceptable outcome is nominated.			

9.3.13 Rural uses code

9.3.13.1 Application

1. This code applies to development for which the Rural uses code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. The uses subject to this code are:
 - a. Animal husbandry — pastured and intensive;
 - b. Animal keeping;
 - c. Aquaculture;
 - d. Intensive animal industry;
 - e. Intensive horticulture;
 - f. Rural industry;
 - g. Wholesale nursery;
 - h. Winery.

Note—This code does not apply to a Winery in the Industry zone. Where a Winery occurs in the Industry zone the Industry use code applies.

Editor's note—A mushroom farm does not involve the manufacturing of substrate. Manufacturing substrate for mushroom growing is defined as High impact industry.

Note—The following definitions are relevant to this operation of this code. Where the type of animal production is specified in the levels of assessment and relevant assessment measures:

- a. Animal industry complex;
- b. Intensive production;
- c. Pastured production;
- d. Stocking rate.

9.3.13.2 Purpose

1. The purpose of the code is to ensure that Rural uses are located, designed and operated to avoid or minimise impacts on the rural scenic values, important agricultural areas, amenity and environmental values and is provided with a standard of infrastructure networks.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Rural uses are established on sites that have an area to accommodate all infrastructure associated with the use and to provide separation distances to manage adverse effects on rural amenity and the environment.
 - b. Intensive animal production keeps landscape character and supports scenic amenity by visually integrating with the surrounding landscape;
 - c. Pastured and intensive animal production is located, designed and managed to protect sensitive land uses and land for future residential purposes;
 - d. Rural uses avoid creating adverse effects such as environmental harm or environmental nuisance caused by the operation;
 - e. Rural uses protect and improve the amenity of adjacent sensitive land uses and is not located near urban or rural residential areas where dust, noise, odour, light and noise generated by the use could have a negative impact on surrounding sensitive land uses.
 - f. Matters of environmental significance are protected from the adverse environmental impacts of the development.
 - g. Rural uses are located and operated to protect and maintain existing water quality values.
 - h. Development is provided with a standard of infrastructure that reflects the operational needs and capacity of the development.
 - i. Rural uses are located on sites with access to a road network that can safely carry the traffic predicted to be generated by the development.
 - j. Development ensures roads are of a standard that can safely carry traffic generated by the development that has regard to the type and frequency of existing traffic movement on access roads.
 - k. Retail and administrative uses associated with rural activities are subservient to the rural activity and maintain the centre hierarchy.

Note—

- a. *For Accepted Development — The requirements for acceptable development are the acceptable outcomes listed in the Table of Assessment. Accepted development that complies with all the acceptable outcomes is considered to satisfy the requirements. If development complies with some, but not all, acceptable outcomes, an application for Code Assessment will be necessary and the application will be assessed against the relevant Performance Outcome/s.*

- b. For Assessable Development — Acceptable outcomes are provided for some, but not all, Performance Outcomes and identify ways in which Performance Outcomes can be met. Compliance with the Performance Outcome should be demonstrated and the acceptable outcomes are considered as one way to satisfy the corresponding Performance Outcome.

Editor's note—Before undertaking development a Soil Conservation Plan search under the Soil Conservation Act is recommended before development application is made, as failure to understand the presence and meaning of plans can cause significant issues (e.g. erosion, impacts on infrastructure and legal conflicts). Consideration should also be given to Soil conservation guidelines for Queensland.

9.3.13.3 Assessment benchmarks

Table 9.3.13-1: Rural uses code — Pastured animal production — Measures for accepted and assessable development

Note—Separation distances in this code are to use to ensure enough space is provided to minimise and mitigate visual amenity issues and the immediate impact of odour, noise and dust emissions on the amenity of the surrounding land uses.

Note—Farms proposing low stocking densities may pose very low risk to the waterways and high risk soils depending on the site-specific farm's layout, topography and operational plan. Information about total number of animals, stocking rates and animal density may assist with an applications assessment.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Site characteristics	
<p>PO1 Development is located on land that is suited for the purpose and:</p> <ol style="list-style-type: none"> maintains water quality and hydrogeological processes; maintains ecological biodiversity and ecological connectivity; minimises adverse effects on natural values and receiving waters cannot be managed; facilitates ventilation and drainage. 	<p>AO1.1 Development is located on a site outside of a mapped area:</p> <ol style="list-style-type: none"> on OM3A Biodiversity — Ecological areas overlay; on OM3B Biodiversity — Wildlife habitat overlay; on OM3C Biodiversity — Waterways and Wetlands overlay; the water separation areas and overland flow paths on OM12A Waterways and water resource catchment — Ecosystems overlay; the water quality supply buffer on OM12B Waterways and water resource catchment — Water resource catchment overlay. <p><i>Note</i>—Where the above accepted outcome cannot be met, additional consideration to address potential risks to waterways and water quality values will be required as part of an application.</p> <p>AO1.2 Development is located on a site consistent with the measures in Table 9.3.13-5: Separation distances for operations.</p>
Production type	
<p>PO2 Pastured animal production is operated to ensure it does not cause environmental harm or environmental nuisance by:</p> <ol style="list-style-type: none"> rotational paddock grazing; exclusion fencing for animals; stocking animals at rates that minimise dust, noise and odour. 	<p>AO2.1 Animals' food is obtained by grazing, browsing, or foraging plants growing on the land.</p> <p>AO2.2 Permanent watering stations are provided for animals (except poultry) separate to waterways.</p> <p>AO2.3 Fencing prevents the escape of animals and livestock from entering waterways.</p> <p>AO2.4 The pasture always retains a minimum 50% ground cover.</p> <p>AO2.5 Mobile housing used for the animals is moved:</p> <ol style="list-style-type: none"> For Poultry — every 2 weeks or less; For Pigs — every 3 months or less. <p>AO2.6 The stocking rate is no more than:</p> <ol style="list-style-type: none"> For Poultry — 1,500 birds or less to every hectare of

	<p>pasture;</p> <p>b. For Pigs — 12 SPU or less to every hectare of pasture;</p> <p>c. For Sheep — 500 SSU or less to every hectare of pasture;</p> <p>d. For Cattle — 1 SCU or less to every hectare of pasture;</p> <p>e. For horses — 3 horses or less to every 2 hectares of pasture.</p> <p><i>Note—Stocking rates for poultry do not include chicks being raised in housing before being old enough to live on pasture. The stocking rate does not include areas of the property where poultry will not have access.</i></p> <p>AO2.7 The farming operation involves:</p> <p>a. For Poultry — 999 birds and less;</p> <p>b. For Pigs — 399 SPU and less;</p> <p>c. For Sheep — 999 SSU and less;</p> <p>d. For Cattle — 149 SCU and less.</p>
PO3 Development ensures that storing and packaging of food products does not cause an environmental nuisance.	AO3.1 Food products and animal feed is stored in a vermin proof containers or receptacles.
Design and appearance	
PO4 Building and development has an appearance consistent with the zone in which it is located.	<p>AO4.1 Where located in the Rural zone, buildings visually blend with the surrounding rural and natural environment and are finished in:</p> <p>a. muted colours and tones; and</p> <p>b. matte appearance to the exterior.</p> <p>AO4.2 Buildings are no more than 10m in height.</p> <p>AO4.3 Development is positioned, designed, constructed and manage to ensure the development has the smallest possible development footprint.</p>

Table 9.2.13-2: Rural uses code — Measures for all other assessable development

Editor’s note—Applicants seeking approval for Aquaculture or Intensive animal industry should refer to the relevant national guidelines at time of submission of an application. Applicants should consult with the Department of Agriculture and Fisheries guidelines regarding environmentally relevant activities before submitting a development application.

Editor’s note—Under the Animal Management (Cats and Dogs) Act, an animal that is less than 12 weeks (about 3 months) old is not considered a cat or a dog.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Site characteristics	
<p>PO1 Development is located on land that is suited for the purpose and:</p> <p>a. prevents salinity, erosion caused by sheet, rill or gully erosion and land slip;</p> <p>b. maintains water quality and hydrogeological processes</p> <p>c. maintains ecological biodiversity and ecological connectivity;</p> <p>d. minimises adverse effects on natural values and receiving waters cannot be managed;</p> <p>e. facilitates ventilation and drainage.</p>	<p>AO1.1 Development is located on a site outside of a mapped area:</p> <p>a. on OM3A Biodiversity — Ecological areas overlay;</p> <p>b. on OM3B Biodiversity — Wildlife habitat overlay;</p> <p>c. on OM3C Biodiversity — Waterways and Wetlands overlay;</p> <p>d. on OM5 Cultural heritage overlay;</p> <p>e. on OM7 Flood hazard overlay;</p> <p>f. the water separation areas and overland flow paths on OM12A Waterways and water resource catchment — Ecosystems overlay;</p> <p>g. the water quality supply buffer on OM12B Waterways and water resource catchment — Water resource catchment overlay;</p> <p>h. slopes 10% or more on OM11 Steep land overlay;</p> <p>i. a salinity expression area on OM13 High risk soils — information overlay.</p>

	<p><i>Note—Where the above accepted outcome cannot be met, additional consideration to address potential risks to waterways and water quality values will be required as part of an application.</i></p> <p>AO1.2 Aquaculture is located in an:</p> <ol style="list-style-type: none"> Industry zone or Rural zone where inside a building or covered facility; or Rural zone where involving excavated ponds or not within a building or covered facility.
<p>PO2 Development is located on a site that has enough area to:</p> <ol style="list-style-type: none"> accommodate the use (including all buildings, structures and waste disposal areas involved in the use); provide separation areas to property boundaries and other in Rural uses; does not locate in areas likely to prejudice planned future residential activities. 	<p>AO2.1 Development is located on a site consistent with the measures in:</p> <ol style="list-style-type: none"> Table 9.3.13-4: Minimum site area for development; Table 9.3.13-5: Separation distances for operations. Table 9.3.13-6: Separation distances for ancillary activities. <p>AO2.3 Indoor animal enclosures within 50m of sensitive land uses include acoustic reduction measures integrated into buildings including, but not limited to:</p> <ol style="list-style-type: none"> walls constructed of concrete masonry or solid concrete; ceiling insulation; thick window glazing, double glazing, or acoustically sealed windows; acoustically sealed doors. <p>For Aquaculture or Intensive animal industry only:</p> <p>AO2.4 The site is separated from an existing Aquaculture or Intensive animal industry by 2km.</p>
<p>Amenity</p>	
<p>PO3 The development is positioned, designed, constructed and managed to:</p> <ol style="list-style-type: none"> minimise adverse effects on visual amenity; avoid and manage adverse effect on surrounding sensitive land uses. so as not to have an adverse effect on the amenity of a sensitive land use. 	<p>AO3.1 Development consistent with the separation distances in Table 9.3.13-5: Separation distances for operations.</p> <p><i>Note—Operational areas including enclosures, tanks, ponds, stockfeed storage areas, composting areas, waste disposal areas, rearing and weaning sheds. Operational areas exclude supporting uses such as Dwelling house, Caretaker’s accommodation and Rural workers accommodation.</i></p> <p>AO3.2 The design and positioning of mechanical equipment (including fans, pneumatic feed systems and other equipment) minimises the generation of mechanical noise and the likelihood of odour, dust and off-site vibration.</p> <p><i>Note—Where the buffer distances conflict with 9.3.6 Landscaping code this outcome prevails over the minimum buffer requirements. Buffers may include mapped vegetation on:</i></p> <ol style="list-style-type: none"> OM3A Biodiversity — Ecological areas overlay; OM3B Biodiversity — Wildlife habitat overlay; OM3C Biodiversity — Waterways and Wetlands overlay. <p>AO3.3 Equipment, machinery, access crossover and internal roads likely to generate noise, off-site vibration or dust are located to minimise noise to adjacent premises including but not limited to loading and unloading.</p>
<p>Wastewater treatment systems</p>	
<p>PO4 Wastewater is captured, treated and disposed to avoid adverse effects on water quality values from:</p> <ol style="list-style-type: none"> the release of sediment, nutrients, chemicals, or other pollutants; the changed stormwater quality and hydrological 	<p>No acceptable outcome is nominated.</p>

<p>processes.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a site-based management plan, or an environmental engineering management plan prepared by a suitably qualified person.</i></p>	
<p>Solid waste management</p>	
<p>PO5 Solid wastes (including animal waste) must be managed, stored and disposed of in a manner that does not result in contamination or environmental degradation of soils or on water quality values.</p> <p><i>Note—Compliance with this Performance Outcomes may be demonstrated by an operations plan that addresses waste management, prepared by a suitably qualified person and consistent with industry guidelines.</i></p> <p><i>Editor's note—Referral to Seqwater for third party advice may be undertaken for this Performance Outcome.</i></p>	<p>AO5.1 The stockpiling of waste litter, manure and other organics is undertaken as follows:</p> <ol style="list-style-type: none"> on surfaces constructed with permanent impervious underlay to prevent leaching (groundsheets will only be accepted where stockpiling is for less than 4 days); located outside of an effluent irrigation area; located 500mm above the defined flood level; sized to accommodate the times for disposal collection; designed with run-off diversion drainage upstream of the storage area to prevent stormwater movement through the area; bunded to capture stormwater run-off in a 50% AEP and directs it to an on-site treatment and disposal area; covered with weatherproof material or stored within a shed. <p>AO5.2 Indoor enclosures have impervious reinforced concrete floors that are gravity drained allow the collection and treatment of wastewater by an on-site wastewater treatment system.</p>
<p>PO6 Development ensures that composting operations protect the environment and do not create an adverse environmental impact or nuisance (such as, rodent plagues or insect infestations) or harm to human health.</p> <p><i>Note—Composts that are manufactured off site may be used if storage is limited to prevent excessive odour.</i></p>	<p>AO6.1 Where in an Industrial zone, composting of organic matter as soil conditioners or fertilizers is not undertaken on-site.</p> <p>AO6.2 Where in a Rural zone, composting of organic matter as soil conditioners or fertilizers on site is ancillary to the use and is:</p> <ol style="list-style-type: none"> less than 20 tonne a year; and less than 2,000m² in area. <p><i>Note—Where composting material more than 200 tonne a year, approval for environmentally relevant activity 53 Organic material processing is required.</i></p> <p>AO6.3 Outside compost storage area are maintained in an aerobic state to minimise odour generation.</p>
<p>Water supply</p>	
<p>PO7 Development is supplied with a reliable and secure water supply for animal health and sanitation, dust control, feed preparation, or dilution of effluent water for irrigation (where applicable).</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a water supply report prepared by a suitably qualified person that shows sufficient quality and quantity of water is available.</i></p>	<p>AO7.1 Development is provided with a reliable water supply, which has the capacity to store a minimum two week supply for:</p> <ol style="list-style-type: none"> drinking water for the animals; water for cleaning and maintenance.
<p>Vehicle movement</p>	
<p>PO8 Development obtains access from a road and transport route which:</p> <ol style="list-style-type: none"> can safely carry the number, type and frequency of vehicles generated by the development; has a pavement design, standard and width that can carry the additional number, type and frequency of 	<p>No acceptable outcome is nominated.</p>

<p>vehicles generated by the development; c. does not result in dust nuisance, spillage, or the deterioration of roads.</p> <p><i>Note—Compliance with the Performance outcomes may be demonstrated by a road maintenance plan prepared by a suitably qualified person.</i></p>	
<p>Landscaping</p>	
<p>PO9 Densely planted screen landscaping is provided to the boundaries of adjoining or surrounding sensitive land uses to minimise environmental nuisance.</p>	<p>AO9.1 Where located in the Rural zone:</p> <ol style="list-style-type: none"> existing native vegetation is retained; odour generating activities provide a 20m wide dense vegetated screen between the odour generating activity and surrounding sensitive land uses; processing activities provide a 10m wide dense vegetated activities between the processing activity and surrounding sensitive land uses. <p><i>Note—Where the landscaping distances conflict with 9.3.6 Landscaping code this outcome prevails over the minimum landscaping width requirements. Dense screen landscaping may include mapped vegetation on:</i></p> <ol style="list-style-type: none"> OM3A Biodiversity — Ecological areas overlay; OM3B Biodiversity — Wildlife habitat overlay; OM3C Biodiversity — Waterways and Wetlands overlay. <p>AO9.1 Animal enclosures and associated structures (other than fences) are not located within 50m of a lot located in a residential zone, Township zone or a sensitive land use on any surrounding site.</p>

Table 9.3.13-3: Rural uses code — Intensive Production — Additional Measures for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Rural industry and Winery (only)</p>	
<p>PO10 Ancillary Shop or retail sale of goods is subservient to the use and supports the economic viability of the centre's hierarchy.</p>	<p>AO10.1 Sales associated with the development are undertaken within an area with a maximum <i>gross floor area</i> of 100m².</p>
<p>PO11 Development is established where associated with other rural production in the neighbourhood.</p>	<p>AO11.1 Development ensures that the storage, processing, or packaging of products are produced on land within 30km of the site.</p>
<p>Animal keeping, Aquaculture and Intensive animal industry</p>	
<p>PO12 On-site carcass disposal maintains physical, chemical and biological integrity of water quality values.</p> <p><i>Editor's note—Referral to Seqwater for third party advice may be undertaken for this Performance Outcome.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO13 Animals are cared for and securely housed with buildings constructed in a manner that is in keeping with the character and amenity of the zone.</p>	<p>AO13.1 A person responsible for the supervision of the animals is accommodated on the site.</p> <p>AO13.2 Animal enclosures are kept in a clean and sanitary condition.</p> <p>AO13.3 For a cattery or kennel the use is fenced to a minimum height of 2m and the fence must be designed to prevent animals from escaping by climbing, jumping, digging, or going through the fence.</p> <p>AO13.4 Indoor enclosures (i.e. excluding runs, yards and</p>

	<p>training areas) have impervious reinforced concrete floors that are gravity drained allow the collection and treatment of wastewater by an on-site wastewater treatment system.</p>
Odour Management for Aquaculture and Intensive animal industry	
<p>PO14 Development is designed to avoid or mitigate environmental nuisance on surrounding development and sensitive land uses caused by odour.</p> <p><i>Note—Compliance with Performance Outcomes may be demonstrated through the preparation of an odour impact assessment prepared by a suitably qualified person consistent with Appendix A of Planning and environment guideline for establishing meat chicken farms (Guide 1 — Assessment guide) where any reference for 600,000 birds is to be taken to be read as 300,000 birds.</i></p>	<p>AO14.1 Development is located and designed to meet the following separation distances:</p> <ol style="list-style-type: none"> a. 250m between the odour impact source and a sensitive land use, or a place known or likely to become a sensitive land use in the future, in a Rural zone; or b. 500m between the odour impact source and a sensitive land use, or a place known or likely to become a sensitive land use in the future, in a non-Rural zone. <p><i>Note—The odour source for tunnel-ventilated shed is taken to be 10m from the exhaust end of each shed. The separation distance is the shortest distance from the odour source to the curtilage of the sensitive land use. Separation distances also apply to other permanent or semipermanent odour sources on-farm, such as manure or litter stockpiles and compost sites.</i></p> <p>AO14.2 Poultry farms with less than 300,000 birds meets the separation distances using the calculated S-factor formula consistent with Appendix A of Planning and environment guideline for establishing meat chicken farms (Guide 1 — Assessment guide).</p> <p><i>Note—Where the separation distance required by the S-factor formula cannot be achieved, a site-specific plume dispersion modelling must be undertaken to determine the any adverse effects on sensitive land uses.</i></p> <p>AO14.3 Poultry farms with 300,000 birds or greater, meets the separation distances between the odour impact source and a sensitive land use, determined by a site-specific plume dispersion model.</p> <p>AO14.4 Where the separation distances cannot be met, the development is located, designed and managed to ensure that odour concentrations are not more than:</p> <ol style="list-style-type: none"> a. odour units, 1-hour average, 99.5th percentile and within 250m of the existing or approved sensitive land use; and b. 1 odour unit, 99.5%, 1 hour average for an existing or approved sensitive land use in a non-Rural zone.
Aquaculture	
<p>PO15 Aquaculture conserves the productive capacity of ALC Class A & B soils and does not permanently alienate or fragment the land.</p>	<p>AO15.1 Aquaculture is located on a site outside of ALC Class A & B soils mapped on OM1 Agricultural land overlay.</p> <p>AO15.2 Where soil is excavated from ALC Class A & B soils to construct Aquaculture infrastructure, the soil is to be retained, protected and treated on site to allow for future land restoration.</p> <p>AO15.3 Upon cessation of Aquaculture production, the soil profile of the Aquaculture facility is rehabilitated, as close as practical, to pre-Aquaculture development conditions.</p>
<p>PO16 Ponds, tanks, containers, aquaria and drainage systems are designed, constructed and operated to avoid leakage.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a risk assessment consistent with</i></p>	<p>No acceptable outcome is nominated.</p>

<p><i>Queensland Government Guidelines for constructing and maintaining Aquaculture containment structures.</i></p>	
<p>PO17 Aquaculture avoids adverse impacts on ground and surface water through appropriate positioning, design and operation.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a site-based management plan, or an environmental engineering management plan prepared by a suitably qualified person consistent with the Seqwater Development Guidelines: Water Quality Management in Drinking Water Catchments.</i></p> <p><i>Editor's note—Referral to Seqwater for third party advice may be undertaken for this Performance Outcome.</i></p>	<p>AO17.1 Aquaculture:</p> <ol style="list-style-type: none"> water is fully recirculated within the facility; water is managed on site such that it will not reach a waterway by an overland flow path or stormwater flows; ponds are constructed consistent with the <i>Queensland Government Guidelines for constructing and maintaining Aquaculture containment structures.</i>

Table 9.3.13-4: Minimum site area for development

USE	NUMBERS	MINIMUM SITE AREA (HECTARES)
Animal keeping (commercial operations)		
Aviary — Outdoor cages	None specified	5
Cats — Breeding & boarding	1-100	5
Dogs — Breeding, Boarding & Training	1-100	15
Stables — Horse Boarding & Training	1+	15
Aquaculture		
Rural zone	None specified	20
Industry zone	None specified	0.5
Intensive animal industry		
Cattle (SCU)	1-149 150+	50 150
Pigs (SPU)	400 +	20
Sheep, Goats, Alpaca and Llama (SSU)	1,000+	20
Poultry (i.e. chickens, ducks, geese, guinea fowl or turkeys)	1,000+	20
Game birds (i.e. pheasants, partridges, quail, pigeons)	1,000+	5
Ostrich and Emu	150+	20
Rural Industry & Winery	None specified	20

Table 9.3.13-5: Separation distances for operations

TYPE OF OPERATION	MINIMUM BOUNDARY SETBACK FOR STRUCTURES & BUILDING (M) (EXCLUDES FENCES)	SEPARATION DISTANCE TO SENSITIVE USE ON SURROUNDING LAND (M)	SEPARATION DISTANCE TO EMERGING COMMUNITY ZONE; LOW DENSITY RESIDENTIAL ZONE; RURAL RESIDENTIAL ZONE & TOWNSHIP ZONE (M)
Animal keeping (commercial operations)			
Aviary	Road boundary — 10 Side boundary -3	25	50
Cats	20	25	50

Dogs	20	250	2,000
Stables - Horses	20	250	50
Animal production			
Aquaculture — ponds	20	250	500
Aquaculture — tanks	10	25	50
Intensive production	50	250	2,000
Range production	10	100	500
Pastured production	10	25	None specified
Rural Industry & Winery	20	250	2,000

Note—Where the setback distances conflicts with Section 9.4.2 Building design code this outcome prevails over the minimum setback requirements. Section 9.4.2 Building design code should be used where a setback distance is not specified in any other relevant code.

Table 9.3.13-6: Separation distances for ancillary activities

ANCILLARY ACTIVITY	MINIMUM BOUNDARY SETBACK (M)	SEPARATION DISTANCE TO SENSITIVE USE ON SURROUNDING LAND (M)
Retail sales; or Enclosures; holding areas; pens and yards; or Machinery and equipment sheds; or Loading and unloading areas.	10	25
Cattle & sheep dips	10	100
Dairy bails and yards; or Manure storage area; or Effluent disposal ponds.	10	250
Composting material; Stock saleyards.	10	500

9.3.14 Sales office code

9.3.14.1 Application

1. This code applies to development for which the Sales office code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Provisions in this code are assessment benchmarks for applicable accepted and assessable development.

9.3.13.2 Purpose

1. The purpose of the Sales office code is to ensure the siting, layout, design, and operation of a Sales office does not adversely affect the existing and future character and amenity of the zone.
2. The purpose of the code will be achieved with the following overall outcomes:
 - a. Sales offices are located and operated such that they are compatible with the amenity of the zone and are provided with adequate and safe vehicular access and parking.
 - b. Sales offices operate for a temporary duration only that reflects the legitimate need for the display and sale of development.

Editor's note—A prize home being open to the public for a period not exceeding 8 weeks is defined as a Temporary use see Section 1.7 Local Government Administrative Matters.

9.3.13.3 Assessment benchmarks

1. All the Accepted outcomes in this code are applicable to accepted development.

Table 9.3.14-1: Sales office code — Assessment benchmarks for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Location	
PO1 A Sales office is located in relation to the land or building being displayed for sale or as a prize home.	*AO1.1 The Sales office is located on, or adjoins, the land or building being displayed for sale or as a prize home.
PO2 A Sales office is located, designed, and sited to ensure its appearance is consistent with the developing character of the neighbourhood around it.	*AO2.1 Where a Sales office is intended to become a permanent Dwelling house in the future, building setbacks for the Sales office are consistent with AO3.1 of the Section 9.3.3 Dwelling house code.
Amenity	
PO3 The Sales office is of a small scale and temporary nature such that it does not adversely affect the amenity of the area.	<p>*AO3.1 The use is limited to a maximum period of:</p> <ol style="list-style-type: none"> a. 2 years, where the use involves the display of land or buildings for sale; or b. 6 months, in the case of land or buildings that can be won as a prize home. <p>*AO3.2 The use operates between 8.00am and 6.00pm.</p> <p>*AO3.3 No more than 2 employees work in the Sales office.</p> <p>*AO2.4 Any temporary building, structure or advertising device associated with the Sales office is removed within 14 days of the use ceasing, and the site is left in a clean and tidy condition.</p> <p>*AO3.5 Fencing adjoining a street or public open space does not exceed 1.2 metres in height.</p>
Parking and access	
PO4 Adequate vehicle access and parking is provided and designed to facilitate ease of use.	*AO4.1 The use is not located at the end of cul-de-sac.

	<p>*AO4.2 Car parking and manoeuvring areas are designed and constructed to be consistent with the AS2890.1 Parking facilities.</p> <p>*AO4.3 The Sales office has direct vehicular access to a dedicated and constructed road.</p> <p>*AO4.4 Car parking is provided at the rate of:</p> <ul style="list-style-type: none">a. 2 spaces where the Sales office has the appearance of a Dwelling house; orb. space for every 25m² GFA. <p>AO4.5 Only 1 driveway crossover is provided.</p>
Infrastructure and services	
<p>PO5 The Sales office is provided with a level of infrastructure and services consistent with its location and intended function.</p>	<p>*AO5.1 Where the network service infrastructure is available, a Sales office is connected to:</p> <ul style="list-style-type: none">a. a lawful point of discharge;b. a pressurised reticulated water, and sewer networks. <p>*AO5.2 Where the network service infrastructure is unavailable, a Sales office is connected to:</p> <ul style="list-style-type: none">a. a minimum water supply dedicated of 45,000 litres with a minimum 10,000 litre reserve for firefighting purposes;b. an on-site wastewater treatment system that is consistent with the Queensland Plumbing and Wastewater Code.

9.3.15 Service station and Car wash code

9.3.15.1 Application

1. This code applies to development for which the Service station and Car wash code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.
3. The uses subject to this code are:
 - a. Car wash;
 - b. Service station.

Editor's note—A Car wash is defined as a Temporary use (see Section 1.7 Local Government Administrative Matters), where:

- a. a manual Car wash;
- b. located in the Community facilities zone, Principal centre zone, Local centre zone, Major centre zone, Open space zone, Sport and recreation zone, or Township zone;
- c. for no more than 2 days each week.

9.3.15.2 Purpose

1. The purpose of the Service station and Car wash code is to provide for development to meet the needs of the local community, visitors and travellers, while minimising the risks to people and property within the adjacent street block.
2. The purpose of the code will be achieved with the following overall outcomes:
 - a. Development is established in locations where there are no adverse impacts on sensitive land uses and the site is of sufficient size to facilitate the efficient and safe operation of access and transport infrastructure with no over spill of impacts beyond the site and internal circulation.
 - b. Development is designed so that it has minimal impacts on the natural environment and the amenity of the local area.
 - c. Buildings and structures are sited and designed to reflect the character and amenity of the local area.

9.3.15.3 Assessment benchmarks

Table 9.3.15-1: Service station and Car wash code — Measures for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Site Suitability	
<p>PO1 The site has frontage, configuration and area which can accommodate:</p> <ol style="list-style-type: none"> a. the buildings and associated storage areas; b. fuel delivery and service vehicles; c. vehicle access and on-site manoeuvrability; d. landscaping; e. any ancillary activities. <p><i>Note—Compliance with this Performance Outcomes may be demonstrated by a site-based management plan prepared by a suitably qualified person.</i></p>	<p>AO1.1 The site has a minimum net developable area of 1,500m² and:</p> <ol style="list-style-type: none"> a. where not located on a corner lot—has a minimum frontage of 50m; or b. where located on a corner lot—has a minimum frontage of 30m to each road. <p><i>Note—Where a Service station provides convenience Shop or Food and drink outlet the site area should be more than the minimum specified above.</i></p> <p>AO1.2 Where adjoining an existing residential use or residential zone, all buildings, structures and hardstand areas are setback at least 5m from the lot boundary.</p> <p>AO1.3 A minimum of 10% of the site is landscaped, including all boundaries.</p>
Design and amenity	
<p>PO2 Buildings and structures are sited to allow for vehicle manoeuvrability and, in the case of a Service station, enough on-site area for fuel delivery.</p>	<p>AO2.1 Inlets and bulk fuel storage tanks are located on the site so that a B-double fuel delivery vehicle can stand level within the site, when unloading fuel and allow for the unrestricted movement of other vehicles on the site.</p> <p>AO2.2 Fuel pumps, Car wash bays and facilities including air and water points are:</p>

	<p>a. orientated to minimise vehicle conflicts associated with manoeuvring on site;</p> <p>b. located so that vehicles using or waiting to use the facilities are standing within the site and in locations which do not restrict the movement of other vehicles on the site.</p> <p>AO2.3 The design and layout of the Service Station is consistent with:</p> <p>a. <i>AS.1940 Storage and Handling of Flammable and Combustible Liquid</i>;</p> <p>b. <i>AS.1596 Storage and Handling of LP Gas</i>.</p>
<p>PO3 Publicly accessible parts of the Service station, including the point of sale and the entrance to any external toilets, are well lit and clearly visible from areas of activity within the site (such as petrol pumps) as well as from the street.</p>	<p>No acceptable outcome nominated</p>
<p>PO4 The associated sale of goods, is ancillary to the Service station use.</p> <p><i>Note—Where development includes a commercial activity, assessment is against the commercial activities code.</i></p>	<p>No acceptable outcome nominated</p>
<p>PO5 Services stations, Car wash and ancillary facilities are located and designed so that:</p> <p>a. the visual amenity (including the scale and bulk) of the buildings or structures is minimised;</p> <p>b. an adequate buffer can be provided to any adjoining sensitive land use;</p> <p>c. potential amenity impacts on the adjacent premises are avoided e.g. noise, odour, risk and lighting.</p>	<p>AO5.1 Buildings and Car washing areas are located at least:</p> <p>a. 10m from any road frontage;</p> <p>b. 3m from side and rear boundaries.</p> <p>AO5.2 Fuels pumps are located at least 8m from any road frontage lot.</p> <p>AO5.3 Building height is a maximum of 2 storeys and 8.5m high.</p> <p>AO5.4 Air hose facilities are located at least 5m from a road frontage and 3m from side and rear boundaries.</p> <p>AO5.5 A 2m high solid screen fence is provided along the side and rear boundaries.</p> <p>AO5.6 Public toilets meet standards for accessible design and are available for use by customers during trading hours.</p> <p>AO5.7 Where a Service station provides more than 10 fuel pumps, 1 electric vehicle charge station is provided.</p> <p>AO5.8 Any other outdoor ancillary uses do not restrict car parking, driveways, or manoeuvring areas.</p>
<p>PO6 Development is designed and constructed to prevent the release of contaminants to surface water or groundwater, through the incorporation of:</p> <p>a. spill and leakage prevention measures from underground tanks, above-ground tanks and pipework;</p> <p>b. leak detection systems for tanks and pipework;</p> <p>c. stormwater and spill management systems for fuel dispensing and uncovered forecourt areas.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO7 The storage and handling of petroleum products avoids risks to people, property and the environment by:</p> <p>a. being located and sited to minimise the risk to sensitive land uses;</p> <p>b. incorporating separation distances within the site to minimise risks;</p> <p>c. including spill containment systems so that the effects of</p>	<p>AO7.1 The storage of petroleum products in bulk (more than 1,000L) above ground uses self-bunded vessels that meet <i>AS.1692 Steel Tanks for Flammable and Combustible Liquids</i>.</p> <p>AO7.2 The storage of petroleum products in bulk (more than 1,000L) above ground uses single-skin vessels installed</p>

<p>any hazards are contained within the site boundary and do not affect groundwater quality;</p> <p>d. ensuring storage areas are ventilated;</p> <p>e. protecting against impacts (i.e. spills).</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a site-based management plan that addresses waste management prepared by a suitably qualified person and is consistent with the hierarchy of waste management measures outlined in the Waste Management and Resource Recovery Strategy:</i></p> <p>a. waste prevention or avoidance;</p> <p>b. waste recycling or reuse;</p> <p>c. waste treatment; then</p> <p>d. waste disposal.</p>	<p>within a bunded compound that:</p> <p>a. is sufficiently impervious (permeability should be <10—9 m/s) to retain and recover spills;</p> <p>b. has a net capacity of at least 100% of the bunded vessel or aggregate quantity of vessels where operated as a single unit.</p> <p>AO7.3 Petroleum products below ground are stored in vessels that are non-corrodible, double walled with an interstitial space between and meet the requirements of AS.1692: <i>Steel Tanks for Flammable and Combustible Liquids and/or UL 1316 Glass fibre reinforced plastic underground storage tanks for petroleum products, alcohols and alcohol gasoline mixture.</i></p>
<p>PO8 Car wash facilities are designed and located to ensure that an adequate buffer area can be provided to any adjoining a sensitive land use.</p>	<p>AO8.1 Car wash facilities are located to avoid creating spray drift where adjacent to sensitive land use.</p> <p>AO8.2 Car washing facilities are setback a minimum of 5m from a sensitive land use.</p> <p>AO8.3 To maintain amenity, where the buffer area adjoins a sensitive land use:</p> <p>a. a 2m high acoustic fence is constructed along the boundary;</p> <p>b. screen landscaping is provided within the buffer area.</p>
<p>Access, parking and movement</p>	
<p>PO9 Movement to and from the site is provided to minimise disruption to the flow of traffic on adjoining roads and minimise pedestrian-vehicle conflicts within and external to the site.</p> <p><i>Note—Compliance with this Performance Outcomes may be demonstrated by a Transport Impact Assessment consistent with Planning Scheme Policy 10 Transport impact assessment.</i></p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the State government Crime Prevention Through Environmental Design Guidelines for Queensland.</i></p>	<p>AO9.1 A minimum of 2 vehicle crossovers are provided.</p> <p>AO9.2 All vehicles enter and exit the site in a forward direction.</p> <p>AO9.3 Vehicle crossovers are:</p> <p>a. at least 9m wide;</p> <p>b. no closer than 14m from any other vehicle crossover (including those external to the site) or road intersection;</p> <p>c. no closer than 3m from any lot boundary.</p> <p>AO9.4 Where the site is located at the intersection of two roads, separate entrances and exits are provided to one or more of the adjoining roads and clearly marked for their intended purpose.</p> <p>AO9.5 A safe footpath or walkway is provided from the road frontage to the main entrance of the Service station building.</p>

9.3.16 Telecommunications facility code

9.3.16.1 Application

1. This code applies to development for which the Telecommunications facility code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

9.3.16.2 Purpose

1. The purpose of the code is to ensure Telecommunications facilities are designed and operated to protect the safety of the public, avoid environmental harm and nuisance and protect scenic amenity.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Telecommunications facilities achieve a high level of integration with the natural and built environment to protect the character and scenic amenity, by managing design, height, setbacks and screening of the facility.
 - b. Telecommunications facilities are co-located or share an existing site with other infrastructure unless it is demonstrated this cannot occur.
 - c. Telecommunications facilities are designed and operated to protect the safety of the public and avoid causing environmental harm or nuisance.

9.3.16.3 Assessment benchmarks

Table 9.3.16-1: Telecommunications facility code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Amenity	
<p>PO1 Telecommunications facilities integrated with the landscape or urban setting having regard to</p> <ol style="list-style-type: none"> a. urban heritage and character; b. natural landscapes and topographical features; c. significant views and vistas. d. minimising impacts upon adjacent premises. 	<p>AO1.1 Telecommunication facilities are:</p> <ol style="list-style-type: none"> a. located underground; or b. co-located with other telecommunications facilities to reduce the cumulative visual impacts of multiple facilities; or c. located in or on an existing building or structure; d. not located on the exterior of a heritage place; e. where possible and practical, located in areas where the predominant land uses are telecommunication facilities, industrial or commercial uses; f. designed to facilitate future co-location. <p>AO1.2 Freestanding tower facilities do not project more than 10m above an existing tree line or ridgeline.</p> <p>AO1.3 Telecommunications facilities are visually integrated with the adjacent premises by being:</p> <ol style="list-style-type: none"> a. concealed by colours and materials which blend into the landscape and ensuring ancillary buildings and fences are of matte appearance; or b. integrated within an existing building or structure by: c. not increasing the bulk of the building or structure; or d. being co-located with existing communication facilities.
<p>PO2 The visual impacts of telecommunications towers are minimised by landscaping or use of existing vegetation along the streetscape.</p>	No acceptable outcome is nominated.
<p>PO3 The Telecommunications facilities are located to minimise any impact on:</p> <ol style="list-style-type: none"> a. residential and public amenity; b. values of open space areas. 	<p>AO3.1 Telecommunication facilities near or next to a sensitive land use, the facility is set back equal to the height of the facility (1:1 — height to setback).</p> <p>AO3.2 Freestanding tower facilities are set back from all boundaries a minimum of 20m.</p>

	<p>AO3.3 Facilities are located more than 20m from:</p> <ul style="list-style-type: none"> a. children’s play spaces; b. play structures; c. cycle ways; d. formal active recreation areas; e. sports tracks; and f. formal seating areas associated with any of the above uses.
<p>Public safety</p>	
<p>PO4 Public access to the site is prevented.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the State government Crime Prevention Through Environmental Design Guidelines for Queensland.</i></p>	<p>AO4.1 The site is secured by a minimum of 2m high fencing to prevent unauthorised or accidental public access to the site.</p> <p>AO4.2 Public warning and information signs are erected on a boundary or perimeter security fence complies with workplace health and safety requirements.</p>
<p>Environmental impacts</p>	
<p>PO5 Development is designed and operated to ensure noise and vibration does not cause an environmental nuisance or an adverse impact on the amenity of adjoining or adjacent sensitive land uses.</p>	<p>AO5.1 Development is consistent with the noise objectives set out in the <i>Environmental Protection (Noise) Policy</i>.</p>

9.3.17 Tourism uses code

9.3.17.1 Application

1. This code applies to development for which the Tourism uses code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. The uses subject to this code are:
 - a. Nature-based tourism;
 - b. Party house;
 - c. Resort complex;
 - d. Short-term accommodation;
 - e. Tourist attraction;
 - f. Tourist park.

Editor's note—A Bed and Breakfast is included within the definition of Home-based business, whether conducted in a rural area or otherwise. Refer to the Home-based business code for details.

9.3.17.2 Purpose

1. The purpose of the code is to ensure tourism uses meet the needs of tourists, provide an acceptable level of amenity for tourists and surrounding sites and adverse impacts on the adjacent premises and environment are mitigated.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Tourism uses are of a high-quality design which responds to the site and local characteristics and has a built form that is integrated with surrounding development.
 - b. Tourism uses are of a scale and intensity that is compatible with the preferred character of the zone and predominant use of the local area.
 - c. Tourism uses provide high quality utilities and services that correspond with the scale, setting, the types of accommodation supplied and guests' expected length of stay.
 - d. Tourism uses protect the amenity and privacy of surrounding residents and uses.
 - e. Tourism uses protect and maintain the ecological, cultural significance or visual values of the site or adjacent premises.
 - f. Tourist uses establish in locations and on land with physical characteristics suitable for the development.
 - g. Tourist uses are designed in a manner that promotes social interaction, safety, convenient services and facilities, residential amenity and protects privacy.

Editor's note—The operation of a Tourist park or camping grounds is a prescribed activity under Council's local laws. The subordinate local laws specify operational requirements for caravan parks and camping grounds. Approval under the local law must be obtained before the operation of the caravan park or camping ground commencing.

Editor's note—A recommended reference document is Guidelines on Good Design for Caravan Parks and Relocatable Home Parks prepared by the Queensland Department of Local Government and Planning, in partnership with Caravan Industry Australia and Queensland's Qparks.

9.3.17.3 Assessment benchmarks

Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 9.3.17-1: Tourism uses code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Land use	
PO1 The development is consistent with the existing or intended built form expressed by the relevant zone and character of the local area and makes a positive contribution to the character of the street and local area.	No acceptable outcome is nominated.
Site Location	
PO2 Tourist uses are located close to valued recreational features or places of interest and has enough area and width to:	*AO2.1 Tourist uses are located on a site within 1km of at least one of the following: <ol style="list-style-type: none"> a. a rural town or rural hamlet; or

<ul style="list-style-type: none"> a. accommodate the scale and form of buildings; b. privacy and amenity for guests and adjacent sensitive land uses; c. adequate open space that is of a size suitable to meet the needs of its expected users; d. results in safe and efficient vehicle access, parking and manoeuvring areas; e. provide for landscaping, setbacks and buffers to mitigate conflict with sensitive land use and rural uses on adjacent premises. 	<ul style="list-style-type: none"> b. a Centre zone; or c. cultural heritage place; or d. a recreation trail; or e. a publicly accessible lake or dam; or f. a National or Conservation Park. <p>*AO2.2 Tourist uses are not located within</p> <ul style="list-style-type: none"> a. 200m of the Industrial zone; or b. 250 metres of an Intensive animal industry; or c. the designated separation area of a Key Resource Area.
<p><i>Note—Compliance with this Performance outcome may be demonstrated by providing a concept plan prepared by a suitably qualified person.</i></p>	<p>*AO2.4 Nature-based tourism is located on a site that has a minimum area of 10ha.</p>
	<p>*AO2.4 Short-term accommodation located in:</p> <ul style="list-style-type: none"> a. an urban area or Township Zone has a minimum site area of 1,000m²; b. a rural area has a minimum site area of 10ha. <p>AO2.3 Tourist parks located in:</p> <ul style="list-style-type: none"> a. an urban area have a minimum net developable area of 8,000m² b. a rural area have a minimum site area of 20ha.
<p>PO3 Tourist uses are located, close to major roads and established areas to meet the needs of its expected users, while protecting and maintaining the amenity of the area.</p>	<p>AO3.1 Tourist parks are located so that the site has at least one frontage to a collector road or a road of a higher order.</p>
	<p>AO3.2 Tourist uses are not established in a cul-de-sac or access street.</p>
<p>Site characteristics</p>	
<p>PO4 Development is located on land that is suited for the purpose and:</p> <ul style="list-style-type: none"> a. outside of an area affected by natural hazards; b. maintains water quality and hydrogeological processes; c. maintains ecological biodiversity and ecological connectivity; d. minimises adverse effects on natural values and receiving waters cannot be managed; e. facilitates ventilation and drainage. 	<p>*AO4.1 The development positions permanent buildings including camping areas, cabins and permanent tents are located outside of the mapped area on:</p> <ul style="list-style-type: none"> a. OM4 Bushfire hazard overlay; b. OM7 Flood hazard overlay; c. OM11 Steep land overlay.
<p>PO5 Development does not require excessive modification of natural ground levels and responds to the natural features of the site.</p>	<p>No acceptable outcome nominated.</p>
<p>Site density</p>	
<p>PO6 Tourist accommodation sites:</p> <ul style="list-style-type: none"> a. are developed at a scale and density that retains the natural character and amenity of the site and zone; b. are designed to complement the environmental or landscape setting of the site; c. do not adversely impact on the privacy and amenity of the adjacent uses. 	<p>For Nature based tourism</p> <p>*AO6.1 The maximum site density for cabins or permanent tents (self-contained or otherwise) on any site is 10 or less.</p> <p>For Short-term accommodation</p> <p>*AO6.2 The maximum site density for accommodation that is not self-contained:</p> <ul style="list-style-type: none"> a. in urban area and Township Zone 6 or less bedrooms; b. in a rural zone is 1 bedroom room for every 2ha of site area. <p>*AO6.3 The maximum site density for accommodation that is self-contained:</p> <ul style="list-style-type: none"> a. in urban area is 120 person or less for each hectare of site area; b. in a rural zone is 1 cabin or permanent tent for every 2ha

	<p>of site area.</p> <p>For Tourist Park</p> <p>AO6.4 The maximum site density:</p> <ul style="list-style-type: none"> a. in urban area is 120 people or less for each hectare of site area; or b. in a rural zone is 1 camping or caravan site for every 2ha of site area and maximum of 100 people
<p>Communal facilities</p>	
<p>PO7 Enough conveniently located toilet and showering facilities are provided for residents and guests.</p>	<p>AO7.1 Communal facilities are connected to drainage, electricity, water, sewer, or wastewater treatment systems.</p> <p>AO7.2 The following minimum facilities are provided for sites or cabins that are not self-contained</p> <ul style="list-style-type: none"> a. 4 toilets and 1 urinal for every 20 sites (or part thereof); b. 2 showers and handbasins are provided for every 20 sites (or part thereof); c. 1 washing machine, dryer and laundry tub for every 20 sites (or part thereof); d. 1 disability toilet and shower facility that is consistent with <i>AS1428 Code of Practice for Design Rules for Access by the Disabled</i> and denoted as 'unisex'. <p>AO7.4 Within communal facilities, individual toilets, showers and baths are screened to provide privacy to the user, with inside locks.</p> <p>AO7.5 Toilet and showering facilities are constructed of impervious and durable materials, so that they can be kept in a clean and sanitary condition.</p> <p>AO7.6 Toilet and showering facilities have adequate lighting and are properly ventilated.</p>
<p>PO8 Facilities are located such that they are convenient for occupants and adverse impacts on surrounding residents, site occupants and the streetscape are minimised.</p>	<p>AO8.1 Communal shower and laundry facilities are located:</p> <ul style="list-style-type: none"> a. no further than 100m from any site; b. at least 6m from of all sites. <p>AO8.2 Communal facilities, including kitchens, showers, laundries, playgrounds and swimming pools, are located at least 10m from a boundary with a sensitive land use or land in a residential zone.</p>
<p>PO9 Tourist accommodation includes ancillary services and facilities for the enjoyment and convenience of guests that:</p> <ul style="list-style-type: none"> a. supports active and passive recreation opportunities; b. provides a comfortable and attractive outlook and contribute to site amenity. 	<p>AO9.1 Active and passive recreation space is provided at a minimum of 20% of the site area with a minimum width of 15m.</p> <p>AO9.2 Tourist accommodation incorporates a mix of the following recreational and ancillary services and facilities:</p> <ul style="list-style-type: none"> a. swimming pool, tennis court, or volleyball court; b. BBQ area, outdoor lounging or recreation area; c. restaurant or bar; d. Shop or boutique; e. spa or health club. <p>AO9.3 Active recreation space:</p> <ul style="list-style-type: none"> a. is centrally positioned within the site; b. does not affect the amenity and privacy of surrounding residents; c. provides equitable access and accessibility to common and circulation areas; d. includes areas of hard and soft landscaping (e.g. gardens, turfed areas, pathways).

Access, parking and movement	
<p>PO10 Pedestrian movement is supported with safe, convenient and accessible internal walkways to and from:</p> <ul style="list-style-type: none"> a. communal open space areas; b. internal facilities; c. external roads. 	<p>*AO10.1 A network of internal walkways, link individual sites to communal facilities within the development and include wayfinding signage and lighting.</p>
<p>PO11 Development provides a vehicle site access, manoeuvring and car parking areas:</p> <ul style="list-style-type: none"> a. are adequate for emergency vehicles; b. are safe, convenient and accessible so that caravans can be easily manoeuvred onto and from individual sites from internal roads. 	<p>AO11.1 For Tourist park, each individual site is provided with a car parking space that is near the individual site.</p> <p>AO11.2 For Tourist park, no individual camp site, cabin, caravan, or recreational vehicle site has direct vehicle access to a public road.</p> <p>AO11.3 For Tourist park, vehicular access to individual sites is from an internal road only.</p> <p>AO11.4 Visitor parking is:</p> <ul style="list-style-type: none"> a. provided near the reception or Office; b. provided with direct access to the entry driveway; c. signed. <p>AO11.5 Development provides unrestricted road access for firefighting vehicles and appliances consistent with 9.3.5. Infrastructure and services code.</p>
Solid waste	
<p>PO12 Development has a dedicated storage for solid waste on site that:</p> <ul style="list-style-type: none"> a. meets relevant health requirements; b. is cost effective and practical; c. meets the needs for the efficient collection and disposal of waste at regular intervals. 	<p>*AO12.1 A solid waste bin is provided within 30m of any camp site, cabin, caravan, or recreational vehicle site.</p>
Additional requirements for Nature based tourism	
<p>PO13 Nature based tourism protects the rural or natural character and amenity of the location and adjacent premises.</p>	<p>For Cabins or permanent tents:</p> <p>*AO13.1 Each cabin or permanent tents is less than 50m² GFA.</p> <p>*AO13.2 Each cabin or permanent tents has a minimum site area 100m².</p> <p>*AO13.3 A communal area or building is provided for meals and communal facilities.</p> <p>*AO13.4 There is a minimum 3m separation distance between cabins or permanent tents.</p> <p>For Camping grounds and temporary tents:</p> <p>*AO13.5 Buildings associated with the operation of the camping ground are less than 500m² GFA.</p> <p>*AO13.6 Camping grounds do not include other constructed facilities such as sports courts or swimming pools.</p>
<p>PO14 Nature based tourism provides experiences that increase visitor appreciation and understanding of natural and cultural values.</p>	<p>*AO14.1 Guests can participate in low impact non-motorised nature based recreational pursuits (such as bushwalking, kayaking, bicycle riding or observing wildlife).</p> <p>AO14.2 The use provides for environmental or cultural heritage interpretation and education.</p>

Additional requirements for Tourist park	
<p>PO15 The site is of a size and configuration capable of accommodating:</p> <ul style="list-style-type: none"> a. caravans, motorhomes and recreational vehicles; b. natural or landscaped buffer areas. 	<p>AO15.1 The site has a minimum area of 75m² for each self-contained vehicle.</p>
<p>PO16 Self-contained recreational vehicle grounds have limited amenities and are used for short-term stays in self-contained vehicles only.</p>	<p>AO16.1 Guests stay no more than 14 consecutive nights.</p> <p>AO16.2 The ground does not include constructed facilities such as sports courts, swimming pools or kiosks.</p>
<p>PO17 The disposal of wastewater does not result in environmental nuisance or contamination of surface water or groundwater</p>	<p>AO17.1 At least 1 communal effluent release point is to be provided for the disposal of effluent from caravans and recreational vehicles.</p>
<p>PO18 Areas dedicated to storage, vehicle washdown, waste collection and disposal (including dump points), clothes drying or other utilities do not:</p> <ul style="list-style-type: none"> a. vehicular access is provided to each caravan, tent and b. detract from the local amenity of the location and zone; c. cause nuisance to park guests; or d. pollute stormwater. 	<p>No acceptable outcome nominated.</p>
<p>PO19 On large properties outside the urban boundaries the overnight parking of fully self-contained recreational vehicles is facilitated where:</p> <ul style="list-style-type: none"> a. no infrastructure or guest facilities are provided; b. no recreational vehicles are provided by the host or permanently parked on site; c. the use does not interfere with existing rural activities on adjoining premises; d. the amenity of the adjacent premises is protected; and e. there is no adverse impact on the safety, efficiency and functioning of the road network. 	<p>AO19.1 Self-contained camping in the Rural zone:</p> <ul style="list-style-type: none"> a. is setback 100m from a rural activity on an adjoining site; b. ensures parked recreational vehicles are visually screened from any residences on adjoining sites; c. provides guests with no power, drinking water, ablutions, cooking facilities, refuse bins or dump point facilities; and d. allows for no more than 5 self-contained vehicles are to be parked onsite <p>AO19.2 Guests:</p> <ul style="list-style-type: none"> a. are accommodated in self-contained vehicles with fresh water, grey water and black water storage; b. supply their own accommodation; and c. stay no more than 4 consecutive nights. <p>AO19.3 A constructed vehicle access for heavy vehicles is provided.</p>

9.3.18 Workers' accommodation code

9.3.18.1 Application

1. This code applies to development for which the Workers' accommodation code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.
3. The uses subject to this code are:
 - a. Caretaker's accommodation;
 - b. Dwelling unit;
 - c. Rural workers' accommodation;
 - d. Workforce accommodation.

9.3.18.2 Purpose

1. The purpose of the Workers' accommodation code is to ensure uses are:
 - a. designed, located and operated to maintain and protect the character and amenity of the area.
 - b. to support the operation of the primary use on the site they are located.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. The accommodation is small scale and does not compromise the primary use of the site.
 - b. The accommodation has accessible private open space to meet the daily needs of the caretaker.
 - c. The accommodation assists in the operation of, is subservient to and supports the primary use of the site for centre, industry, or rural activities;
 - d. The accommodation has facilities to suit the workers length of occupation;
 - e. The accommodation supports employment without affecting rural production or Commerical activities.
 - f. The building provides a comfortable and attractive living environment and ensures adequate privacy from the public.

9.3.18.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 9.3.18-1: Workers accommodation code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Land use characteristics	
PO1 The accommodation: <ol style="list-style-type: none"> a. is immediately associated with the non-residential use on the same <i>site</i>; b. is consistent with the scale of the primary operations; c. fulfils a genuine need to house workers on the subject site. 	*AO1.1 The accommodation is occupied by: <ol style="list-style-type: none"> a. a permanent caretaker employed to provide management, maintenance, security, or other services supporting the primary activity; or b. for seasonal workers (for up to 6 months) to provide support activities to the primary use. *AO1.2 Caretaker's accommodation or Dwelling unit includes a self-contained dwelling with a maximum gross floor area of 100m ² . *AO1.3 Rural workers accommodation is limited to accommodation: <ol style="list-style-type: none"> a. is on a lot that has an area of 25ha and greater; b. has no more than 20 workers at any given time. *AO1.4 The on-site work activity cannot be undertaken by: <ol style="list-style-type: none"> a. residents of the primary Dwelling house; or b. employees living off-site. *AO1.5 Accommodation, uses the existing vehicle access and a new vehicle access is not created.
PO2 The accommodation is physically and visually	*AO2.1 In the Rural zone, no more than 1 of each of the

<p>subservient to the primary use on the subject site.</p>	<p>following is provided on site:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation or Secondary dwelling; b. Rural workers accommodation; or Workforce accommodation. <p>*AO2.2 In the Centre zones, Mixed use zone and Industry zone no more than 1 Caretaker's accommodation or Dwelling unit is provided on site.</p> <p>AO2.3 Workforce accommodation is located within 3km of the place of work.</p>
<p>Building design and amenity</p>	
<p>PO3 The accommodation integrates with the prevailing character of the urban area or rural landscape.</p>	<p>AO3.1 In a rural area, buildings:</p> <ul style="list-style-type: none"> a. are located so they are inconspicuous and do not obstruct important views or visually fragment vegetation; b. take the form of small, separate buildings clustered together; c. incorporate a rural Queensland vernacular and architectural elements; d. use colours that have a matte appearance and materials with muted colours and tones to blend in with the landscape. <p>*AO3.2 Caretaker's accommodation or Dwelling unit has its own pedestrian access, separate from the main use, when contained in the same building.</p> <p>*AO3.3 Caretaker's accommodation or Dwelling unit shares vehicle access with the main use.</p>
<p>PO4 Workers are provided with amenities consistent with the nature of their employment as permanent or seasonal.</p>	<p>*AO4.1 Seasonal workers are provided with shared living facilities including:</p> <ul style="list-style-type: none"> a. sleeping quarters; b. cooking facilities; c. toilet and showering; d. laundry and clothes drying area. <p>*AO4.2 Permanent workers and caretakers are provided with private open space for their exclusive use and:</p> <ul style="list-style-type: none"> a. has a minimum area of 30m² of which a minimum of 12m² is covered; b. has a minimum dimension of 4m; c. an eastern or northern orientation; d. is immediately accessible from a living area; and e. on land with a slope less than 10%. <p>*AO4.3 Caretaker's accommodation or Dwelling unit located above the ground floor level provides private open space as a balcony or a roof area.</p>
<p>PO5 An acceptable residential amenity is provided for residents including:</p> <ul style="list-style-type: none"> a. separation from noise and odour generating activities; b. private open space; c. screening of direct views from the non-residential activity on-site; d. safe pedestrian access; e. an attractive appearance. 	<p>*AO5.1 Bedrooms and living areas do not adjoin but face away from noise generating activities conducted on the site.</p> <p>*AO5.2 The accommodation is located and oriented away from any waste storage areas on the site.</p>
<p>Workforce accommodation</p>	
<p>PO6 Workforce accommodation is for a temporary use and does not become a permanent feature.</p>	<p>AO6.1 Accommodation is provided in the form of removable buildings.</p>

	AO6.2 Buildings and structures are removed within three months of the use ceasing.
PO7 The agricultural and environmental ability of the site is reinstated to ensure that the: a. sustainable agricultural or rural productivity of the land is protected; and b. the original character and amenity of the site is reinstated.	AO7.1 The site is rehabilitated following cessation of the project that uses the Workforce accommodation.
PO8 When located in a rural area, development: a. does not obstruct the outlook from adjoining lots; b. does not prominent within the rural or natural landscape; c. integrates with the surrounding landscape and character.	No acceptable outcome is nominated.
PO9 Workers are provided with recreation and entertainment activities.	No acceptable outcome is nominated.

9.4 Works codes

9.4.1 Advertising devices code

9.4.1.1 Application

1. This code applies to development for which the Advertising devices code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

9.4.1.2 Purpose

1. The purpose of the Advertising devices code is to:
 - a. support the legitimate need for businesses to advertise their products and services;
 - b. protect the desired character and amenity of Lockyer Valley
 - c. protect the scenic landscape areas and cultural heritage;
 - d. avoid a proliferation of visual clutter along principal approaches and tourist routes;
 - e. protect the amenity of surrounding lots; and
 - f. maintain the safety of pedestrians and motorists.
2. The purpose of the code will be achieved with the following overall outcomes:
 - a. Advertising devices protects and improves visual amenity and the scenic qualities of the area, including views and vistas.
 - b. Advertising devices maintains and improves traffic safety and minimises the likelihood of driver distraction.

Editor's note—Advertising devices that border a State-controlled road should be consistent with Department of Transport and Main Roads, Roadside Advertising Manual.

9.4.1.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 9.4.1-1: Advertising devices code — Measures for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Location	
<p>PO1 Advertising devices:</p> <ol style="list-style-type: none"> a. do not obscure, the block, or otherwise interfere with other approved or lawfully established advertising devices; b. are positioned and designed to: c. are not prominent in the visual landscape or contribute to the proliferation of visual clutter; d. protects views or vistas of public value; e. maintain a high standard of scenic amenity along the Lockyer Valley's principal approaches and tourist routes; and f. ensure equitable access to the available advertising space. <p><i>Editor's note—Further approvals from State Assessment and Referral Agency may be required where advertising devices border a State-controlled road.</i></p>	<p>*AO1.1 Advertising devices are positioned so they:</p> <ol style="list-style-type: none"> a. do not physically obstruct the passage of pedestrians, cyclists, or vehicles. b. do not visually obstruct vehicles and cyclist's traffic site lines at access crossovers. c. do not obscure a traffic sign or street sign. d. eliminate reflection nuisance from: <ol style="list-style-type: none"> i. low sunlight reflection; ii. headlight reflection. <p>*AO1.2 Advertising devices located near an intersection are consistent with Department of Transport and Main Roads, Roadside Advertising Manual, Technical Volume, Appendix B.</p> <p>*AO1.3 Advertising devices attached to mechanical devices or mannequins do not occur on site bordering a State-controlled road.</p> <p>AO1.4 Billboards are not located in the:</p> <ol style="list-style-type: none"> a. Community facilities zone; b. Conservation zone c. Emerging community zone; d. Open space zone;

	<p>e. Residential zones including Rural residential; f. Sport and recreation.</p> <p>*AO1.5 Advertising devices within a flood hazard areas on OM7 Flood hazard overlay, are designed and constructed: a. of flood resilient materials; and b. to prevent flotation and lateral movement in a PMF.</p> <p><i>Note—AO1.5 may be demonstrated by providing an engineering certificate by a RPEQ.</i></p>
<p>PO2 Advertising devices:</p> <p>a. are consistent with the existing and future planned character of the zone; b. respect traditional character where located on or adjoining a heritage places or areas; c. are consistent with the scale, proportion, bulk and other characteristics of buildings, structures, landscaping and other advertising devices on the site; d. are of a scale, proportion and form that is suited to the building, streetscape, or other setting in which they are located; e. are spaced evenly within the landscape or where there are a group of signs on a single site, they are spaced evenly along the frontage of the site f. do not mimic a traffic control device; g. are not in a location or of a size or shape which contributes to visual clutter.</p>	<p>For Pylon signs:</p> <p>*AO2.1 Advertising devices: a. are located on a site with an area of more than 1,000m²; b. have a maximum height of 7.5m above natural <i>ground level</i>; c. have minimum vertical clearance above natural ground level of more than 2.5m; d. have a maximum width of 2.5m; e. have a maximum display area of 10m² a side; f. are double-sided or the back of the sign is not visible from a public park; g. have a minimum setback of 3m from the boundaries; h. are located near the vehicle access; i. where a site has more than one business activity, the sign allows for all businesses to be displayed.</p> <p>*AO2.2 The number of pylon signs is not more than: j. where the site has a frontage to an arterial road, sub-arterial road, or collector road—no more than 1 sign for each 500m of frontage to those roads; k. where the site has a frontage to roads other than those in (a) above: l. for a site with a frontage less than 50m—1 sign; or m. for a site with a frontage more than 50m and less than 100m—2 signs; or n. for a site with a frontage more than 100m —1 sign for each 100m of road frontage.</p> <p>For Billboard signs:</p> <p>AO2.3 Advertising devices (Billboard signs): o. are only located on land in the Rural zone a minimum of 1km from an urban area or rural residential area; p. is located no closer than 1km from any existing billboard on the same side of the road or 500m from any existing billboard on the opposite side of the road; q. not located on a lot that already has a billboard; r. has maximum height of 10m above natural <i>ground level</i>; s. has minimum vertical clearance above natural ground level of more than 2.5m; t. has a maximum surface area of 20m² a side in Rural zone; u. has a maximum surface area of 10m² a side in all other zones not the Rural zone; v. is not located in a road reserve; w. is not a flashing, revolving or internally illuminated sign.</p> <p><i>Editor's note—The distances are to be measured along the road which the billboard faces. An 'Urban area' and 'Rural Residential area' are identified on SFM1 Strategic Framework — Growing Communities map.</i></p>
<p>Illuminated signs</p>	

PO2 Illuminated signs do not create glare or light nuisance.

Editor's note—Further approvals from State Assessment and Referral Agency may be required where advertising devices border a State-controlled road.

***AO3.1** Illuminated changeable message signs, pylon signs or billboards are consistent with Department of Transport and Main Roads, Roadside Advertising Manual, Technical Volume, Appendix D.

***AO3.2** Illuminated signs are consistent with Australian Standard AS.4282 *Control of the obtrusive effects of outdoor lighting*.

***AO3.3** Illuminated signs are separated a minimum of 500m on the same road frontage and 250m on different road frontages.

9.4.2 Building design code

9.4.2.1 Application

1. This code applies to development for which the Building design code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

9.4.2.2 Purpose

1. The purpose of the Building design code is to ensure development complements local landscape, climate, character, community identity and historical features in the design of buildings, streets and spaces to create and maintain local character.
2. The purpose of the code will be achieved with the following overall outcomes:
 - a. building design intensity, scale and form reflects and reinforces the character of the street block.
 - b. development setbacks provide a streetscape and landscape that is attractive and provides privacy and amenity.
 - c. buildings are comfortable in a subtropical climate and provide low-energy, low-cost living.
 - d. development is consistent with the standards for building height and building form within various areas of the region (e.g. centres, etc.).

9.4.2.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 9.4.2-1: Design and amenity code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Sustainable Design and Climatic Comfort	
<p>PO1 Development and buildings are responsive to the site's characteristics including topography, orientation, existing vegetation and prevailing winds to create a sustainable building designed to be consistent with the subtropical design and crime prevention through environmental design.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the Subtropical Design in South East Queensland — A Handbook for Planners, Developers and Decision Makers, prepared by the Centre for Subtropical Design and State government Crime Prevention Through Environmental Design Guidelines for Queensland.</i></p>	No acceptable outcome is nominated.
<p>PO2 In Plainland, a mix of architectural styles creates a contemporary sub-tropical character through built form and landscaping.</p>	No acceptable outcome is nominated.
Building scale and form	
<p>PO3 The height, scale and bulk of buildings:</p> <ol style="list-style-type: none"> a. contribute positively to the character of the street block; b. reflects the role of the zone in which they are located; c. presents an attractive built form; and d. transitions sympathetically to adjoining premises or surrounding sensitive land uses by building height and setbacks. <p><i>Note—Suitability of building heights will be assessed on the appearance from and impact on the streetscape and adjacent sensitive land uses. Transitioning of building heights to be compatible with existing or proposed heights in affected areas will be</i></p>	<p>*AO3.1 Buildings meet the scale requirement in Table 9.4.2-2: Building scale and bulk requirements.</p> <p>*AO3.2 Buildings address the street by having their main entrance on the street elevation. Building entrances are clearly visible from the street.</p> <p>*AO3.3 In the Mixed use zone, the gross floor area of the residential component is no more than 50% of the total gross floor area.</p>

<i>required.</i>	
<p>PO4 Development located on a corner lot:</p> <ol style="list-style-type: none"> provides a transition between streets; reinforces the street edge; have strong visual elements that feature building entries; provides definition to the public realm at the intersections; provides continuity in form, materials and detail to both frontages. 	<p>*AO4.1 Buildings on corners address both street frontages and provide a streetscape connection.</p> <p>*AO4.2 Windows and pedestrian entries are located to address each street frontage.</p>
Requirements for Commercial and Community Activities	
<p>PO5 Development presents attractive and visually interesting facades to all streets that improves the desired character of the zone through:</p> <ol style="list-style-type: none"> its connection with the street and open space; providing opportunities for casual surveillance; clearly defined building entrances; incorporate elements that have a human scale; and visually integrating service and utility cabinets. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing design concept plan that is consistent with the State government Crime Prevention Through Environmental Design Guidelines for Queensland.</i></p>	<p>*AO5.1 Building entrances are clearly visible from the street or outdoor squares or plazas that constitute the focal point of the centre rather than to car parking areas.</p> <p>AO5.2 A minimum of 75% of the ground floor façade is as glazed non-reflective windows, doors and shopfronts.</p> <p>AO5.3 Ground floor windows are no more than 900mm above ground level.</p> <p>*AO5.4 Service and utility cabinets are visually integrated into buildings.</p> <p>*AO5.5 Awnings are provided over the full width of the footpath.</p> <p>*AO5.5 The underside of awnings have a flat ceiling to minimise nesting by birds and other animals.</p>
<p>PO6 Development creates a safe and comfortable pedestrian environment.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing design concept plan that is consistent with the State government Crime Prevention Through Environmental Design Guidelines for Queensland.</i></p>	<p>*AO6.1 Buildings provide continuous shade over footpaths along all building frontages by:</p> <ol style="list-style-type: none"> awnings; verandas; or integrated awning and verandas. blank walls and facades are setback a minimum of 3m to allow for screen landscaping.
<p>PO7 Roof forms provide a clean exterior form where plant and equipment are integrated into the roof design.</p>	<p>AO7.1 Roof top plant and equipment is:</p> <ol style="list-style-type: none"> contained within roof form; grouped together in one area; and concealed from public view.
Requirements for Principal centre, Major centre and Mixed use zones	
<p>PO8 Ground floor of buildings incorporate active frontages including mid-street block walkways.</p>	No acceptable outcome is nominated.
<p>PO9 Public open spaces such as plazas and parks are co-located with public transport hubs and stops.</p>	No acceptable outcome is nominated.
Requirements for Principal centre, Local centre and Township zones	
<p>PO10 Development reinforces the traditional small country town character by incorporating built form that:</p> <ol style="list-style-type: none"> contributes to a vibrant town centre identity; reflects the low density and low-rise built form; provides active uses and buildings that connect to the street; maximises pedestrian use; maintains and reinforces the traditional and character elements of the streetscape; is respectful and sympathetic to any Local heritage place and retains and sensitively integrates historical places in context; maintains a mix of land uses with small-scale building footprints; and 	No acceptable outcome is nominated.

h. avoids and where it cannot be avoided minimises, vehicle crossovers to minimise pedestrian-vehicle conflicts.

Table 9.4.2-2: Building scale and bulk requirements

Note—(A) For domestic outbuildings, the QDC requirements apply.

ZONE	MAXIMUM BUILDING HEIGHT	MINIMUM BUILDING SETBACKS (A)	MAXIMUM SITE COVER (A)
Community facilities zone	10m where adjoining a Centre zone or Industry zone; 8.5m in all other circumstances	Where adjoining a Centre or Industry zone: 0m from the boundary it adjoins. Where not adjoining a Centre zone: a. 6m from the primary street frontage, b. 4.5m from any secondary street frontage; c. 6m from any common boundary with a residential use, or residential zoned land.	Not specified
Conservation zone	8.5m	25m from all boundaries	Not specified
Emerging community zone	8.5m	Supported by a on Structure Plan unless a Dwelling house	Supported by a on Structure Plan unless a Dwelling house
Industry zone	8.5m where within 20m of Residential Zone or Sensitive use; 12.5m in all other circumstances	a. 10m from all road frontages. b. 2.5m from all other boundaries. Where adjoining Residential zone or Sensitive use: 6m from the boundary closest to the Residential zone or Sensitive use	70%
Local centre zone	10m	0m from all boundaries.	50%
Low density residential zone	8.5m	a. 6m from the primary street frontage and rear boundaries; b. 4.5m from any secondary street frontage; c. 2.5m from side.	50%
Low-medium density residential zone	12.5m	a. 6m from the primary street frontage and rear boundaries; b. 4.5m from any secondary street frontage; c. From the side boundary: i. 3m, where the height of the building is less than 6m; and ii. 5m, where the height of the building is 6m or more.	50%
Major centre zone	15m	0m from all boundaries.	70%
Mixed use zone	12.5m	From all boundaries: a. 3m, where the height of the building is less than 6m; and b. 5m, where the height of the building is 6m or more.	70%

Open space zone	8.5m	6m from all boundaries.	Not specified
Principal centre zone	15m	0m from all boundaries.	70%
Rural residential zone	8.5m	a. 6m from the road frontage and rear boundary; b. 9m collectively from the side boundaries with one side boundary setback being 6m.	15%
Rural zone	10m	10m from all boundaries.	Not specified
Special industry zone	12.5m	a. 25m from all boundaries; or b. consistent with AS.2187, whichever is the greater.	10%
Sport and recreation zone	8.5m	6m from all boundaries.	10%
Township zone	8.5m	For Commercial, Community and Entertainment activities: a. 0m from the road frontage; b. 2.5m from all other boundaries. For Residential activities: a. 6m from all boundaries; For Industry; Infrastructure, Rural, Sport and recreation, Tourist activities: a. 10m from the road frontage; b. 2.5m from all other boundaries.	50%

9.4.3 Earthworks, filling and excavation code

9.4.3.1 Application

1. This code applies to development for which the Earthworks, filling and excavation code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

Editor's note—*This code does not regulate earthworks, excavation or filling associated with prescribed farming activities, or irrigation infrastructure or emergency work.*

9.4.3.2 Purpose

1. The purpose of the Earthworks, filling and excavation code is to ensure earthworks, filling and excavation activities protect and maintain the environment, other property and provide a safe and secure work environment.
2. The purpose of the code will be achieved with the following overall outcomes:
 - a. Earthworks are designed and constructed to be structurally stable and safe;
 - b. All on-site work provides land stability (including differential settlement or expansion in high risk soils).
 - c. Earthworks incorporate best practice drainage and erosion and sediment controls to:
 - i. improve any flood or drainage hazards for upstream or downstream premises;
 - ii. protect and improve the character or scenic landscape of the site or adjacent premises so that they are not adversely affected;
 - iii. protect water quality and minimise water contamination, environmental harm, or nuisance;
 - iv. protect and improve public infrastructure or services, so they are not adversely affected.
 - d. Protect the natural environment, built environment and infrastructure from the adverse effects of high risk soils, or former mining activities;
 - e. Protect sensitive land uses and incompatible land uses from the impacts of previous activities that may cause risk to people or property on land where former mining activities and related hazards (e.g. disused underground mines, tunnels and shafts) have occurred;
 - f. Earthworks for basin or dam construction mitigates and manages the potential harm caused by failure.

Note—*Former mining activities and related hazards (e.g. disused underground mines, tunnels and shafts) are common in the Lockyer Valley. A pre-development ground inspection and check of GeoResGlobe is recommended as part of due diligence and general environmental duty under the Environmental Protection Act.*

Note—*An ESCP is to be prepared by a suitably qualified and experienced professional consistent with best practice such as IECA, Best Practice Erosion and Sediment Control.*

Editor's note—*The Environmental Protection Act, regulates the depositing of sediment and other water contaminants. Methods to prevent sediment washing or moving into roadways, stormwater pipes and waterways from building sites, can be found in the SEQ Healthy Waterways - Water by Design program's Erosion and Sediment Control factsheets. Fines and legal action may occur if controlling stormwater pollution from building sites does not occur.*

Note—*Compliance with this Performance Outcome may be demonstrated by providing a Salinity investigation and management plan consistent with the Queensland Government Salinity Management Handbook.*

Editor's note—*In accordance with the Environmental Protection Act and the General environmental duty, all reasonable and practicable measures must be taken to prevent or minimise environmental harm. Development must be designed to suit the soil type in the location it is sited. Consideration should therefore be given to Soil conservation guidelines for Queensland.*

Editor's note—*Where earthworks is assessable development referral to Seqwater for third party advice may be undertaken for development that will result in ground disturbance and increase the quantity of sediment movement.*

Editor's note—*The ground disturbance is any action associated with earthworks, excavation or filling that removes the vegetation cover (including grasses) and exposes the soil to erosion.*

Editor's note—*Uncontaminated fill includes fill that is free of declared pests such as fire ants.*

9.4.3.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below

table/s.

Table 9.4.3-1: Earthworks, filling and excavation code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO1 The positioning and design of earthworks:</p> <ul style="list-style-type: none"> a. mitigates and manages soil loss caused by sheet, rill or gully erosion; b. mitigates and manages sediment and water contamination due to releases from the site; c. maximises stormwater harvesting while minimising adverse impacts on the stormwater system; d. manages concentrated stormwater flows to ensure the stormwater system has sufficient capacity and are structurally stable before and after each rainfall event; e. ensure all site surfaces are effectively stabilised before development starts; and f. avoids negative character and amenity issues. <p><i>Note—An ESCP is to be prepared by a suitably qualified and experienced professional consistent with best practice such as IECA, Best Practice Erosion and Sediment Control.</i></p>	<p>*AO1.1 Earthworks, excavation or filling does not change overland flow paths or floodways in a way that results in off-premises impact.</p> <p><i>Note—Off-premises impacts, means an impact on people, property, or the environment outside the site with the works.</i></p> <p>*AO1.2 Earthworks are minor filling and excavation works.</p> <p>*AO1.3 The total volume of earthworks, excavation or filling is less than:</p> <ul style="list-style-type: none"> a. 50m³ where the site is in the Rural or Conservation zone; b. 20m³ in any other zone. <p>*AO1.4 Earthworks, excavation, or filling, does not result in:</p> <ul style="list-style-type: none"> a. cut or fill batters with heights or depths of more than 1m; b. retaining walls with a height of more than 1m from the <i>ground level</i>; c. slopes or batters that are steeper than 1V:6H. <p>*AO1.5 Earthworks, excavation or filling is not undertaken:</p> <ul style="list-style-type: none"> a. within the defined flood level; b. on a slope more than 15%; c. on a site on the local or State heritage register; d. within a separation area on OM3C Biodiversity — Waterway and Wetland habitat overlay; e. within a 200m bulk supply storage buffer on OM12B Waterways and water resource catchment - water resource catchment overlay; f. within 100m of a salinity expression area on OM13 High risk soils — information overlay.
Stability	
<p>PO2 Earthworks, excavation or filling improves or maintains the effective stability of the site and does not undermine, or cause subsidence on adjoining roads or surrounding lots.</p> <p><i>Note—Compliance with this Performance Outcome, may be demonstrated by a report prepared by RPEQ consistent with Planning Scheme Policy 5 Geotechnical assessment and a Salinity investigation and management plan consistent with the Queensland Government Salinity Management Handbook.</i></p> <p><i>Note—An ESCP is to be prepared by a suitably qualified and experienced professional and consistent with best practice such as IECA, Best Practice Erosion and Sediment Control.</i></p>	<p>AO2.1 Filled areas are compacted and consistent with:</p> <ul style="list-style-type: none"> a. AS.3798 Guidelines on earthworks for commercial and residential developments; b. AS.2870 Residential slabs and footings — Construction requirements; c. AS.1289 Methods of testing soils for engineering purposes. <p>AO2.2 Benched lots that are filled are designed, constructed and certified to Level 1 requirements.</p> <p>AO2.3 Sites with existing areas of landslide or erosion are effectively stabilised before development occurs.</p> <p>AO2.4 Completed earthworks provide an effectively stabilised surface (e.g. using turf, established grass seeding, mulch or sprayed stabilisation techniques) to control erosion and sediment and dust from leaving the premises.</p> <p>AO2.5 All fill batters steeper than 1V:6H on residential lots are fully turfed to prevent scour and erosion.</p>
<p>PO3 Development that results in lots with an average finished slope that more than 10% ensures that:</p> <ul style="list-style-type: none"> a. earthworks provide finished ground levels that facilitate 	<p>No acceptable outcome is nominated.</p>

<p>development of the lot for the intended purpose and ancillary areas (e.g. areas of useable private open space, domestic outbuildings, etc.) without the need to for retaining walls; and</p> <p>b. earthworks are undertaken in a way that maintains amenity outcomes for future users and when view from a public road or park.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a bulk earthworks plan prepare by a suitably qualified person.</i></p>	
<p>PO4 Earthworks, excavation or filling in areas with high risk soils:</p> <p>a. avoids starting or worsening erosion and land degradation;</p> <p>b. avoids the exposure of cleared land for more than three months.</p> <p><i>Note—Land degradation is defined in the Schedule 1, Table SC1.2 - 1 Administrative definitions.</i></p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Salinity investigation and management plan consistent with the Queensland Government Salinity Management Handbook.</i></p>	<p>AO4.1 Erosion and sediment control measures in areas of high risk soils:</p> <p>a. are in place before beginning any earthworks, filling or excavation;</p> <p>b. are of a standard and design that manages the characteristics of the soils;</p> <p>c. include the rapid re-establishment of groundcover to provide an effectively stabilise surface to disturbed areas;</p> <p>d. include a management program to ensure groundcover is supported until it is self-sustaining.</p>
<p>PO4 Earthworks are undertaken to ensure that ground disturbance is staged into manageable areas.</p> <p><i>Note—An ESCP is to be prepared by a suitably qualified and experienced professional consistent with best practice such as IECA, Best Practice Erosion and Sediment Control.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>Amenity</p>	
<p>PO5 Earthworks, excavation or filling does not harm amenity by causing excessive dust, noise, or visual damage to the landscape.</p>	<p>AO5.1 Earthwork areas are grassed or landscaped upon completion of works consistent with Planning Scheme Policy 6 Infrastructure design.</p> <p>AO5.2 During construction, the following measures are implemented:</p> <p>a. Regular water spraying of exposed areas to suppress dust;</p> <p>b. dust stabilised or sealed internal roads;</p> <p>c. protective covering of exposed areas that are left for more than two weeks;</p> <p>d. disturbed areas are revegetated using preferred species in Planning Scheme Policy 6 Infrastructure design.</p> <p>AO5.3 Earthworks, excavation or filling occurs only between 6:30am to 6:30pm Monday to Saturday excluding public holidays.</p>
<p>Fill material</p>	
<p>PO6 The type, composition, placement and source of any fill material is appropriate and adequate to support the proposed development consistent with sound geotechnical engineering standards.</p> <p><i>Note—Soil and rocks are to be tested in accordance with AS.1289 Methods of testing soils for engineering purposes and AS.4133 Methods of testing rocks for engineering purposes.</i></p>	<p>AO6.1 Fill material is uncontaminated solid clean earth, free of putrescible or waste material, vegetation, high risk soils, building or construction material or other contaminants.</p> <p><i>Editor's note—Uncontaminated fill includes fill that is free of declared pests such as fire ants.</i></p>
<p>Location of earthwork</p>	

<p>PO7 The position and design of earthworks, excavation or filling minimises impacts on the natural landform that may cause contamination or interfere with the flow of a waterway or water supply source.</p> <p><i>Note—Compliance with this Performance Outcome may require a Salinity investigation and management plan consistent with the Queensland Government Salinity Management Handbook.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>Drainage, Hydraulics and flooding</p>	
<p>PO8 Earthworks, excavation or filling does not create an actionable nuisance, or worsening of, stormwater, flooding or drainage, on the site or on upstream, downstream and/or adjacent premises.</p>	<p>AO8.1 Earthworks, excavation or filling is consistent with Planning Scheme Policy 6 Infrastructure design and does not result in any of the following:</p> <ul style="list-style-type: none"> a. concentrate flows onto adjoining lots; b. change or redirect flows onto surrounding lots; c. create new points of discharge onto surrounding lots; d. cause ponding on the site or on surrounding lots.
<p>PO9 Earthworks, excavation or filling does not cause:</p> <ul style="list-style-type: none"> a. changes to flow patterns and the velocity and turbulence of runoff; b. a reduction in the hydrological and hydraulic capacity of the waterway or floodway; c. an increase in flood inundation outside the site; d. a reduction in the flood storage capacity in the flood way. 	<p>No acceptable outcome is nominated.</p>
<p>Environmental impacts</p>	
<p>PO10 Earthworks, excavation or filling works does not cause environmental harm or nuisance, to matters of environmental significance or scenic landscape values because of light, noise, dust, sedimentation, contamination, gaseous emissions, odour, or vibrations to adjacent premises beyond the boundaries of the site.</p>	<p>AO10.1 Where earthworks, excavation or filling works occur:</p> <ul style="list-style-type: none"> a. noise generating equipment is shielded or include acoustic reduction measures, so the development is consistent with the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy</i>; b. no dust emissions, other air emissions or odours extend beyond the boundaries of the site or development is consistent with the air quality objectives of the <i>Environmental Protection (Air) Policy</i>. c. stormwater harvesting is used to meet the temporary and long term irrigation demands for landscaped areas consistent with Planning Scheme Policy 7 Landscaping; d. ESC measures are designed and constructed consistent with Planning Scheme Policy 6 Infrastructure design and Planning Scheme Policy 9 Stormwater Management. <p><i>Editor's note—The ground disturbance of surface is any action associated with earthworks, excavation or filling that removes the vegetation cover (including grasses) and so exposes the soil to erosion.</i></p>
<p>Contaminated land</p>	
<p>PO11 Earthworks, excavation or filling protects the environment and community health from exposure to contaminated land and contaminated material from former developments, including but not limited to mining and landfill activities.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a geotechnical assessment report consistent with the Queensland Auditor Handbook for Contaminated Land.</i></p>	<p>AO11.1 Development involving land that is on the Environmental Management Register or the Contaminated Land Register disposes of contaminated waste in an approved manner under the <i>Environmental Protection Act</i>.</p>
<p>Construction management</p>	
<p>PO12 Construction uses best practice principles to deliver development a manner that:</p>	<p>AO12.1 Development ensures that no dust emissions extend beyond the boundary of the site, including dust from</p>

<p>a. does not result in environmental nuisance; b. ensures the site and surrounding roads are kept clear of any debris, sediment, machinery and materials; c. ensures the safety of pedestrians, cyclists and vehicles is managed.</p>	<p>construction vehicles entering and leaving the site. AO12.2 Development protects sensitive land uses from dust and noise during construction or earthworks. AO12.3 Stockpiles and spoil piles are covered.</p>
<p>PO13 Earthworks, excavation or filling is conducted in a manner that minimises disruption to adjacent sensitive land uses and has regard to: a. hours of operation; b. traffic movement on access roads and within the site; c. minimising the time to complete the earthworks.</p>	<p>AO13.1 Development for earthworks, excavation or filling demonstrates that heavy vehicles hauling material to and from the site: a. will occur for no more than 4 weeks; b. use a route that: i. allows heavy vehicles, using major roads to access the site and avoids minor roads or residential streets; or ii. involves minor roads or residential streets where it cannot be avoided and heavy vehicles use the shortest-most-direct route that causes the least amount of nuisance.</p> <p><i>Note—Where a temporary diversion of traffic is required, a work in road permit may be required from relevant authority.</i></p> <p><i>Note—A traffic control plan prepared consistent with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</i></p> <p>AO13.2 Earthworks, excavation or filling occurs only between 6:30am to 6:30pm Monday to Saturday excluding public holidays.</p> <p>AO13.3 Development involving earthworks, excavation or filling does not cause ground-borne vibration beyond the boundary of the site.</p> <p>AO13.4 Any material dropped, deposited, or spilled on the road because of construction is to be cleaned consistent with an ESCP.</p>
<p>PO14 Disposal of vegetation waste generated from construction activities: a. is managed in a manner not to cause environmental harm; b. is consistent with relevant legislation; and c. does not to occur on site.</p>	<p>AO14.1 Vegetation waste involving development sites of more than 2 hectares is chipped or burnt in an approved pit burner.</p> <p><i>Editor’s note—Chipping is the preferred method of vegetation disposal. Chipped vegetation can be used as soil cover for exposed areas to help sediment control.</i></p> <p>AO14.2 Small quantities of waste involving development sites of less than 5 hectares are taken to a suitable landfill facility.</p> <p>AO14.3 Development involving contaminated waste is disposed of in an approved manner under the <i>Environmental Protection Act</i>.</p> <p>AO14.4 All unconsolidated fill, builder’s rubble, or other waste is removed from the site before the completion of works.</p>
<p>Protection of infrastructure and services</p>	
<p>PO15 Earthworks, excavation or filling protects the continuing operation and maintenance of infrastructure services, public assets, utilities and easement/s.</p>	<p>AO15.1 Development is designed to maintain the location of existing infrastructure, including depth of cover to underground infrastructure.</p> <p>AO15.2 Where disturbance to existing infrastructure is unavoidable, development ensures that any change or</p>

	<p>relocation of services or public utilities meets the standard design specifications of the responsible service authorities.</p> <p>AO15.3 Earthworks, excavation or filling does not occur in easement/s for Council or a public sector entity.</p> <p><i>Note—Public sector entity is defined in Schedule 2 of the Planning Act.</i></p> <p>AO15.4 Existing Street trees are kept and protected during construction.</p> <p>AO15.5 Street trees damaged by construction work are replaced.</p> <p><i>Note—AS.4970 Protection of trees on development sites are adopted and implemented provides measures to protect trees during construction.</i></p>
<p>Retaining Walls</p>	
<p>PO16 Retaining walls are:</p> <ol style="list-style-type: none"> designed and constructed to be fit for purpose; capable of easy maintenance; are not visually intrusive and provides a positive streetscape connection. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Salinity investigation and management plan consistent with the Queensland Government Salinity Management Handbook.</i></p>	<p>AO16.1. Retaining walls are designed consistent with AS.4678 Earth-retaining structures.</p> <p>AO16.2 Retaining walls including footings, surface drainage and subsoil drainage are contained within the site where the earth is to be retained.</p> <p>*AO16.3 Retaining walls are not constructed of boulder rocks or timber.</p> <p>AO16.4 Retaining walls on public land or adjoining the road reserve are constructed from durable materials with a service life of 50 years and include a concrete mowing edge a minimum width 200mm, along the toe of all retaining walls.</p> <p>AO16.5 If a retaining wall is to be more than 1m, then:</p> <ol style="list-style-type: none"> the retaining wall is setback a minimum of 1.5m from the lot boundary; all terracing from 1m of a boundary retaining wall is 1V:1.6H; the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to allow for the incorporation of planting areas. <p>AO16.6 Retaining walls over 1m in high have safety fencing.</p> <p>*AO16.7 Where fencing is positioned above a retaining wall, it is positioned, designed, or landscaped to reduce the visual appearance and bulk of the entire structure.</p>
<p>High risk soils</p>	
<p>PO17 High risk soils are identified and managed to minimise the release of sediments and contaminants into the environment.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Salinity investigation and management plan consistent with the Queensland Government Salinity Management Handbook.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO18 Infrastructure, natural and built environments are protected from the adverse effects of high risk soils.</p>	<p>AO18.1 Development does not:</p> <ol style="list-style-type: none"> excavate, fill or otherwise remove soil or sediment identified as having high risk soils;

<p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Salinity investigation and management plan consistent with the Queensland Government Salinity Management Handbook.</i></p> <p><i>Note—A condition may be included on any approval requiring monitoring and certification that the works have not increase the risk of soil and groundwater salination in areas with high risk soils.</i></p>	<p>b. permanently or temporarily extract groundwater in an area of high risk soils management area.</p> <p>AO18.2 Where development disturbs high risk soils works are managed by providing a High risk soils management plan to:</p> <ol style="list-style-type: none"> protect the natural environment, buildings and infrastructure; and neutralise the salinity, acidity or dispersive nature of the soils to ensure the release of sediments and contaminants does not occur.
<p>Construction retention or removal of basins and dams</p>	
<p>PO19 The design and construction of dams in the Rural zone protects the hydrology; overland flow paths and patterns; and effluent disposal areas of adjacent premises and infrastructure (including road reserves) sites from landslide or dam wall failure.</p>	<p>AO19.1 Development retains dams (only in the Rural zone) where they are:</p> <ol style="list-style-type: none"> located on lots that are 10ha or more; on slopes that are 10% or less on OM11 Steep land overlay; outside of a category 3 waterway mapped on OM12A Waterways and water resource catchment - Ecosystems overlay; outside the 800m bulk supply storage buffer and water supply buffer on OM12B Waterways and water resource catchment - Water resource catchment overlay; setback from all boundaries (from the toe of the dam wall) a minimum of 10m from all lot boundaries.
<p>PO20 Dam design ensures community safety is assured if a dam fails or overtopping occurs.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a report prepared by RPEQ consistent with:</i></p> <ol style="list-style-type: none"> the Guidelines for the construction or modification of category 2 and 3 levees; the guideline for Structures which are dams or levees constructed as part of environmentally relevant activities; the State Guideline for failure impact assessment of water dams. <p><i>Note—The range of flood event predictions addressed in the report should include all the following:</i></p> <ol style="list-style-type: none"> 10, 20, 30, 40, 50 and 100 ARI design events; design flood event; an overtopping prediction. <p>Editor's note—The Department of Resources has published a guide for dam owners Small Dam Safety: Information for Queensland small dam owners consideration should be given to the guide where a planning application is not triggered.</p>	<p>AO20.1 A preliminary geotechnical assessment of the suitability of the basin or dam site in terms of soil and slope stability has been carried out by an appropriately experienced and quality geotechnical engineer to confirm the basin or dam site is suitable and stable.</p> <p>AO20.2 The basin or dam embankment is constructed with a clay core and cut-off trench to prevent seepage through the embankment. The cut-off trench is taken down a minimum of 600mm into impervious soil and back filled with clay that is thoroughly compacted.</p> <p>AO20.3 The top water surface in the private basin or dam is setback a minimum:</p> <ol style="list-style-type: none"> 30m from the irrigation area of a household sewage treatment plant (secondary treatment); 50m from the irrigation area of a septic trench (primary treatment). <p>AO20.4 The freeboard between the top water level and the top of the embankment is not less than 1m.</p> <p>AO20.5 Basins or dams with an embankment height up to 3m have a minimum embankment crest width of 2.5m.</p> <p>AO20.6 Basins or dams have a spillway bypass with enough flow capacity to prevent floodwater overtopping the basin or dam embankment.</p> <p>AO20.7 Basin or dam spillways have surface protection to prevent erosion, scour and slumping during all flood events.</p> <p>AO20.8 Basin or dam batter slopes are no steeper than the following:</p> <ol style="list-style-type: none"> outer slope of wall — 1V:2H (45% slope); all internal slopes — 1V:5H (20% slope); or Basin or dam embankment is designed by a suitably

<p>PO21 Dam management processes are in place to maintain the integrity of the dam structure and maintain water quality.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a report prepared by RPEQ that demonstrates a maintenance program that addresses:</i></p> <ul style="list-style-type: none"> a. inflow water filtration; b. embank integrity including solutions for seepage and managing pests (e.g. rabbits); c. spillway clearance and flows; d. water quality measures including methods to minimise sedimentation, salt and algae. <p>Editor's note—The Department of Resources has published a guide for dam owners <i>Small Dam Safety: Information for Queensland small dam owners consideration should be given to the guide where a planning application is not triggered.</i></p>	<p>qualified and experienced RPEQ.</p> <p>AO21.1 Basins or dams have an overflow facility which:</p> <ul style="list-style-type: none"> a. has enough capacity to fully contain the flows from a 10% (1 in 10) AEP storm event over the entire catchment of the water impoundment; b. is positioned so that the flows from a 10% (1 in 10) AEP storm event over the entire catchment of the water impoundment do not surcharge over any basin or dam wall; c. is lined with velocity dissipation, flow dispersion and erosion protection mechanisms able to withstand the dynamic forces of a 10% (1 in 10) AEP storm event over the entire catchment of the basin or dam; d. is wide enough to provide for sheet flow; e. directs flows towards existing flow paths. <p>AO21.2 Basins or dams with the following features are designed, constructed and inspected by a suitably qualified and experienced RPEQ:</p> <ul style="list-style-type: none"> a. an embankment height more than 3m at any point; or b. a top water level surface area more than 5,000m²; or c. have an impoundment volume more than 5ML; or d. where a basin or dam break would threaten the lives of downstream population.
Dam removal	
<p>PO22 Existing dams in urban areas and the Rural residential zone are removed unless repurposed for stormwater management purposes.</p> <p><i>Note—Compliance with this Performance Outcome may require a management plan by suitably qualified engineer in accordance with:</i></p> <ul style="list-style-type: none"> a. <i>Planning Scheme Policy 9 Stormwater Management;</i> b. <i>Queensland Dam Safety Management Guideline;</i> c. <i>Salinity investigation and management plan consistent with the Queensland Government Salinity Management Handbook.</i> 	<p>AO22.1 Development in urban areas and the Rural residential zone removes all dams unless it can be repurposed for the stormwater drainage network.</p> <p>AO22.2 The land affected by a dewatered dam shall be returned to a natural state by:</p> <ul style="list-style-type: none"> a. shaping the land to reform a naturalised channel where part of an overland flow path; or b. compaction of the soil to create flat land; and c. consistent with a development approval. <p><i>Note—A fauna spotter catcher may need to conduct a pre-works survey and relocate wildlife where necessary before and during draining and/or filling of dams.</i></p>

9.4.4 Environment and amenity code

9.4.4.1 Application

1. This code applies to development for which the Environment and amenity code is identified as an assessment benchmark in the assessment benchmark column of the tables of assessment in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

9.4.4.2 Purpose

1. The purpose of the Environment and amenity code is to ensure development protects environmental values, maintains the community's well-being, public health and safety and prevents or mitigates environmental emissions.
2. The purpose of the code will be achieved with the following overall outcomes:
 - a. Development ensures adjacent lands and environmental values are protected by preventing or minimising emissions that have the potential to cause environmental harm resulting from the release of contaminants, particularly noise, odour, light, dust and particulates;
 - b. Development maintains neighbouring amenity and lifestyle values;
 - c. Development works in a way that protects the health of the community both on and outside the site;
 - d. Development manages waste and recyclables to protect the public health and amenity of people and the environment;
 - e. Development minimises on site and adjacent residents' exposure to air, light and noise pollution.
 - f. Sensitive land uses do not create reverse amenity impact on existing lawful uses and do not encroach upon or adversely affect their operation or long-term viability.

9.4.4.3 Assessment benchmarks

Table 9.4.4-1: Environment and amenity code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
General Amenity	
PO1 The use of vehicles associated with the development does not affect the safe or convenient use of the road network.	<p>AO1.1 Loading or unloading activities are undertaken within the site to minimise light and noise on surrounding sensitive land uses.</p> <p>AO1.2 Development provides that all vehicles associated with the use can be parked on the site.</p> <p>AO1.3 Development has access to the road network from a constructed road.</p>
Reverse Amenity	
<p>PO2 Development involving a <i>sensitive land use</i> near an existing lawful land use that generate noise, dust, odour, or other emissions are located and designed to not impede the operation of the existing lawful use.</p> <p><i>Editor's note—Development design principles may include:</i></p> <ol style="list-style-type: none"> a. <i>moving open space and roads to increase separation distances;</i> b. <i>using screen landscaping as a visual and particulate barrier;</i> c. <i>lower housing densities adjacent to impact sites;</i> d. <i>building design, including air conditioning and noise attenuation (e.g. double glazing); and</i> e. <i>providing barriers to impacting sites.</i> 	No acceptable outcome is nominated.
Noise and Vibration	
PO3 Development is located, designed, constructed and operated to ensure that noise emissions protect sensitive receptors or sensitive land uses and do not cause <i>environmental harm</i> .	<p>AO3.1 Development achieves the Acoustic Quality Objectives for sensitive receptors listed within the <i>Environmental Protection (Noise) Policy</i>, Schedule 1.</p> <p>AO3.2 Mechanical plant and equipment is attenuated by</p>

<p><i>Note—This Performance Outcome also applies to noise emissions generated by transport noise corridors designated on OM16 Transport noise corridors — information overlay and other sources such as Childcare centre play areas, communal areas, service areas, plant and equipment on sensitive land uses.</i></p>	<p>design, location and/or barriers to limit the negative impacts on the surrounding sensitive land use, consistent with the satisfactory design sound level in AS/NZS.2107 Acoustics — Recommended design sound levels and reverberation times for building interiors</p> <p>AO3.3 Car parking and vehicle movement areas are acoustically screened from adjoining residential dwellings and bedrooms, consistent with the satisfactory design sound level in AS/NZS.2107 Acoustics — Recommended design sound levels and reverberation times for building interiors.</p> <p><i>Note—Mechanical plant includes, but is not limited to, generators, motors, compressors and pumps such as air-conditioning, refrigeration or cold-room motors.</i></p>
<p>PO4 Development does not involve activities that would cause vibration related environmental harm or environmental nuisance to a sensitive land use.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a vibration impact assessment or the inclusion of vibration within an environmental impact report consistent with AS.2670 Evaluation of human exposure to whole of body vibration.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>Air Emissions — Dust, Particulates and Odour</p>	
<p>PO5 Development is positioned, designed and operated to avoid the generation of odour, dust or particulate nuisance emissions of a level that have the potential to cause environmental harm to a sensitive land use.</p> <p><i>Editor's note—For Intensive animal industries, the Rural uses code has the assessment benchmarks for Air Emissions — Dust, Particulates and Odour.</i></p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an environmental management plan prepared by a suitably qualified person in relation to odour, dust, or particulate nuisance impacts. The assessment is to be consistent with the Guideline - Odour impact assessment for developments, for modelled odour concentrations.</i></p>	<p>AO5.1 Development does not involve activities that would cause dust related environmental harm to adjacent premises.</p> <p>AO5.2 Development does not result in particle emissions that are more than any of the acceptable levels specified within the <i>Environmental Protection (Air) Policy</i>.</p> <p><i>Note—Where development is likely to create continuing significant dust or odour issues a 'site-based management plan' which addresses dust mitigation measures.</i></p> <p>AO5.3 Development ensures refuse and recycling storage areas are located a minimum 5m horizontally from sensitive land uses on the site or surrounding sites.</p>
<p>PO6 Air emission vents or stacks are positioned to ensure that surrounding sensitive land uses are not exposed to concentrated levels of air contaminants.</p>	<p>AO6.1 Exhaust stacks are located the maximum practical distance away from the boundary of a <i>sensitive land use</i>.</p> <p>AO6.2 Development, including any outdoor air intakes for the development, are separated from:</p> <ol style="list-style-type: none"> a. exhaust vent outlets where food or cooking odour is released, by a minimum of 6m; b. other exhaust vent outlets a minimum of 15m. <p>AO6.3 Food or cooking odour is released, exhaust vents are discharged vertically and directed away from a sensitive land use consistent with AS1668.2 The use of ventilation and air-conditioning building — Mechanical ventilation in buildings.</p> <p>AO6.4 Exhaust vents discharging food or cooking odour are separated by the following distances:</p> <ol style="list-style-type: none"> a. minimum of 6m horizontally from any premises or road; b. minimum of 3m above a thoroughfare or roof with regular foot traffic; or c. minimum of 1m above the ridge of a pitched roof. <p>AO6.5 Mechanical equipment including fans and other</p>

	<p>equipment, are designed, installed and located to minimise the impacts of noise and vibration.</p> <p>AO6.6 Mechanical exhaust systems for kitchens, bathrooms, service areas and basements vent air directly outside and do not recirculate air from these locations.</p>
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Outdoor Lighting and Glare

<p>PO7 Development does not cause an environmental nuisance by light emissions on any person, activity or fauna, either directly or by reflection.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a lighting proposal and impact assessment prepared by a suitably qualified person in relation to light nuisance.</i></p>	<p>AO7.1 Development:</p> <ol style="list-style-type: none"> a. provides no outdoor lighting as part of the development; or b. provides only minor external lighting devices, located, designed and installed to: <ol style="list-style-type: none"> i. be consistent with and appropriate to the surrounding character and amenity; and ii. minimise the impact of direct and indirect light spill on surrounding sensitive land uses; or iii. use of motion sensor lights or electronic controls to switch off lights when not required; <p><i>Note—Methods to comply with outcome AO7.1 (b) may include:</i></p> <ol style="list-style-type: none"> a. providing covers or shading around lights that prevent direct light spill on neighbouring lots or roadways; or b. directing lights downwards to prevent direct light spill on neighbouring lots or roadways; and c. positioning and/or directing lights away from sensitive land uses; and d. enabling the brightness of lights to be adjusted to lower output levels where appropriate. <ol style="list-style-type: none"> c. provides external lighting which is consistent with the design, installation, operation and maintenance standards of the following standards: <ol style="list-style-type: none"> i. outdoor lighting is consistent with the requirements of AS.4282 Control of the Obtrusive Effects of Outdoor Lighting; ii. sporting fields and sporting courts are consistent with the requirements of AS.4282 Control of the Obtrusive Effects of Outdoor Lighting and a compliance statement by a lighting designer consistent with Section 4 of the standard; iii. sporting fields and sporting courts do not operate lights past 10pm and no earlier than 5am. <p><i>Note—The effects of outdoor lighting should be mitigated where:</i></p> <ol style="list-style-type: none"> a. a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values in AS.4282 Control of the Obtrusive Effects of Outdoor Lighting. b. outdoor lighting will illuminate communal open spaces.
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Solid waste management

<p>PO8 Development has a dedicated storage for solid waste on site that:</p> <ol style="list-style-type: none"> a. meets environmental health legislative requirements; b. is cost effective and practical; c. meets the needs for the efficient collection and disposal of waste at regular intervals. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a site-based environmental management plan that addresses waste management prepared by a suitably qualified person and is consistent with the hierarchy of waste management measures outlined in the Waste</i></p>	<p>AO8.1 All waste produced on site is stored in containers of enough volume and capacity to receive all waste generated by the development.</p> <p>AO8.2 Development ensures refuse and recycling storage areas are located a minimum 5m horizontally from sensitive land uses on the site or surrounding sites.</p> <p>AO8.3 A washdown area is provided for the cleaning of putrescible or wet waste. The washdown area is:</p> <ol style="list-style-type: none"> a. incorporated into the waste storage area, or is located such that waste containers can be easily moved to the
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<p><i>Management and Resource Recovery Strategy:</i></p> <ul style="list-style-type: none"> a. waste prevention or avoidance; b. waste recycling or reuse; c. waste treatment; then d. waste disposal. 	<ul style="list-style-type: none"> washdown area; b. located near a tap; c. not near a sensitive land use; d. graded to a drainage point located within the washdown area; e. drained by a trapped gully connected to the sewer or on-site wastewater treatment system; f. located so stormwater or other surface water cannot flow into the washdown area <p>AO8.4 Waste and recyclables produced on site are disposed of to be consistent with the waste and resource management hierarchy specified in the Waste Reduction and Recycling Act.</p> <p><i>Editor's note—The waste and resource management hierarchy include the following principles, listed in the preferred order in which waste and resource management options should be considered:</i></p> <ul style="list-style-type: none"> a. AVOID unnecessary resource consumption; b. REDUCE waste generation and disposal; c. RE-USE waste resources without further manufacturing; d. RECYCLE waste resources to make the same or assorted products; e. RECOVER waste resources, including the recovery of energy; f. TREAT waste before disposal, including reducing the hazardous nature of waste; g. DISPOSE of waste only if there is no viable alternative.
<p>PO9 Development is designed to ensure that waste storage and collection is safe, convenient and accessible for waste collection vehicles.</p>	<p>AO9.1 Development:</p> <ul style="list-style-type: none"> a. enough and accessible road frontage (exclusive of driveways) for kerbside collection at a rate of 1m for each 240L wheeled bin service required; or b. provides bulk waste container/s which can be accessed on site by collection vehicles being able to enter and leave the site in forward direction, or c. provides an alternative storage and collection method for the safe collection of waste, consistent with the <i>Waste Reduction and Recycling Act</i>. <p>AO9.2 Development provides unobstructed access to the container for removal of the waste.</p> <p>AO9.3 Development, which includes private or public roads, designs and constructs such roads to provide access by waste collection vehicles to each tenancy or the container storage areas.</p>
<p>PO10 Development is designed and constructed to ensure refuse and recycling collection and storage facilities prevent and minimise any odour, noise, or visual impacts to:</p> <ul style="list-style-type: none"> a. surrounding lots or public spaces. b. groundwater and surface water quality. 	<p>AO10.1 A dedicated area for waste storage is provided on site that is:</p> <ul style="list-style-type: none"> a. in a building, an outbuilding, a covered structure or otherwise screened from public view and adjacent premises; b. on an imperviously sealed pad on which the bin or bins stand can be drained to an approved disposal system; c. provided with a dedicated water supply and are kept clean and maintained without causing nuisance.
<p>PO11 Putrescible waste generated because of the development does not cause odour nuisance issues for surrounding land uses.</p>	<p>AO11.1 Development stores all putrescibles waste in a manner that prevents odour nuisance and fly breeding and is disposed of at regular intervals.</p> <p><i>Note—Examples of acceptable outcomes may, either permanently or as required, include:</i></p> <ul style="list-style-type: none"> a. storing putrescible waste at low temperatures; and/or b. increased frequency of collection to avoid the generation of odours.

<p>Construction waste reduction — applicable where:</p> <ul style="list-style-type: none"> a. creating 4 or more new lots; or b. creating 4 or more dwellings; or c. constructing or demolishing over 400m² GFA; or d. proposing intensive animal industry; or e. development with regulated waste. 	
<p>PO12 Development manages waste and recycling from the development to ensure resource recovery and waste minimisation.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Waste Management Plan (WMP) for all stages of development that is consistent with the Waste Reduction and Recycling Act.</i></p>	<p>AO12.1 Development manages waste and recyclables at all stages (e.g. pre-construction, construction and post-construction) consistent with the waste and resource management hierarchy specified in the <i>Waste Reduction and Recycling Act</i> including:</p> <ul style="list-style-type: none"> a. optimisation of resource recovery; b. waste minimisation and disposal procedures; c. management of: <ul style="list-style-type: none"> i. construction and demolition waste; ii. organic waste; iii. hazardous waste; d. continuing waste and resource recovery measures to be provided once the development is operational; e. access and infrastructure required to allow waste and recycling services to be effectively provided; and f. review process for the WMP to allow for continuing flexibility, adaptability and innovation.
<p>Wastewater (other than domestic wastewater)</p>	
<p>PO13 Wastewater treatment and disposal activities prevent:</p> <ul style="list-style-type: none"> a. discharging wastewater unless demonstrated not to compromise the drinking water supply environmental values. b. harm to the natural hydrological cycle; c. harm to soil, groundwater, or surface water salinity; d. the leaching of nutrients and/or pesticides, into surface water, groundwater or off-site areas that may be at risk (particularly areas down slope). e. leaks. <p><i>Note—Drinking water supply environmental values are referenced within Schedule 1 of the Environmental Protection (Water and Wetland Biodiversity) Policy.</i></p>	<p>AO13.1 Development that generates wastewater ensures that the wastewater is collected and held on-site and is:</p> <ul style="list-style-type: none"> a. lawfully disposed to sewer; or b. transferred off-site for treatment/disposal to an appropriately licensed facility; or c. reused on-site in a closed-cycle treatment system, irrigation scheme, industrial processes, washing, cleaning or other purpose; or d. treated to meet the drinking water supply environmental values. <p><i>Note—Where development involves the release of wastewater, a Wastewater Management Plan (WWMP) is to be prepared by a suitably qualified person. Plans are to provide an assessment of all risks and associated mitigation strategies for preventing adverse impact on the quality of drinking water and may require a water quality monitoring program.</i></p>
<p>PO14 Where treated wastewater is irrigated to land:</p> <ul style="list-style-type: none"> a. Soil testing is conducted to inform the design of the irrigated area; b. it is located and sized to suit the amount of wastewater to be irrigated; c. irrigation is confined to a dedicated area of land on-site; d. is outside of a mapped on OM13 High risk soils — information overlay; e. irrigation practices that will not harm groundwater and on-site surface water quality are used. <p><i>Note—Developments involving the irrigation of wastewater may be able to demonstrate consistency with this Performance Outcome by MEDLI Modelling Report demonstrating the nominated land area for wastewater irrigation is suitably located and sized to accommodate design wastewater loads, storages are suitably sized to accommodate design wastewater loads and proposed irrigation practices will not damage water quality. It is recommended the modelling incorporate predictions based on both a 10-year and 20-year planning horizon.</i></p>	<p>No acceptable outcome is nominated.</p>

Note—Compliance with this Performance Outcome may be demonstrated by providing a Salinity investigation and management plan consistent with the Queensland Government Salinity Management Handbook.

Note—A condition may be included on any approval requiring monitoring and certification that the works have not increase the risk of soil and groundwater salination in areas with high risk soils.

9.4.5 Infrastructure and services code

9.4.5.1 Application

1. This code applies to development for which the Infrastructure and services code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. Measures in this code are the benchmarks for applicable accepted and assessable development.

9.4.5.2 Purpose

1. The purpose of the Infrastructure and services code is to ensure that:
 - a. development is connected to all available infrastructure and services in the area; and
 - b. development is located and designed to provide infrastructure and services in a logical and orderly form and sequence to provide the safe operation, cost effective delivery and effective extension of infrastructure networks.
2. The purpose of the code will be achieved with the following overall outcomes:
 - a. Development is connected to all services available in the area and is located and designed to maximise the safe operation, cost effective delivery and effective extension of existing and planned infrastructure;
 - b. infrastructure and services are constructed to acceptable standards that maximise the whole of lifecycle cost of the works and infrastructure provided;
 - c. development is provided in a logical and orderly form and sequence to provide the cost-effective delivery of infrastructure to service development;
 - d. Development locates infrastructure to provide increased access to facilities and services and allow productivity improvements;
 - e. Infrastructure and services protect and maintain ecological values, water quality, landscape character and amenity while supporting the achievement of ecological sustainability;
 - f. the design and capacity of stormwater and drainage works protects and improves water quality and maintains the hydraulic regime;
 - g. sewer, water, telecommunications and electricity services provided are of a standard consistent with the zone in which development is located;
 - h. firefighting infrastructure is suitable to the land tenure and location of the land while providing unimpeded access for firefighting vehicles, access to water supply in a safe, efficient and effective manner;
 - i. the operation of existing infrastructure and services is not compromised or damaged by adjoining or adjacent construction activities.

9.4.5.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 9.4.5-1: Infrastructure and services code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
General	
<p>PO1 Development provides for infrastructure, services and utilities that are planned, designed, constructed and maintained in a manner that:</p> <ol style="list-style-type: none"> a. Is efficient and cost effective over the life of the infrastructure; b. meets the needs of development; c. are easily accessible for maintenance purposes; d. avoids environmental harm or amenity impacts; e. supports community resilience during natural hazard events. <p><i>Editor's note—For clarity infrastructure, services and utilities means drainage, electricity, sewage disposal, stormwater management, telecommunications, waste disposal and water supply.</i></p>	<p>AO1.1 Consistent infrastructure, services and utilities are co-located in common trenching to minimise costs for underground services.</p> <p>AO1.2 Infrastructure, services and utilities are located and aligned to:</p> <ol style="list-style-type: none"> a. avoid locating in areas mapped on <ol style="list-style-type: none"> i. on OM3A Biodiversity — Ecological areas overlay; ii. on OM3B Biodiversity — Wildlife habitat overlay; iii. on OM3C Biodiversity — Waterways and Wetlands overlay; b. where unavoidable, minimise adverse effects on those areas and include appropriate post—construction rehabilitation; c. minimise earthworks.

	<p>AO1.2 Infrastructure, services and utilities that may fail in a natural hazard event are:</p> <ol style="list-style-type: none"> designed and constructed of hazard resilient materials; located outside of the natural hazard area.
<p>Infrastructure easements</p>	
<p>PO2 Public infrastructure on private land, that services other properties, is protected by easement/s that are sufficient for the provider's requirements and in favour of the responsible utility provider.</p>	<p>AO2.1 Where no easement/s exists for public infrastructure on private land that services other properties, a new easement/s is created for the infrastructure provider to their requirements for access and maintenance purposes.</p>
<p>Protection of existing infrastructure</p>	
<p>PO3 Development and Operational Work near existing infrastructure (e.g. roads, stormwater drainage) protects the infrastructure from physical damage and allows continuing access for maintenance purposes.</p>	<p>AO3.1 Development and Operational Work near existing infrastructure is consistent with the Planning Scheme Policy 6 Infrastructure design.</p> <p>*AO3.2 The costs of any changes or repairs to existing infrastructure are met by the developer.</p>
<p>Water supply</p>	
<p>PO4 Development has a water supply that is adequate, safe and reliable to meet the needs of the use and for firefighting purposes.</p> <p><i>Note—Refer to Urban Utilities Netserv plan to determine the requirements for reticulated water supply.</i></p>	<p>*AO4.1 Reticulated water supply networks are designed and constructed consistent with the supplier's standards of services.</p> <p>*AO4.2 Development:</p> <ol style="list-style-type: none"> in a reticulated water supply network area is connected to the pressurised reticulated water supply; or where outside a pressurised reticulated water supply service catchment area, or there is no reticulated water supply service, water tanks are provided for potable water supply with a minimum capacity of: <ol style="list-style-type: none"> 45,000 litres for the everyday use; 22,500 litres for firefighting.
<p>PO5 Development maximises water efficiency on site by incorporating rainwater collection and reuse measures for non-potable purposes such as irrigation of landscaping.</p> <p><i>Note—Refer to Urban Utilities Netserv plan to determine the requirements for reticulated water supply.</i></p>	<p>*AO5.1 Residential activities provide rainwater storage for each dwelling and a reusable non-potable purpose being a minimum 3,000L.</p> <p>*AO5.2 For other activities groups, a rainwater storage is provided for non-potable purposes.</p> <p><i>Editor's note—The QDC includes provisions for the installation of rainwater tanks and the reuse of stormwater.</i></p>
<p>Fire services on private land — Developments involving community title</p>	
<p>PO6 Fire hydrants are installed and located to provide emergency vehicles access to water safely, effectively and efficiently.</p> <p><i>Note—Development involving community title, the locations for all transformers, fire hydrants, booster assemblies and meter boxes are located within common property.</i></p>	<p>AO6.1 Fire hydrant placement and technical requirements within common private title are consistent with:</p> <ol style="list-style-type: none"> AS.2419.1 Fire hydrant installations; QFES: Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots. <p><i>Editor's note—Design and technical requirements for infrastructure from third party providers are to be integrated, into the overall design, built form and landscaping requirements for the development.</i></p>
<p>PO7 Road widths and construction within the development are adequate for emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether any or all on-street parking spaces are occupied.</p>	<p>No acceptable outcome is nominated.</p>
<p>Sewer and wastewater treatment systems</p>	
<p>PO8 Development is connected to reticulated sewer or wastewater treatment system that is designed, constructed and managed in a way that:</p>	<p>*AO8.1 Development in a reticulated sewer network service catchment area, is connected to the sewer network.</p>

<p>a. is suitable for the level of demand generated by development;</p> <p>b. meets the needs of the place and locality;</p> <p>c. protects public health and safety;</p> <p>d. protects the environmental values of the drinking water catchment;</p> <p>e. avoids environmental harm.</p> <p><i>Note—Refer to Urban Utilities Netserv plan to determine the requirements for reticulated sewer network services.</i></p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a wastewater site analysis and wastewater treatment report that shows the type, size and location of the wastewater treatment system and effluent disposal area, the extent of any vegetation clearing is required to achieve the disposal and dispersal area and the extent of any earthworks required to achieve the effluent disposal.</i></p>	
<p>PO9 Development is connected to a wastewater treatment system that is designed, constructed and managed in a way that:</p> <p>a. is commensurate to the level of demand generated by the development;</p> <p>b. meets the needs of the place and locality;</p> <p>c. protects public health and safety;</p> <p>d. protects the environmental values of the drinking water catchment;</p> <p>e. avoids environmental harm;</p> <p>f. is connected to to an on-site wastewater treatment system.</p> <p><i>Note—Refer to Urban Utilities Netserv plan to determine the requirements for reticulated sewer network services.</i></p> <p><i>Note—Developments involving the irrigation of wastewater may be able to demonstrate consistency with this Performance Outcome by MEDLI Modelling Report demonstrating the nominated land area for irrigation is suitably located and sized to accommodate design wastewater loads, storages are suitably sized to accommodate design wastewater loads and proposed irrigation practices will not result in any adverse impact on water quality. It is recommended the modelling exercise incorporate predictions based on both a 10-year and 20-year planning horizon and incorporate a minimum of three irrigation concepts.</i></p> <p><i>Note—Drinking water supply environmental values and water quality objectives in Environmental Protection (Water and Wetland Biodiversity) Policy, Schedule 1 Document for Lockyer Creek.</i></p> <p>Editor's note—Referral to Seqwater for third party advice may be undertaken for development where it is not connected to reticulated sewer for this Performance Outcome.</p>	<p>*AO9.1 Development outside a reticulated sewer network service catchment area, has the combined total peak capacity of wastewater treatment of less than 21 equivalent persons and an on-site wastewater treatment system is provided that is consistent with the Queensland Plumbing and Wastewater Code.</p> <p><i>Note—Where there is a conflict between AO9.1, AO9.2 and AO9.3 the highest setback is always applied.</i></p> <p>*AO9.2 On-site wastewater treatment systems are located:</p> <p>a. outside of the designated flood hazard area mapped on OM7 Flood hazard overlay.</p> <p>b. outside mapped areas on:</p> <ol style="list-style-type: none"> i. on OM3A Biodiversity — Ecological areas overlay; ii. on OM3B Biodiversity — Wildlife habitat overlay; iii. on OM3C Biodiversity — Waterways and Wetlands overlay; <p>c. on a slope less than 10%.</p> <p>*AO9.3 On-site wastewater treatment systems are outside waterways and wetlands mapped on OM12A Waterways and water resource catchment - Ecosystems overlay and as follows:</p> <ol style="list-style-type: none"> a. 50m setback from a natural spring or bores that serves as a potable water supply; b. 400m from the full supply level of a dam, or lake; c. 400m from the bulk water supply storage buffer OM12B Waterways and water resource catchment - water resource catchment overlay; d. Table 9.4.5-2: Minimum separation distances and locational Measures for effluent disposal areas. <p>*AO9.4 Where the combined total peak design capacity of wastewater treatment is less than 21EP, the design of the system achieves a Low or Medium Risk classification consistent with Seqwater's Land Use Risk Tool for on-site sewage facilities.</p> <p>AO9.5 New lots can accommodate an area for on-site domestic wastewater management systems consistent with AO9.3 & AO9.4.</p> <p><i>Note—A wastewater site analysis prepared by a suitably qualified professional may assist in demonstrating the above outcome.</i></p> <p>AO9.6 Development outside a reticulated sewer network</p>

	<p>service catchment area, with a combined total peak capacity of wastewater treatment of 21EP or more, the system is located and designed in the following manner:</p> <ol style="list-style-type: none"> a. at or above the 0.5% (1 in 200) AEP flood event; b. the hydraulic capacity of the system is five times the average dry weather flow (ADWF); c. no direct discharge of wastewater to a waterway or water supply source occurs, unless during a bypass event that is more than the peak hydraulic capacity and wastewater is screened and disinfected before release; d. where treated wastewater will be used in irrigation, application is: <ol style="list-style-type: none"> i. confined to a dedicated area of land suitably located and sized and using irrigation practices that will not adversely affect groundwater and surface water quality ii. located at or above the 0.5% (1 in 200) AEP flood event e. where the combined total peak design capacity of wastewater treatment is 1,500EP or more and direct discharge to a waterway is the only reasonably practical disposal option, the contribution of flow from the system must be modelled over the range of expected flow events. If the proportion of flow is: <ol style="list-style-type: none"> i. less than 10% of the total flow, 3-log reduction bacteria and virus and 4-log reduction protozoa minimum pathogen log-reduction values apply; or ii. 10% and more than the total flow, it must demonstrate compliance with the <i>Australian guidelines for water recycling (Phase 2): Augmentation of drinking water supply</i> (to be undertaken in consultation with the relevant water supply authority).
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Electricity and telecommunications supply

<p>PO10 Development is provided with safe, adequate and reliable electricity and telecommunications that:</p> <ol style="list-style-type: none"> a. meets the immediate and long-term needs of the community b. is consistent with the character and amenity of the area. 	<p>*AO10.1 Development is connected to electricity and telecommunications:</p> <ol style="list-style-type: none"> a. in an urban area or a Rural residential zone; b. in a rural area, where within 500m an existing reticulated electricity supply. <p>AO10.2 In an urban area or a Rural residential zone, electricity infrastructure is provided or relocated underground where:</p> <ol style="list-style-type: none"> a. in a Centre zone; or b. in the Mixed use zone; or c. five or more lots are created; or d. a new road is extended or created; or e. there is existing underground power near the development site.
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Stormwater and drainage

<p>PO11 Development is connected or directed to a stormwater installation that is connected to the stormwater drainage network. Where stormwater drainage connections traverse an adjoining premises, it is managed to prevent water seepage, concentration of run-off or ponding on the adjoining premises.</p> <p><i>Note—Development is to be connected to the Council's drainage network in accordance with Section 77 of the Local Government Act. It is an offence under the Section 80 of Local Government Act, to restrict or redirect stormwater.</i></p>	<p>*AO11.1 Development is designed and constructed to ensure stormwater from lot based installations are connected to the stormwater drainage network or other lawful point of discharge.</p> <p>*AO11.2 Stormwater flow is not impeded, redirected or polluted.</p> <p>*AO11.3 The owner of an adjoining premises provides written permission for a stormwater drainage connections through an adjoining property before it is constructed.</p>
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<p>PO12 Development reduces stormwater run-off by minimising impervious areas and maximising site vegetation to absorb water on site.</p>	<p>AO12.1 Development incorporates water sensitive urban design measures to manage stormwater including maximising the stormwater harvesting while minimising adverse impacts on the stormwater system.</p> <p>AO12.2 Development incorporates permeable pavements on low trafficked areas such as internal walkways and car parks.</p> <p><i>Note—Permeable pavements are not considered impervious area or landscaping and:</i></p> <ul style="list-style-type: none"> a. excluded from the maximum site cover; b. do not form part of the minimum landscape requirements.
<p>PO13 Development limits changes and ground disturbances to the site topography to retain natural drainage lines, channels, waterways and corridors as much as possible.</p>	<p>AO13.1 Natural drainage lines, channels, waterways and corridors to be used for stormwater drainage and are:</p> <ul style="list-style-type: none"> a. incorporated into the open space network; b. designed to be consistent with Planning Scheme Policy 6 Infrastructure design. <p>AO13.2 Stormwater drains that traverses private lots are contained in a dedicated drainage easement.</p>
<p>PO14 Stormwater quantity management outcomes demonstrate no adverse impact on stormwater flows or the drainage of adjacent premises external to the subject site.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a site-based stormwater quality management plan (SQMP) prepared by a suitably qualified person. The SQMP achieves stormwater quantity control measures for discharge during operational phases of development designed to be consistent with the Queensland Urban Drainage Manual (QUDM).</i></p>	<p>AO14.2 Stormwater from development is drained either:</p> <ul style="list-style-type: none"> a. within the capacity of the downstream drainage system such that no actionable nuisance occurs;-or b. mitigated to pre-development characteristics.
<p>Construction management</p>	
<p>PO15 Construction uses best practice principles to deliver sustainable infrastructure in a manner that:</p> <ul style="list-style-type: none"> a. does not result in environmental nuisance; b. ensures that the site and surrounding roads are maintained in a clean, tidy and safe manner; c. ensures the safety of pedestrians, cyclists and vehicles is managed. <p><i>Note—Compliance with this Performance Outcomes may be demonstrated by providing a construction management plan consistent with Planning Scheme Policy 6 Infrastructure design.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO16 Traffic, parking and delivery of construction materials generated during construction protect residential amenity of adjacent premises.</p> <p><i>Note—Compliance with this Performance Outcome, may be demonstrated by a Traffic and parking management plan prepared by RPEQ transport engineer.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO16 Construction activities minimise the generation of waste materials and:</p> <ul style="list-style-type: none"> a. separates recyclable material; b. collects waste and recyclable material that minimises adverse effects on the amenity and safety of adjacent premises. 	<p>No acceptable outcome is nominated.</p>

Table 9.4.5-2: Minimum separation distances and locational measures for effluent disposal areas

FEATURE	WATERWAY 1 TO 2, SPRING OR BORE^(A)	WATERWAY 3 OR MORE^(A)	WETLAND^(A) OR WATER SUPPLY BUFFER^(B) OR BULK WATER SUPPLY STORAGE BUFFER^(B)
Development involving Primary treated effluent disposal	50m	100m	400m
Development involving Secondary treated effluent disposal	30m	30m	200m
Development involving Advanced Secondary treated effluent disposal	10m	10m	50m

Note—

- a. Refer to OM12A Waterways and water resource catchment - Ecosystems overlay for the location of Waterways 1 to 2, Waterways 3 or more, wetlands and springs.
- b. Refer to OM12B Waterways and water resource catchment - Water resource catchment overlay for Water supply storage areas.
- c. Refer to OM7 Flood hazard overlay for the location of a defined flood event.
- d. Refer to OM11 Steep land overlay for the locations of slopes that are 10% or less.

9.4.6 Landscaping code

9.4.6.1 Application

1. This code applies to development for which the Landscaping code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

9.4.6.2 Purpose

1. The purpose of the Landscaping code is to ensure landscaping:
 - a. creates a safe, comfortable and attractive environment;
 - b. is environmentally responsive and achieves sustainable design outcomes;
 - c. meets expected user requirements and the functional needs of the use;
 - d. improves the appearance of development and positively contributes to the streetscape, publicly accessible places and the adjacent premises;
 - e. does not compromise the safety of road users or the efficiency of the road network;
 - f. minimises or mitigates impacts of development on the amenity of adjacent premises;
 - g. retains existing vegetation and matters of environmental significance;
 - h. effectively buffers incompatible or sensitive land uses; and
 - i. is designed for ease of maintenance and longevity.
2. The purpose of the code will be achieved with the following overall outcomes:
 - a. Development integrates landscaping into its design, ensuring building and structures sit within the landscape rather than dominating it.
 - b. Landscaping improves the environment for people living and working on the site by providing visual relief, shade, buffering, beauty and passive heating and cooling.
 - c. Landscaping incorporates stormwater management with on-site detention and the efficient infiltration of stormwater and assists with microclimate management and energy conservation.
 - d. Development provides on-site landscaping with deep planting areas for the protection and establishment of shade trees.
 - e. Plantings compliment the development on the same site and on surrounding sites.
 - f. Hard landscape features use natural materials such as timber or rock over manufactured materials.
 - g. Where buffering is required, plantings are of enough density and height to effectively contribute to the required buffer.
 - h. Existing native vegetation and landform is protected and incorporated into the landscaped areas on the site.
 - i. Landscaped areas are designed consistent with the principles of Crime Prevention through Environmental Design to provide safe places.
 - j. Public infrastructure is protected during and after planting of landscaping, to limit damage or constrained access for maintenance.
 - k. Vegetation restoration and rehabilitation of native wildlife habitat and riparian areas protects and improves ecological and biodiversity values.
 - l. Landscaping species are chosen and established in a manner that promotes longevity and ease of maintenance, such that species:
 - i. are those naturally occurring in the area;
 - ii. suit local soil, climate, aspect and the site situation; and
 - iii. contribute to the habitat of local wildlife.

Note—Landscaping plans and documents are to be consistent with Planning Scheme Policy 7 Landscaping.

9.4.6.3 Assessment benchmarks

Table 9.4.6-1: Landscaping code — Measures for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Landscape design	
PO1 Landscape design contributes to and creates a high quality landscape character for the site and street by: <ol style="list-style-type: none"> a. including sub-tropical design elements; b. integrating natural landforms and landscape characteristics; 	AO1.1 Landscaping is positioned to shade walls, windows and outdoor areas from afternoon (western) sun. AO1.2 Landscaping facilitates winter sun access to living areas, north facing windows and public spaces.

<p>c. protecting and framing significant views, vistas and areas of high scenic quality.</p> <p><i>Note—Sub-tropical Design in South East Queensland — a handbook for Planners, Developers and Decision Makers provides guidance about the use of landscaping in a sub-tropical climate.</i></p>	<p>AO1.3 Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.</p>
<p>Vegetation retention</p>	
<p>PO2 Landscaping design incorporates (as far as practicable):</p> <ul style="list-style-type: none"> a. existing landscape features (e.g. overland flow paths and views); b. integrates existing site attributes that are consistent development including natural landform, existing vegetation, site views, availability of water and drainage; c. protects trees and vegetation of ecological, recreational, aesthetic and cultural value. 	<p>No acceptable outcome is nominated.</p>
<p>PO3 Mature vegetation on the site that is removed or damaged during construction is replaced with advanced species, so there is no net loss of landscaped areas on the site.</p>	<p>No acceptable outcome is nominated.</p>
<p>Species selection</p>	
<p>PO4 Landscaping design includes:</p> <ul style="list-style-type: none"> a. plants that are regional native species, drought resistant, low maintenance; b. plants that are not declared or environmental weeds, c. plants that not toxic to people and animals. 	<p>AO4.1 Species selection is to comply with the preferred species listed in the technical design and construction standards in Planning Scheme Policy 7 Landscaping.</p>
<p>Weeds</p>	
<p>PO5 Weeds, declared pests and invasive species are:</p> <ul style="list-style-type: none"> a. removed before any construction works occur on-site; b. managed within the site and road frontages before, during and after construction to minimize the risk of re-infestation. 	<p>No acceptable outcome is nominated.</p>
<p>Safety and security</p>	
<p>PO6 Landscaping:</p> <ul style="list-style-type: none"> a. provides a safe travel environment for pedestrians, cyclists and vehicles; b. reduces the potential for crime and vandalism, c. allows for passive surveillance of public areas; d. maintains sight lines to and from the road at site entrances, pedestrian crossings and intersections for safe ingress and egress by vehicles and pedestrians. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a concept landscaping design consistent with Planning Scheme Policy 7 Landscaping and State government Crime Prevention Through Environmental Design Guidelines for Queensland.</i></p>	<p>AO6.1 Street trees have a mature minimum clear trunk height of 2.5m.</p> <p>AO6.2 Street understorey planting is a maximum of 0.7m in height above the road pavement, where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways.</p> <p>AO6.3 Dense vegetation over 1.2m in height is avoided within the road reserve.</p> <p>AO6.4 Security lighting is provided at footpaths, internal walkways, building entries and parking areas.</p>
<p>Management and maintenance</p>	
<p>PO7 Landscape areas allow:</p> <ul style="list-style-type: none"> a. efficient and cost effective maintenance to ensure its success and longevity; b. allow for the natural renewal of vegetation communities; c. low-maintenance asset with a minimal whole-of-life cost; d. management to occur within a safe working environment. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a landscaping maintenance plan consistent with Manual of Uniform Traffic Control Devices and the</i></p>	<p>AO7.1 Buildings, structures and Operational Work involving disturbance of soils, occurs outside the drip line of trees.</p> <p>AO7.2 Existing street trees are retained and protected before, during and after construction.</p>

<i>Work Health and Safety Act.</i>	
Plant sizes	
PO8 Landscaping includes plant sizes that are consistent with the scale and form of development, screening, buffering and shading.	AO8.1 Selection of plant sizes is to comply with the technical design and construction standards in Planning Scheme Policy 7 Landscaping.
Services and utilities	
PO9 Landscaping does not compromise the function and accessibility of public infrastructure, utilities, services and easement/s.	AO9.1 Root barriers are installed around critical infrastructure where infrastructure is located adjoining tree planting zones and complies with the technical design and construction standards in Planning Scheme Policy 6 Infrastructure design and Planning Scheme Policy 7 Landscaping.
AO10 Public areas are provided with night lighting to maintain the safety and security of people and property. <i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the State government Crime Prevention Through Environmental Design Guidelines for Queensland.</i>	AO10.1 Street lighting complies with the technical design and construction standards in Planning Scheme Policy 6 Infrastructure design and Planning Scheme Policy 7 Landscaping.
PO11 Landscaping is used to assist wayfinding and navigation by defining: <ol style="list-style-type: none"> of the site's entry and exit points; public and private open space; of connections between parking areas and buildings or other activity areas; and of any active transport networks within or through the site. 	No acceptable outcome is nominated.
Stormwater and water conservation	
PO12 Landscaping integrates best practice stormwater management and water sensitive urban design to: <ol style="list-style-type: none"> maximise stormwater harvesting; maximise efficient use of water; maximise opportunities for water infiltration; minimise areas that require permanent irrigation; minimise adverse impacts on the stormwater system. 	AO12.1 Stormwater and water conservation measures comply with the technical design and construction standards in Planning Scheme Policy 6 Infrastructure design and Planning Scheme Policy 7 Landscaping.
Site stability	
PO13 Landscaping: <ol style="list-style-type: none"> maintains an effectively stabilised surface; minimises the use of engineered retaining walls or structures; manages concentrated stormwater flows to ensure concentrated stormwater and overland flow paths have sufficient capacity and are structurally stable. 	AO13.1 Effective stability measures comply with the technical design and construction standards in Planning Scheme Policy 6 Infrastructure design and Planning Scheme Policy 7 Landscaping.
Natural and built shade	
PO14 Shade in the form of shade trees or structures are provided in public and communal spaces, including but not limited to: <ol style="list-style-type: none"> car parking areas where uncovered or open; adjacent to driveways and internal roadways; public open space. 	<p>AO14.1 Landscaping is provided to car parking areas as follows:</p> <ol style="list-style-type: none"> trees are planted in median areas throughout parking areas, at least 1 shade tree is provided for every 4 parking spaces; shade trees are provided with 15m² of deep soil and permeable surface for each tree; and planted areas are protected by wheel stops or bollards where adjoining parking spaces. <p>AO14.2 Landscaping is used to create shade and cooling around buildings.</p> <p>AO14.3 Landscaping minimises solid surface areas that</p>

	<p>reflect or store heat and maximises vegetation and soft landscaping</p> <p>AO14.4 Landscaping does not shade solar collector devices during the middle 6 hours of the day.</p> <p>AO14.5 Pathways in public open space are designed for maximum shade opportunities, with shade trees positioned at 6m centres.</p>
Street landscaping	
<p>PO15 Street landscaping is designed and constructed to:</p> <ol style="list-style-type: none"> be consistent with the OM15 Road hierarchy — information overlay; provide for the installation of utilities by service providers; provide for the amelioration of pollution; provide a high-quality streetscape; provide high level of amenity, improved liveability and future growth. 	<p>AO15.1 Street landscaping meets the technical design and construction standards in Planning Scheme Policy 7 Landscaping.</p>
<p>PO16 Street landscaping is provided:</p> <ol style="list-style-type: none"> to improve the quality of existing streetscapes; to provide natural shade trees at regular intervals; to maintain and establish the character of existing and proposed streetscapes, respectively; with similar species from the existing streetscapes or adjacent street blocks into new development; with species that are consistent with the landscape and intended character of the zone. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a street tree analysis and landscape master plan showing the streetscape treatments of the proposed streetscape.</i></p>	<p>AO16.1 Street landscaping includes:</p> <ol style="list-style-type: none"> trees that have a clear trunk of at least 2.5m high at maturity; small shrubs with a maximum height of 1.2m at maturity; and ground covers. <p>AO16.2 Advanced street trees (that have a clear trunk of at least 1.2m high at planting) are provided:</p> <ol style="list-style-type: none"> in the centre zones, every 10m along road frontages provided; in other urban areas and Rural residential zones, street trees are provided every 15m along the frontages of the site; with a minimum 15m² of deep soil and protected permeable surface for each tree. <p>AO16.3 Street trees are positioned so the trunk is centred a minimum of:</p> <ol style="list-style-type: none"> 1m from the back of kerb, 2m from stormwater inlets and power poles <p>AO16.4 New development in centre zones, incorporates street furniture to promote a convenient, comfortable and attractive pedestrian environment.</p>
On-site landscaping	
<p>PO17 On-site landscaping</p> <ol style="list-style-type: none"> contributes to a sense of place, is functional; improves the visual appearance of the development; reflects the subtropical nature of the region. 	<p>AO17.1 On-site landscaping is more than 10% TUA of the site.</p> <p>AO17.2 Fences and screens to street frontages are a minimum of 50% visually transparent and complies with the standards specified in the in Planning Scheme Policy 7 Landscaping.</p> <p>AO17.3 Where buildings are not built to the street boundary, landscaping is provided as follows:</p> <ol style="list-style-type: none"> on land in a Residential or Industry zone adjoining an arterial or sub-arterial road—a landscaped strip no less than 6m wide is provided along the street frontages; elsewhere, landscaped strips a minimum no of 2m wide are provided along the street frontages of the site.
On-site car parking	

<p>PO18 Landscaping is provided in and around on-site car parking areas to:</p> <ol style="list-style-type: none"> reduce the visual impact of car parking areas; provide effective shade; protection from heat and glare for users. 	<p>No acceptable solution is nominated.</p>
<p>PO19 On-site car parking protects and improves the privacy or amenity of adjoining or adjacent residents and sensitive land uses.</p>	<p>*AO19.1 Where vehicle movement or parking is located on a boundary adjoining a sensitive land use, or land in a residential zone or the Rural residential zone:</p> <ol style="list-style-type: none"> a 2m high acoustic fence is provided for the full length of the subject boundary; acoustic fence is constructed with no gaps; a 2m wide screen landscaping is provided for the full length of the subject boundary. <p>*AO19.2 Shade trees planted within the landscaping grow to a minimum height of 8m.</p>
<p>Screen landscaping</p>	
<p>PO20 Screen landscaping provides separation between incompatible land uses or between major infrastructure elements (such as State-controlled roads) and incompatible land uses.</p>	<p>AO20.1 Screen landscaping meets the technical design and construction standards in Planning Scheme Policy 7 Landscaping.</p>
<p>PO21 Screen landscaping visually separates and conceals built structures such as large wall expanses, mechanical plant, parking areas, fences, utilities open storage and waste storage areas.</p>	<p>AO21.1 Screen landscaping meets the technical design and construction standards in Planning Scheme Policy 7 Landscaping.</p>
<p>Restoration areas</p>	
<p>PO22 Restoration buffers:</p> <ol style="list-style-type: none"> replicate the structure of the previous natural habitat and corridor elements; use methods that encourage regeneration and self-sustaining ecosystems; use regional native species suited to restore the ecosystem; maximise environmental outcomes while minimising continuing maintenance. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a restoration management plan consistent with Planning Scheme Policy 1 Biodiversity.</i></p>	<p>No acceptable solution is nominated.</p>
<p>PO23 Restoration areas for wildlife habitat and corridors:</p> <ol style="list-style-type: none"> include understorey vegetation, ground surface habitat logs, rock piles and melon holes; retain old trees (including dead trees) with hollows for local native fauna habitat, where trees will not provide a public safety risk; retain natural leaf litter where for local fauna; select species that provide a range of foliage, fruit and flower suitable for local native fauna; retain koala trees and facilitate koala movement in koala habitat areas; and provide wildlife nesting boxes, fauna bridges, ropeways, arboreal road crossings, fauna underpasses and traffic calming. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a restoration management plan consistent with Planning Scheme Policy 1 Biodiversity.</i></p>	<p>No acceptable solution is nominated.</p>
<p>Open space</p>	
<p>PO24 Equipment and embellishments provided in open</p>	<p>AO24.1 Fences and screens bordering public open space</p>

space is:

- a. appropriately located;
- b. use materials that are fit for purpose, durable and safe;
- c. are designed for a range of age groups and physical abilities.

allows for casual surveillance opportunities and are designed to blend with adjacent landscape features.

AO24.2 Dense shrubs over 1.2m in height are not used in open space areas, unless part of a restoration area.

AO24.3 Signage in open space and communal open space is:

- a. limited to Park naming signs, estate signs, way finding signs and symbols, education and interpretive signs and warning or safety signs; and
- b. durable and easy to maintain.

AO24.4 Open space equipment and embellishments meets the technical design and construction standards in Planning Scheme Policy 7 Landscaping.

9.4.7 Stormwater management code

9.4.7.1 Application

1. This code applies to development for which the Stormwater management code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for assessable development.

9.4.7.2 Purpose

1. The purpose of the Stormwater management code is to ensure that development (including community infrastructure) is planned, designed, constructed and operated to manage stormwater and wastewater in ways that protect the environmental values specified in the *Environmental Protection (Water and Wetland Biodiversity) Policy*.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development protects and improves the environmental values of receiving waters.
 - b. Development avoids or minimises ground disturbance to natural drainage, erosion risk, salinity and landscape features and mitigates any impacts from disturbance to receiving waters to maintain environmental values.
 - c. Stormwater is managed to maintain or re-create natural hydrological processes and minimise impacts from sediment run-off regimes.
 - d. Environmental values of receiving waters are protected from adverse effects arising from the creation or expansion of created waterbodies and waterways;
 - e. Development adopts best practice water-sensitive urban design and total water-cycle management approaches to facilitate water quality objectives for the local receiving waters.
 - f. Hydrologic regimes are maintained to pre-development conditions to maintain waterway stability, protect ecology and groundwater dependent ecosystems, maintain suitable fish passage and mitigate flood risk to people and property;
 - g. Life-cycle costs of water quality infrastructure are considered and minimised.

Note—Compliance with this code may be demonstrated by a Stormwater Management Plan consistent with Planning Scheme Policy 9 Stormwater management.

Editor's note—Referral to Seqwater for third party advice may be undertaken for development that will result in ground disturbance and increase the quantity and quality of stormwater flows.

9.4.7.3 Assessment benchmarks

Table 9.4.7-1: Stormwater management code — Measures for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Stormwater treatment	
PO1 Stormwater is treated before being discharged into a natural or non-tidal artificial waterway.	AO1.1 Stormwater is treated to achieve the stormwater management design objectives in: <ol style="list-style-type: none"> a. Table 9.4.7-2: Construction Phase — Stormwater Management Design Objectives; b. Table 9.4.7-3: Construction phase — Stormwater Management Design Objectives for Temporary Drainage Works; c. Table 9.4.7-4: Construction phase — stormwater management design objectives for emergency spillways on temporary sediment basins; d. Table 9.4.7-5: Post Construction Phase — Stormwater Management Design Objectives.
PO2 High environmental value waters mapped OM12A Waterways and water resource catchment - Ecosystems overlay are protected from adverse effects of development.	No acceptable outcome is nominated.
Effective and cost-efficient stormwater drainage	
PO3 Stormwater systems are designed to minimise whole of life cycle costs.	No acceptable outcome is nominated.

<p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Stormwater Management Plan prepared by a suitably qualified profession and consistent with the requirements for South East Queensland.</i></p>	
Stormwater management	
<p>PO4 Development avoids or minimises harming environmental values of receiving waters by providing effective stormwater management systems.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Stormwater Management Plan prepared to be consistent with Planning Scheme Policy 9 Stormwater management and address the potential increased risk of salination by a Salinity Investigation consistent with the Queensland Government Salinity Management Handbook.</i></p>	<p>*AO4.1 Development avoids impacts to high risk soils.</p> <p>AO4.2 Development minimises disturbance to:</p> <ul style="list-style-type: none"> a. natural drainage; b. overland flow paths; c. high risk soils; d. groundwater levels; e. landscape features; and f. vegetation. <p>AO4.3 Stormwater management systems are located on the development site unless otherwise specified in the Council's Infrastructure Plan.</p> <p>AO4.4 Development ensures there is enough net developable area to accommodate an effective stormwater management system.</p> <p>AO4.5 Stormwater management systems are located outside of wetlands, waterways and buffer areas mapped on OM12A Waterways and water resource catchment overlay.</p> <p>AO4.6 Where stormwater management systems are unable to be located outside of wetlands, waterways and buffer areas mapped on OM12A Waterways and water resource catchment overlay, the existing channel bed and bank erosion is effectively stabilised and any increase in channel bed and bank erosion is prevented.</p>
<p>PO5 Construction of development avoids or minimises adverse effects including but not limited to:</p> <ul style="list-style-type: none"> a. sediment mobilisation; b. water contamination; c. stormwater quality; d. hydrological processes. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing an ESCP consistent with objectives listed in Table 9.4.7-2: Construction Phase — Stormwater Management Design Objectives and International Erosion Control Association, Best Practice Erosion and Sediment Control.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO6 To protect drinking water quality objectives, an ESC measures are provided at each phase of the works (including but not limited to, before, during and after construction) to manage stormwater flows and capture sediment and is consistent with current best practice standards;</p> <p><i>Note—Drinking water supply environmental values and water quality outcomes of Lockyer Creek water resource catchment can be found under the Environmental Protection Policy (Water and Wetland Biodiversity) Policy, Schedule 1 Document for Lockyer Creek.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO7 Development avoids environmental harm from stormwater discharge on water quality and waterway hydrology of receiving waters.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Stormwater Management Plan</i></p>	<p>No acceptable outcome is nominated.</p>

<p>consistent with <i>Water by Design Guidelines</i> including:</p> <ul style="list-style-type: none"> a. <i>Total water cycle management planning guidelines for South East Queensland</i>; b. <i>Framework for the Integration of Flood and Stormwater into Open Space</i>; c. <i>Bioretention Technical Design Guidelines</i>; d. <i>Wetland Technical Design Guidelines</i>; e. <i>Waterbody management guidelines</i>; f. <i>Construction and Establishment Guidelines: Swales Bioretention Systems and Wetlands</i>. 	
<p>PO8 Development prevents erosion in receiving waters by limiting changes in run-off volume and peak flows to achieve the waterway stability objectives listed in Table 9.4.7-5: Post Construction Phase — Stormwater Management Design Objectives.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Stormwater Management Plan consistent with Water by Design Guidelines including:</i></p> <ul style="list-style-type: none"> a. <i>Total water cycle management planning guidelines for South East Queensland</i>; b. <i>Framework for the Integration of Flood and Stormwater into Open Space</i>; c. <i>Stormwater harvesting guidelines</i>. d. <i>Bioretention Technical Design Guidelines</i>; e. <i>Wetland Technical Design Guidelines</i>; f. <i>Waterbody management guidelines</i>; g. <i>Construction and Establishment Guidelines: Swales Bioretention Systems and Wetlands</i>. 	<p>No acceptable outcome is nominated.</p>
<p>PO9 Development protects in-stream ecology by maintaining pre-development low-flow discharge regimes consistent with the local receiving waters.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO10 Development prevents contaminants entering the stormwater system.</p> <p><i>Note—Prescribed water contaminants are defined in the Environmental Protection Act.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>Wastewater treatment systems (other than domestic wastewater)</p>	
<p>PO11 Development avoids harming drinking water quality, ecological processes, riparian vegetation, waterway integrity and downstream ecosystem health from wastewater discharge (where other than contaminated stormwater or sewage).</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a wastewater management plan (WWMP) prepared by a suitably qualified person and should include but not be limited to:</i></p> <ul style="list-style-type: none"> a. <i>wastewater type</i>; b. <i>climatic conditions</i>; c. <i>water quality objectives</i>; d. <i>soil conditions and natural hydrology</i>; and e. <i>best practice environmental management</i>. 	<p>AO11.1 Development manages wastewater consistent with a waste management hierarchy that:</p> <ul style="list-style-type: none"> a. avoids wastewater discharges to waterways; or b. if wastewater discharge to waterways cannot be avoided, minimises wastewater discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. <p><i>Note—Development is designed to achieve the prescribed water quality objectives for Waterways consistent with the Environmental Protection (Water and Wetland Biodiversity) Policy, Schedule 1 Document for Lockyer Creek.</i></p> <p>AO11.2 Wastewater discharge to waterways is managed to avoid or minimise the release of nutrients of concern to minimise the occurrence, frequency and intensity of algal blooms.</p> <p><i>Note—Nutrients of concern include nutrients or other trace elements that can facilitate the growth of algae and include nitrogen, phosphorous, iron, or organic matter (dissolved organic carbon).</i></p> <p>AO11.3 Wastewater discharge has pH between 6.5 and 8.0</p>

	<p>to avoid mobilisation of acid, iron, aluminium and metals.</p> <p>AO11.4 Wastewater discharge is flocculated to:</p> <ol style="list-style-type: none"> remove any dissolved iron before release; ensure visible iron floc is not present in any discharge; ensure precipitated iron floc is contained and disposed of. <p>AO11.5 Wastewater discharge and precipitates that cannot be contained and treated on-site are removed and disposed of through trade waste or another lawful method.</p>
<p>Non-tidal artificial waterways</p>	
<p>PO12 Non-tidal artificial waterways are designed to integrate multiple functions, including:</p> <ol style="list-style-type: none"> amenity, aesthetics, landscaping and recreation; flood management; stormwater management; water conservation and reuse; protection of water environmental values; ecological values; community health; and pest management. 	<p>No acceptable outcome is nominated.</p>
<p>PO13 The location of non-tidal artificial waterways:</p> <ol style="list-style-type: none"> avoids groundwater recharge areas, natural wetlands and any associated buffer areas; incorporates low lying areas of a catchment connected to an existing waterway; minimises disturbing soils or sediments; avoids changing the natural hydrological regime in high risk soils and increasing nutrients beyond that specified in Table 9.4.7-5: Post Construction Phase — Stormwater Management Design Objectives. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Salinity Investigation and management plan consistent with the Queensland Government Salinity Management Handbook.</i></p> <p>Editor's note—A suitably qualified registered professional engineer Queensland (RPEQ) with specific experience in establishing non-tidal artificial waterways are required to demonstrate compliance with the requirement.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO14 Non-tidal artificial waterways are designed, constructed and managed to avoid harming ecological processes, water quality, flood capacity, waterway integrity and ecosystem and human health.</p> <p><i>Note—Non-tidal artificial waterways to be retained in private ownership must have an adaptive management plan that responds to legislative change to minimise environmental impacts.</i></p> <p>Editor's note—A suitably qualified registered professional engineer of Queensland (RPEQ) with specific experience in establishing non-tidal artificial waterways are required to demonstrate compliance with the requirement.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO15 The design and location of non-tidal artificial waterways:</p> <ol style="list-style-type: none"> use natural channel design principles to minimise erosion, flooding and maintenance while maximising ecological and aesthetic values of waterways; are consistent with any existing natural waterways; are designed to ensure surface water hydrological 	<p>No acceptable outcome is nominated.</p>

<p>regimes are maintained.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a Stormwater Management Plan consistent with:</i></p> <ul style="list-style-type: none"> a. <i>Brisbane City Council Natural Channel Design Guidelines</i> b. <i>Water by Design Guidelines</i> including: <ul style="list-style-type: none"> i. <i>Bioretention Technical Design Guidelines;</i> ii. <i>Wetland Technical Design Guidelines;</i> iii. <i>Waterbody management guidelines.</i> iv. <i>Construction and Establishment Guidelines: Swales Bioretention Systems and Wetlands.</i> c. <i>Engineers Australia, Australian Run-off Quality: A guide to Water Sensitive Urban Design</i> d. <i>International Erosion Control Association, Best Practice Erosion and Sediment Control</i> 	
<p>PO16 Development of non-tidal artificial waterways avoids and minimises changes to the existing surface water natural hydrological regime so that:</p> <ul style="list-style-type: none"> a. there is no change to the reference high-flow and low-flow duration frequency curves, low-flow spells frequency curve and mean annual flow to and from waterways because of the development; b. any relevant flows into waterways are consistent with the relevant water quality objectives for the local receiving waters; c. the collection and re-use of stormwater occurs so there is no increase in the velocity or volume of stormwater flows entering a waterway. 	<p>No acceptable outcome is nominated.</p>
<p>PO17 Development maintains the existing groundwater hydrological regime.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a hydrological assessment prepared by a suitably qualified professional to demonstrate no adverse impact on the groundwater hydrological regime.</i></p>	<p>AO17.1 Development does not change the existing groundwater hydrological regime by lowering or raising the water table and hydrostatic pressure outside the bounds of variability of existing predevelopment conditions.</p> <p>AO17.2 Development does not result in the ingress of saline water into freshwater aquifers.</p>
<p>Stormwater harvesting and reuse</p>	
<p>PO18 Stormwater harvesting systems are designed to minimise maintenance costs and the requirement for specialised equipment or maintenance techniques and are provided with a continuing funding source.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design consistent with Water by Design Guidelines Stormwater harvesting guidelines.</i></p>	<p>AO18.1 Stormwater harvesting systems to be dedicated to Council as public assets, are designed to be consistent with the Planning Scheme Policy 6 Infrastructure design.</p>
<p>Stormwater quality and hydrology</p>	
<p>PO19 Manage stormwater at the construction phase to protect drinking water supply environmental values and facilitate the achievement of water quality objectives for receiving waters.</p> <p><i>Note—Drinking water supply environmental values are referenced within Environmental Protection (Water and Wetland Biodiversity) Policy, Schedule 1 Document for Lockyer Creek.</i></p>	<p>AO19.1 At the construction stage, an ESCP demonstrates that stormwater achieves the design objectives listed in Table 9.4.7-2: Post Construction Phase — Stormwater Management Design Objectives.</p> <p>AO19.2 An ESCP demonstrates how stormwater quality will be managed at the construction stage consistent with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent to Table 9.4.7-5: Post Construction Phase — Stormwater Management Design Objectives.</p> <p>AO19.3 Stormwater run-off generated during construction is captured and transferred off-site or captured and treated to any applicable re-use standards and reused on-site.</p>

<p>PO20 Manage stormwater during operational (post-construction) stages to protect drinking water supply environmental values and facilitate the achievement of water quality objectives for receiving waters.</p> <p><i>Note—Drinking water supply environmental values are referenced within Environmental Protection (Water and Wetland Biodiversity) Policy, Schedule 1 Document for Lockyer Creek.</i></p>	<p>AO20.1 Stormwater run-off generated during operation (post-construction) is consistent with Table 9.4.7-5: Post Construction Phase — Stormwater Management Design Objectives.</p> <p>AO20.2 Stormwater run-off generated during operation is captured and transferred off-site or captured and treated to any applicable re-use standards and reused on-site.</p>
<p>PO22 Development is designed and constructed to maintain surface water and groundwater balances that sustain the environmental values of water dependent ecosystems, including downstream aquatic, riparian, wetland and terrestrial ecosystems.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a groundwater recharge and discharge management plan prepared by a suitably experienced and qualified groundwater hydrologist. The groundwater recharge and discharge management plan must demonstrate that the development does not affect the groundwater balances beyond the lot boundaries.</i></p>	<p>AO22.1 The location and form of stormwater drains do not change the pre-development hydrology of receiving surface water or groundwater.</p>

Table 9.4.7-2: Construction Phase — Stormwater Management Design Objectives

Note—Drainage and ESC should be appropriate to the risk posed by the activity considering the potential soil loss rate, monthly erosivity and average monthly rainfall.

ISSUE	DESIGN OBJECTIVE
Drainage control	
<p>Drainage works</p>	<ol style="list-style-type: none"> 1. Manage stormwater flows around or through areas of exposed soil to avoid contamination. 2. Manage sheet flows to avoid or minimise the generation of rill or gully erosion. 3. Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works. 4. Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives of: <ol style="list-style-type: none"> a. 10% AEP where the design life is less than 3 months; b. 5% AEP where the design life is 3-12 months; c. 2% AEP where the design life is more than 12 months.
<p>Temporary drainage works</p> <p><i>Note—Refer to International Erosion Control Association, Best Practice Erosion and Sediment Control for details on the application of the Construction Phase requirements.</i></p>	<ol style="list-style-type: none"> 1. Design life and design storm for temporary drainage works or structures: <ol style="list-style-type: none"> a. Disturbed area open for less than 12 months—50% AEP; or b. Disturbed area open for 12-24 months—20% AEP; or c. Disturbed area open for more than 24 months—10% AEP. 2. Works located immediately up-slope of an occupied premises that would be affected by the failure or overtopping of the structure—10% AEP. 3. Culvert crossing—minimum 1EY hydraulic capacity. 4. Design capacity excludes a minimum 150mm freeboard.
Erosion control	
<p>Erosion control</p> <p><i>Note—Refer to International Erosion Control Association, Best Practice Erosion and Sediment Control for details on the application of the Construction Phase requirements.</i></p>	<ol style="list-style-type: none"> 1. Stage clearing and construction works to minimise the area of exposed soil at any one time. 2. Effectively stabilise surface before rainfall occurs. 3. Before completion of works for the development and before removal of sediment controls, all site surfaces are effectively stabilised using methods which will achieve effective short-term stabilisation.
<p>Erosion prevention</p> <p><i>Note—Refer to International Erosion Control Association, Best Practice Erosion and Sediment Control for details on the application of the Construction</i></p>	<ol style="list-style-type: none"> 1. Minimise exposure of high-risk soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate, or other acceptable methods. 4. Implement erosion control methods corresponding to the identified erosion risk rating.

<i>Phase requirements.</i>	
Sediment control	
Sediment management	1. Determine sediment control measures using: <ul style="list-style-type: none"> a. potential soil loss rate; or b. monthly erosivity; or c. average monthly rainfall.
	2. Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of ground disturbance and level of erosion risk. 3. All exposed areas more than 2,500m ² are provided with sediment controls which are designed, implemented and kept to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e., 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less and pH in the range (6.5—8.0).
Design storm for sediment control basins	1. Collect and drain stormwater from disturbed soils to sediment basin for a designed storm event with an 80 th percentile five-day event or similar.
Sediment basin dewatering	1. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> a. TSS less than 50 mg/L TSS; b. Turbidity no more than 10% receiving waters turbidity; c. pH 6.5—8.0.
Water quality	
Litter, hydrocarbons and other waste or contaminants	1. Remove wind-blown litter and gross pollutants. 2. Avoid the release of oil and ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability	
Bank scour and erosion prevention	1. Measures are installed before ground disturbance occurs and are integrated with ESC, or equivalent alternative measures are implemented during construction.
Flood flow management	
Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.
	2. Earthworks and ESC are to ensure that flooding (including stormwater) external to the development site is not worsened during construction.

Note—An effectively stabilised surface is defined as one that does not or is not likely to result in:

- a. soil loss caused by sheet, rill or gully erosion; or
- b. sedimentation; or
- c. water contamination.

Table 9.4.7-3: Construction phase — Stormwater Management Design Objectives for Temporary Drainage Works

TEMPORARY DRAINAGE WORKS	ANTICIPATED OPERATION DESIGN LIFE AND MINIMUM DESIGN STORM EVENT		
	< 12 MONTHS	12—24 MONTHS	> 24 MONTHS
Drainage structure	0.5EY	0.2EY	10% AEP
Where located immediately up-slope of an occupied premises that would be adversely affected by the failure or overtopping of the structure	10% AEP		
Culvert crossing	1EY		

Table 9.4.7-4: Construction phase — stormwater management design objectives for emergency spillways on temporary sediment basins

DRAINAGE STRUCTURE	ANTICIPATED OPERATION DESIGN LIFE AND MINIMUM DESIGN STORM EVENT		
	< 3 MONTHS	3—12 MONTHS	> 12 MONTHS
Emergency spillways on temporary sediment basins	10% AEP	5% AEP	2% AEP

Note—Refer to International Erosion Control Association, Best Practice Erosion and Sediment Control (as amended) for details on the application of the Construction Phase requirements. Advice should be obtained from a suitably qualified person e.g. Certified Practitioner in ESC, or Registered Professional Engineer Queensland, with appropriate knowledge and experience in ESC design and implementation.

Table 9.4.7-5: Post Construction Phase — Stormwater Management Design Objectives

REDUCTIONS IN MEAN ANNUAL LOAD FROM UNMITIGATED DEVELOPMENT				
Total Suspended Solids (TSS)	Total Phosphorus (TP)	Total Nitrogen (TN)	Gross Pollutants >5mm	Waterway Stability Management
85%	65%	45%	95%	Limit the peak 1EY event discharge within the receiving waters to the pre-development peak 1EY discharge

Note—Instead of modelling, the default bio-retention treatment area is to be consistent with load reduction targets for all Queensland regions is 1.5% of the contributing catchment area.

Note—Water stability objective applies if development drains to an unlined waterway within or downstream of the site where a risk of increased erosion exists due to changes in hydrology.

9.4.8 Transport, access and parking code

9.4.8.1 Application

1. This code applies to development for which the Transport, access and parking code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

9.4.8.2 Purpose

1. The purpose of the Transport, access and parking code is to ensure that:
 - a. the function, safety and efficiency of the transport network is protected or improved; and
 - b. development provides safe and efficient access, servicing, parking and manoeuvring on-site.
2. The purpose of the code will be achieved with the following overall outcomes:
 - a. development is designed to encourage walking and cycling wherever possible over the use of private vehicles.
 - b. development provides an effective transport network that accommodates the volume, frequency and type of traffic expected to be generated by the development, including services for people with disabilities.
 - c. development provides a safe streetscapes and active transport networks that are designed to discourage crime and anti-social behaviour;
 - d. development provides highly permeable, safe and efficient transport network and maximises connectivity between transport modes (i.e., roads, footpaths cycleways and public transport routes), consistent with the OM15 Road hierarchy — information overlay.
 - e. road layout improves the safe and effective connection to existing and planned future transport and traffic networks and surrounding lots.
 - f. development provides safe, convenient, efficient and legible access, parking, servicing and associated manoeuvring areas for all users.
 - g. development provides transport infrastructure that meets the standard of design and quality and of a durable standard;
 - h. development provides a high standard of urban design and prevents unacceptable off-site impacts caused by new transport infrastructure.
 - i. development protects or improves the functioning of transport infrastructure.
 - j. development provides for loading and unloading and manages this process to avoid adverse impacts.
 - k. pedestrians, (including people with a disability) and cyclists are provided with a high level of accessibility, safety and convenience within a development site and on-site facilities are integrated with external active transport networks to public transport nodes;
 - l. opportunities for public transport are facilitated wherever practical;
 - m. adverse impacts on the environment and sensitive receptors are avoided.
 - n. development is facilitated in a logical and orderly location, form and sequence to provide cost-effective delivery of new transport infrastructure to service development;
 - o. development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport;
 - p. development is located and designed to mitigate adverse effects on development from environmental emissions generated by transport infrastructure;
 - q. The design of road and street networks are provided as a part of a development that will manage the various transport requirements of the development and provide a clear, legible and permeable network that provides maximum mobility and accessibility for pedestrians, cyclists and public transport;
 - r. development provides parking and manoeuvring, which is integrated into the site and building;
 - s. development protects the quality and amenity of surrounding land and the streetscape;
 - t. development is not of a type or scale that would result in adverse effects on the safety and efficiency of transport infrastructure, corridors and networks.

Note—Compliance with this Performance Outcome may be demonstrated by providing a transport assessment consistent with Planning Scheme Policy 10 Transport Assessment.

Note—Transport assessments are to demonstrate consistency with the planning and design principles of walking network planning guidance.

9.4.8.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 9.4.8-1: Transport, access and parking code — Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Parking rates	
<p>PO1 On-site parking is provided to accommodate the amount and type of vehicle traffic expected to be generated by the development, including:</p> <ul style="list-style-type: none"> a. bicycles; b. motorcycles; c. motor vehicles (including parking for people with disabilities); d. service vehicles; e. any other vehicles that may be generated by the development (e.g. emergency vehicles). 	<p>*AO1.1 Development provides on-site vehicle and motorcycle parking spaces no less than the minimum rates in:</p> <ul style="list-style-type: none"> a. Table 9.4.7-5: Vehicle parking requirements; b. Table 9.4.7-6: Motorcycle parking requirements. <p><i>Editor's note—Calculations resulting in a fraction are rounded up to the next whole number.</i></p> <p>*AO1.2 Development provides accessible vehicle parking spaces on-site not less than the minimum rates in Volume One, NCC, Table D3.5: Carparking spaces for people with a disability.</p> <p><i>Note—Accessible parking spaces are not required where less than five (5) vehicle parking spaces are required for the proposed development.</i></p> <p>*AO1.3 Development provides weather protected on-site bicycle parking spaces not less than the minimum rates in Table 9.4.8-7: Bicycle parking requirement.</p> <p>Where in a commercial centre and the existing use does not have any on-site car parking:</p> <p>*AO1.4 The number of spaces required for the new use is subtracted from the number of spaces required for the old use to determine if any additional parking is required. Table 9.4.8-5: Vehicle parking requirements is used to calculate, the number of spaces for both the old and new use.</p> <p><i>Note—To calculate the total number of required car parking spaces = The required number of car parking spaces for the new uses' is subtracted from the required number of car parking spaces for the old uses. For example, e.g. a 70m² Shop is to be converted to 73m² Food and drink outlet that is using the footpath for outdoor dining. The existing use does not have any on-site car parking.</i></p> <p><i>The new use has a car parking rate 1 space for every 25m² of area this equals 2.92 spaces rounded up equals 3 car spaces. The old use has a car parking rate 1 spacer for every 25m² of area this equals 2.8 spaces rounded up equals 3 car spaces. Therefore, no additional car spaces are required for the change in use.</i></p> <p><i>Editor's note—The intent of this acceptable solution is to recognise existing development may have a lot shape or size that may not allow vehicle parking to be provided at the current rates.</i></p>
Parking space design	
<p>PO2 Vehicle parking spaces are designed and constructed consistent with relevant standards.</p>	<p>*AO2.1 Vehicle parking spaces are designed and constructed consistent with:</p> <ul style="list-style-type: none"> a. AS.2890.1 Off-street car parking; b. AS.2890.3 Bicycle Parking Facilities Requirements; c. AS.2890.6. Disability Access.
<p>PO3 Design of garages, driveways and vehicle parking infrastructure protects privacy and amenity of surrounding residents and sensitive land uses.</p>	<p>AO3.1 Where adjoining a sensitive land use, driveways, car parks and vehicle manoeuvring areas have acoustic screening along the boundaries that includes:</p> <ul style="list-style-type: none"> a. a 2m high acoustic fence; and b. a 2m wide landscaped area.

	<p>AO3.2 Vehicle movement areas:</p> <ul style="list-style-type: none"> a. are set back to provide a minimum 2m wide landscaping along the side and rear lot boundaries; b. are separated from habitable windows to minimise noise and fumes disturbance; c. are screened to minimise the reflection of car headlights onto dwelling windows.
Access requirements	
<p>PO4 Access points are designed and constructed:</p> <ul style="list-style-type: none"> a. to operate safely and efficiently; b. to accommodate the predicted type and volume of vehicles; c. to provide for shared transport use (i.e. pedestrians, cyclists and vehicles); d. to facilitate traffic movement on the road adjoining the development; e. to provide clear pedestrian access from the road reserve to: <ul style="list-style-type: none"> i. the finished floor level of the main building entrance; ii. the main car parking area; and iii. any dedicated set-down and pick-up area separate from the main car parking area; f. to protect or improve the operation of: <ul style="list-style-type: none"> i. existing intersections or future road or future intersection improvements; ii. existing and future on-street parking arrangements. iii. existing services within the road reserve adjoining the development. 	<p>*AO4.1 Access is limited to one access crossover for each site and is:</p> <ul style="list-style-type: none"> a. an existing access point; or b. an access point located, designed and constructed consistent with: c. AS.2890.1 Off-street car parking; d. Planning Scheme Policy 6 Infrastructure design. <p><i>Note—Where development is for Dual occupancy, or Service Station the use code prevails over the AO4.1 above.</i></p> <p>*AO4.2 All vehicles are to enter and exit the site in a forward direction.</p> <p>*AO4.3 Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> a. are not placed over an existing: <ul style="list-style-type: none"> i. telecommunications pit; ii. stormwater kerb inlet; iii. sewer maintenance hole; iv. water valve or hydrant. b. are designed to accommodate the footpath; c. adhere to minimum sight distance consistent with AS.2890.1 Off-street car parking. <p>AO4.4 Safe internal walkways are provided through vehicle parking areas to:</p> <ul style="list-style-type: none"> a. minimise children crossing vehicle manoeuvring areas to reach buildings; b. minimise pedestrian-vehicle conflicts; and c. ensure pedestrians move along aisles rather than across aisles. <p>*AO4.5 The surface of driveways and internal walkways exposed to the elements are:</p> <ul style="list-style-type: none"> a. permeable where on slopes of less than 10% to maximise on-site infiltration of stormwater; b. finished in non-slip surfaces. <p><i>Note—Permeable pavements are not considered impervious area or landscaping and:</i></p> <ul style="list-style-type: none"> a. are excluded from the maximum site cover; b. cautions for impervious areas. <p>*AO4.6 Driveways are:</p> <ul style="list-style-type: none"> a. designed to follow as close as possible to the existing contours but a longitudinal grade of less than 12.5% (1V:8H); b. constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; c. designed to include all necessary associated drainage that intercepts and directs storm water runoff to the road, stormwater drainage system; d. Rear access driveways are consistent with Table 9.5.1-5: Access strip requirements for rear access lots;

	e. Planning Scheme Policy 6 Infrastructure design.
PO5 Access points are minimised through co-location to reduce vehicle transport and active transport interactions.	<p>*AO5.1 Multi-tenanted and multi-lot developments include shared accesses, driveways and parking areas.</p> <p>*AO5.3 Where practical, accesses and driveways are located and integrated with adjoining development, reciprocal easements are created to reduce access points to the constructed road.</p>

Table 9.4.8-2: Transport, access and parking code — Additional measures for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Vehicle parking and garage design	
PO6 On-site parking areas are designed and constructed to: <ul style="list-style-type: none"> a. provide for shared transport use (i.e. pedestrians, cyclists and vehicles); b. provide for the desired character and amenity of the area near the development. 	No acceptable outcome is nominated.
PO7 Internal vehicle, cyclist and pedestrian pathways are: <ul style="list-style-type: none"> a. delineated and identified with clear wayfinding and awareness signage and markings; b. establish clear and practical routes around the parking area; c. separate users in high conflict areas; d. discourage high speeds; e. connected to the external transport network, including external existing and future cycleways in a safe and efficient way. 	AO7.1 Internal vehicle, cyclist and pedestrian pathways are designed and constructed consistent with: <ul style="list-style-type: none"> a. AS.2890.1 Off-street car parking; b. AS.2890.3 Bicycle Parking Facilities Requirements; c. Part 15: Direction signs, information signs and route numbering Queensland Manual of Uniform Traffic Control Devices (MUTCD).
PO8 Car parking areas are located, designed and constructed to: <ul style="list-style-type: none"> a. positively contribute to the streetscape; b. maintain or improve the quality of adjoining streetscapes or public spaces; c. maintain visual amenity, noise, odour, or light impacts on adjoining residents; d. convenient, safe and legible vehicle access and car parking for users; e. be integrated into the building where partially or fully above ground ; f. be landscaped to: <ul style="list-style-type: none"> i. provide shade for pedestrians; ii. reduce glare and heat at ground level; g. have visitor parking clearly visible, identifiable and located to allow ease of use. 	<p>AO8.1 Car parking is:</p> <ul style="list-style-type: none"> a. not visible from the street, other public spaces or adjoining premises; or b. located below ground in a basement or undercroft provided it does not project more than 1m above ground level or affect service infrastructure; or c. located at ground level at the rear of the site or behind a building and: <ul style="list-style-type: none"> i. separated and screened from view of the street and other public spaces with high quality landscaping; ii. not forward of the building line, unless for visitor parking only on one side of an entrance driveway and for the depth of one standard car and where a minimum 1m wide landscaping strip separates the parking space from the street frontage boundary; iii. has a minimum 2m wide landscaping to adjoining premises; iv. has landscaping that includes 1 shade tree for every 6 car spaces; or d. located partially or fully above ground and located behind the active street frontage and: <ul style="list-style-type: none"> i. is integrated within the building design with the building façade and materials extending to the car park area; ii. is sleeved in between or behind the use; iii. building services, pipes and ducts within the car park are not visible from the street, public spaces or adjoining premises. <p><i>Note—Car parking which extends 1m above ground level is counted as a storey in the maximum height and is subject to setback requirements.</i></p>

	<p>AO8.2 Visitor or customer car parking is:</p> <ul style="list-style-type: none"> a. clearly signposted; b. lit at night; c. not located behind a security barrier.
<p>PO9 Carparking and manoeuvring areas maximise the pervious area of the site and minimise the use of impervious materials.</p>	<p>PO9.1 Carparking and manoeuvring areas are no greater than 15% of the total site area.</p> <p>PO9.2 Carparking use impervious materials to improve water infiltration methods.</p>
<p>On-street parking</p>	
<p>PO10 On-street parking may be provided instead of on-site parking where:</p> <ul style="list-style-type: none"> a. development involves the re-use of an existing building; or b. development does not front a major transport corridor mapped on the OM16 Transport network corridor - information overlay contained in Schedule 2 Maps; c. located within the immediate frontage of the site d. designed and constructed consistent with the relevant standards; e. designed and constructed so as not to detract from the character and amenity of the surrounding streetscape. <p><i>Note—PO6 only applies to undertaking new on-street works. Existing on-street car parking spaces will not be considered as on-street parking works instead of on-site car parking.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>Frontage works</p>	
<p>PO11 The developments road frontage/s results in a safe and effective transport network consistent with the OM15 Road hierarchy — information overlay and any other relevant planning studies.</p>	<p>AO11.1 The development provides all frontage works of a standard consistent with the ultimate road network for the area and consistent with Planning Scheme Policy 6 Infrastructure design including:</p> <ul style="list-style-type: none"> a. road widening; b. kerb and channel; c. area for parked vehicles; d. stormwater drainage; e. footpaths; f. cycleways; g. landscaping.
<p>End of trip facilities where more than 2,000m² GFA</p>	
<p>PO12 On-site end of trip facilities are incorporated into the design and protected from the weather for the following uses with more than 2,000m² GFA:</p> <ul style="list-style-type: none"> a. Educational establishment; or b. Hospital; or c. Indoor sport and recreation; or d. Office; or e. Outdoor sport and recreation; or f. Residences; or g. Shop or Shopping centre. 	<p>AO12.1 End of trip facilities are provided, designed and constructed consistent with:</p> <ul style="list-style-type: none"> a. AS.2890.3 Bicycle Parking Facilities Requirements; b. QDC MP4.1; or c. AUSTRROADS Guide to Traffic Engineering Practice, Part 14 — Bicycles, Section 10; or d. Planning for Safe Transport Infrastructure at Schools — Technical guidance for the provision of effective and safe transport infrastructure at schools.
<p>Service vehicle requirements</p>	
<p>PO13 Access, internal circulation and on-site parking for service vehicles are designed and constructed to:</p> <ul style="list-style-type: none"> a. be consistent with AS.2890.1 and AS.2890.2; b. protect the amenity of adjacent sensitive land uses; c. be safe, convenient and accessible to pedestrians, cyclists and vehicles on the site. 	<p>AO13.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed consistent with</p> <ul style="list-style-type: none"> a. AS.2890.1 Off-street car parking; b. AS.2890.2 Off-street Commercial Vehicle Facilities. <p>AO13.2 Service and loading areas are contained within the site.</p> <p>AO13.3 The movement of service vehicles and service</p>

	<p>operations are designed so that they:</p> <ol style="list-style-type: none"> a. do not impede access to parking spaces; b. do not impede vehicle or pedestrian movement.
Vehicle queuing requirements	
<p>PO14 Vehicle queuing and passenger set down areas are provided to accommodate the demand generated by the development and without obstructing the flow of traffic or unduly conflicting with pedestrian movement or adjacent residential uses.</p>	<p>AO14.1 Development provides adequate area for on-site vehicle queuing to accommodate the demand generated by the development where drive through facilities or set-down and pick-up areas are proposed as part of the use, including but not limited to the following land uses:</p> <ol style="list-style-type: none"> a. Bar (drive-through facilities); or b. Car wash (entry); or c. Community activities (passenger set-down); or d. Food and drink outlet (drive-through facilities); or e. Hardware and trade supplies (drive-through facilities); f. Hospital or Health care service (emergency entry); or g. Hotel (entry; drive-through facilities); h. Parking station (entry); or i. Recreation activities (passenger set-down); or j. Relocatable home park (entry and reception area); or k. Service station (entry); or l. Shopping centre (entry); or m. Short-term accommodation (reception area); or n. Theatre (passenger set-down); or o. Tourist Park (entry and reception area). <p>AO14.2 Drive through facilities are setback with landscaping from surrounding residential uses by a minimum 5m setback from the boundary to the internal driveway.</p> <p>AO14.3 Queuing and set down areas are designed and constructed consistent with AS.2890.1 Off-street car parking.</p> <p>AO14.4 Set down areas and porte-cocheres are designed at 90 degrees to, rather than parallel with, the street frontage to minimise the number of vehicle pedestrian conflicts.</p> <p>AO14.5 Development ensures that vehicle access, short-term parking, set down areas and porte-cocheres (excluding driveway splays to the kerb) and services and Utility installations are less than 40% of the street frontage width at the front boundary.</p> <p>AO14.6 Where development requires 30 car parks or more, appropriate area is also provided for private bus set down and pickup areas.</p>
Connection with public passenger transport facilities	
<p>PO15 Development provides direct and safe access for the use of public passenger transport facilities.</p> <p><i>Note—Compliance with this Performance outcome may be demonstrated by providing a Transport assessment that include public transport infrastructure consistent with the planning and design principles of the public transport infrastructure manual.</i></p>	<p>AO15.1 Through-site pathway connections to public passenger transport facilities are consistent with Austroads Guide to Road Design—Part 6A: Paths for Walking and Cycling.</p> <p>AO15.2 Pathway connections are always available.</p> <p>AO15.3 Direct and legible active transport networks provide connections to existing and future public passenger transport facilities.</p> <p>AO15.4 Development incorporates landscaping, boundary treatments and lighting that improves the safety of pedestrians and cyclists accessing public passenger transport facilities by providing for casual surveillance.</p>

	<p>AO15.5 Commercial and retail Shopping centres provides active frontages oriented towards public passenger transport facilities.</p> <p>AO15.6 Residential development addresses street frontages and provides casual surveillance of public passenger transport facilities.</p>
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Table 9.4.8-3: Transport, access and parking code — additional measures for assessable Reconfiguration of a Lot

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Strategic Transport Network	
<p>PO16 Traffic generation from development is considered in a local context to ensure that:</p> <ul style="list-style-type: none"> a. the transport network has the capacity to accommodate projected movements safely and efficiently; b. development does not have an adverse impact upon the functioning of the road network; and c. development includes measures to improve transport options rather than relying on the widening of roads. 	<p>AO16.1 Development involving high trip generating land uses (e.g. employment generators) is located within activity centres and within 400m of major public transport hubs.</p>
<p>PO17 Development respects the road hierarchy and supports the intended character function and amenity of the intended road type and adjoining roads.</p> <p><i>Note—Refer to OM15 Road hierarchy — information overlay.</i></p>	<p>AO17.1 Arterial and distributor roads are designed so they can operate during peak times.</p> <p>AO17.2 Collector and local streets are provided to support short trips for local traffic moving in and between neighbourhoods.</p> <p>AO17.3 Local streets are designed to channel traffic towards collector streets to minimise through traffic and traffic volumes on local streets.</p> <p>AO17.4 A collector street is provided parallel to arterials particularly where they pass through centres.</p> <p>AO17.5 Appropriate width of road reserve is provided to ensure the street network fulfil its designated function on OM15 Road hierarchy — information overlay.</p>
<p>PO18 Development access does not compromise the functions of roads as shown in the road hierarchy and improves the safety, capacity and operations of the road system.</p>	<p>No acceptable outcome is nominated.</p>
Transport Connectivity	
<p>PO19 New roads and active transport networks form part of the overall transport network and are consistent with the OM15 Road hierarchy — information overlay and any relevant structure plans.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO20 The transport network, including roads and pathways, has high levels of connectivity, both within the development site and to the adjacent street blocks.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO21 Development is designed to facilitate efficient, safe and accessible bus services that connect to existing and future public passenger transport facilities.</p>	<p>AO21.1 Development is designed and arranged to:</p> <ul style="list-style-type: none"> a. provide on-site or off-site public transport facilities, having regard to the specific nature and scale of development and the number of people involved in the use; b. provide safe, convenient, accessible and attractive linkages to existing and proposed public transport facilities; and c. maximise accessibility for all predicted users.

	<p>AO21.2 Roads catering for buses:</p> <ol style="list-style-type: none"> are arterial, sub-arterial, distributor, or collector roads; provide universally accessible routes; provide for the shortest and most direct route for an efficient public transport service; and provide a cost effective service adjoining or adjacent to development areas. <p>AO21.3 Roads catering for buses provide convenient connections to existing and future public passenger transport facilities.</p> <p>AO21.4 Bus routes are located to maximise patron catchment and to consider personal safety, lighting and traffic management.</p> <p>AO21.5 Development on a bus route protects bus stop infrastructure and the efficient running of bus services.</p> <p>AO21.6 Roads catering for buses are designed and constructed to be consistent with the relevant State government standards.</p> <p><i>Editor's note—Any public transport infrastructure designed should be consistent with Department of Transport and Main Roads, Public transport infrastructure manual.</i></p>
<p>PO22 Development improves connectivity between existing and future public passenger transport facilities and other transport modes</p>	<p>AO22.1 The road network supports modal interchange by integrating with existing and future public passenger transport facilities.</p> <p>AO22.2 Development provides direct and convenient pathway linkages between existing and future public passenger transport facilities.</p> <p>AO22.3 Development provides wayfinding information for existing public transport facilities and interconnecting transport modes.</p>
<p>Active Transport Networks</p>	
<p>PO23 Road planning and development designs for active transport networks and provides or contributes to safe, convenient and accessible links to schools, open space and recreational facilities, Shops and other community facilities.</p> <p><i>Note—Compliance with this performance outcome may be demonstrate by a Transport assessment consistent with planning and design principles of the Walking Network Planning Guidance and Public Transport Infrastructure Manual.</i></p>	<p>AO23.1 active transport networks provide for the shortest possible connections between and within neighbourhoods to community facilities and are overlooked by residences for most of their length, with no major breaks in surveillance.</p>
<p>PO24 Development connects existing and planned future active transport networks to existing and planned public transport facilities.</p>	<p>AO24.1 Development within 400m (radial distance) of an existing or planned future public transport facility or route provides pedestrian or cycle network links and convenient through-site connections for pedestrians and cyclists to the public transport infrastructure, consistent with Planning Scheme Policy 6 Infrastructure design.</p> <p><i>Editor's note—OM15 Road hierarchy — information overlay, Planning Scheme Policy 6 Infrastructure design and Department of Transport and Main Roads Public transport infrastructure manual identifies the design standards for public transport infrastructure.</i></p>
<p>PO25 Development optimises the planning, design and construction of active transport networks over the use of motor vehicles.</p>	<p>AO25.1 The planning, design and construction of active transport networks is consistent with pedestrian and cycling aspects of Austroads Guides.</p>

	<p>AO25.2 Safe active transport networks to and through the site are provided with shade trees, graded paths and lighting.</p> <p>AO25.3 Pathways are provided to cater for both commuting and recreational uses.</p> <p>AO25.4 Pathways have ramps at all kerbs designed for wheelchair and pram access across roads.</p> <p>AO25.6 Pathways are adequately lit and have navigational signs.</p> <p>AO25.7 active transport networks are designed and constructed to:</p> <ul style="list-style-type: none"> a. provide a stable, smooth surface, including across driveways, sections and joins; b. be easily maintained; c. have a width and longitudinal gradient to cater for projected use; d. provide clear sightlines for safe use; and e. be free of any obstructions such as fences, signage and bollards <p>AO25.8 Footpaths are provided along the road frontages of residential land, public parks and business uses.</p>
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Road Design and Construction

<p>PO26 Roads and active transport paths are planned and designed to support the function of the road hierarchy and ensure that:</p> <ul style="list-style-type: none"> a. design and alignment of roads, intersections and all associated works; b. convey the primary function of each type of street; c. provide a safe environment for all users; d. are adequate for the design speed environment; e. are adequate for predicted traffic volumes; f. maintains the safe and efficient functioning of the road network incorporating roundabouts as a preference to T intersections; g. are compatible with existing infrastructure; h. are easily maintained by Council equipment; and i. where appropriate, can accommodate public transport services; j. road pavement surfaces: k. are durable enough to carry estimated wheel loads of travelling and parked vehicles; l. provide for the safe passage of pedestrians, cyclists, vehicles and stormwater discharge from contributing catchments and the preservation of all-weather access; m. prevent edge fretting; n. kerb and channel: o. controls vehicle movement by delineating the roadway for all users; p. conveys road pavement runoff to the stormwater drainage network in a manner that allows the road to be trafficable in defined flood level; q. verges and footpaths provide: r. safe access for pedestrians and cyclists clear of obstructions; s. an access area for vehicles onto the premises; t. a corridor allocated for services and utilities; and u. additional amenity for minor roads. 	<p>AO26.1 Road planning and design is consistent with Planning Scheme Policy 6 Infrastructure design.</p>
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<p>PO27 Industrial development does not involve the creation of a new vehicular access, including new roads, to local residential streets.</p>	<p>No acceptable outcome is nominated.</p>
<p>Activity Centres and Community Facilities</p>	
<p>PO28 All key destinations such as activity centres, Educational establishments, community facilities, aged car facilities and sports grounds can be reached by a range of travel modes including public transport, walking, cycling, taxis and shared and private vehicles.</p>	<p>AO28.1 Adjoining and within 200m of activity centre, community and recreation activities:</p> <ol style="list-style-type: none"> road and active transport networks are designed for safe pedestrian and cyclist movement; active transport networks provide direct pedestrian and cyclist access to the use or building; designated bus stops, taxi and shared vehicle set down facilities are provided. <p>AO28.2 On street parking, drop-off, access to parking and loading facilities and vehicle manoeuvring do not compromise active transport networks safety and amenity.</p> <p>AO28.3 Roads that function as main streets within an activity centre are designed to facilitate active frontages by providing wide footpaths and slow speed vehicle environments.</p> <p>AO28.4 Commercial sites fronting main streets, in cultural heritage areas are provided with access from rear lanes or other access streets for service vehicles and to parking areas, to reduce potential conflicts with pedestrians and cyclists by having driveways to these streets.</p> <p>AO28.5 Taxi or shared vehicle infrastructure is provided parallel to the kerb, conveniently located to minimise passenger walking and designed consistent with:</p> <ol style="list-style-type: none"> AS.2890.5 Parking facilities — on street parking; AS.1428.1 Design for access and mobility — general requirements for access — new building work; AS.1742.11 Parking controls — manual of uniform traffic control devices; Queensland Manual of Uniform Traffic Control Devices (MUTCD) (Harmonised) Part 11 AS/NZS.2890.6 Parking facilities — off-street parking for people with disabilities; Disability standards for accessible public transport under the <i>Disability Discrimination Act</i>; AS/NZS.1158.3.1 Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting — Performance and design requirements.
<p>Environmental Protection</p>	
<p>PO29 Road infrastructure is located and aligned to:</p> <ol style="list-style-type: none"> minimise disturbance to soils, vegetation and/or other habitat areas; protect and maintain wildlife corridor movements and the safety of native fauna; provide for compensatory habitat establishment and maintenance; minimise changes to the hydrological regime, including drainage patterns, runoff and water quality; avoid crossing watercourses, drainage lines and wetlands, but where such crossings are unavoidable, disturbed areas are reinstated and revegetated on completion of works; minimise bulk earthworks. 	<p>AO29.1 Roads follow the edge of existing disturbed areas, or these works are co-located with other services within a combined utility corridor.</p> <p>AO29.2 Low impact construction techniques are used around areas of vegetation to be retained to minimise interference with the vegetation.</p> <p>AO29.3 Roads avoid <i>vegetation</i> and provide fauna movement corridors and protection measures.</p> <p><i>Editor's note—Measures may include green infrastructure such as fauna underpasses, ropes, exclusion fencing and the like.</i></p> <p>AO29.4 Road infrastructure within or adjoining native habitat incorporates fences which allow for protected wildlife movement and controls unrestricted access of domestic</p>

	<p>cats and dogs.</p> <p>AO29.5 <i>Vegetation</i> is protected from clearing or construction activities by:</p> <ol style="list-style-type: none"> clearly marking vegetation to be retained with flagging tape; installing protective fencing around the dripline of vegetation; ensuring stock piling, storage and vehicle parking occur outside the areas of vegetation to be retained. <p>AO29.6 Where clearance of habitat is unavoidable, once the area disturbed by the works is re-established, replacement habitat is planted in proximity of the works to create native fauna habitat suitable for the area and maintained for the life of the works.</p>
PO30 Road infrastructure is constructed to minimise adverse environmental impacts, including from runoff, erosion and sedimentation.	AO30.1 Road infrastructure is constructed consistent with Planning Scheme Policy 6 Infrastructure design.
External Works and Infrastructure	
PO31 Development is provided with external works: <ol style="list-style-type: none"> along the full extent of the frontage of the site to a standard that has regard to the specified function of the road; provided beyond the site's frontage if required. 	AO31.1 Where not already existing, the following infrastructure components are provided at the frontage of the site: <ol style="list-style-type: none"> full width sealed road; concrete kerb and channel where appropriate; forming and grading to footpaths; vehicular kerb and footpath crossings; a constructed cycleway/s; a constructed footpath/s; a constructed roadway; stormwater drainage; any necessary changes to service infrastructure.
PO32 Any changes or repairs to infrastructure because of the development are made at no cost to Council.	No acceptable outcome is nominated.
PO33 Road infrastructure is proven to be suitable for its use before Council accepting the dedicated asset.	No acceptable outcome is nominated.
Staged development	
PO34 Staged development is planned, designed and constructed to ensure that: <ol style="list-style-type: none"> each stage of the development can be constructed without interruption to services and utilities provided to the earlier stages; the infrastructure provided can service the entire development; and the materials used are consistent throughout the development. 	No acceptable outcome is nominated.

Table 9.4.8-4: Transport, access and parking code — additional measures for assessable Operational Work

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Road construction	
PO35 Road pavement surfaces are of a quality and durability suitable to: <ol style="list-style-type: none"> the predicted traffic volumes and loads; provide all-weather access; the management of stormwater; the safe passage of vehicles, bicycles and pedestrians. 	AO35.1 The detailed design and construction of roads is consistent with Planning Scheme Policy 6 Infrastructure design.
PO36 The pavement edge treatment is constructed to:	AO36.1 The detailed design and construction of road edge

<ul style="list-style-type: none"> a. prevent edge fretting; b. allow water to drain; c. provide the level of control for vehicle movement; d. allow ready access to adjoining premises at suitable locations; e. contribute to the desired streetscape character of the zone. 	treatments is consistent with Planning Scheme Policy 6 Infrastructure design.
Active transport network construction	
PO37 Active transport networks are of a quality and durability suitable to: <ul style="list-style-type: none"> a. the predicted traffic volumes and loads; b. provide all-weather access; c. the management of stormwater; d. the safe passage of vehicles, bicycles and pedestrians; e. the maintenance of a reasonable, comfortable and attractive environment. 	AO37.1 The detailed design and construction of active transport networks is consistent with Planning Scheme Policy 6 Infrastructure design.

Table 9.3.8-5: Vehicle parking requirements

Note—

- a. Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.
- b. Should there be a conflict between parking rates, the higher parking rate applies.
- c. Any use not specified in the 'Use' column of this table shall provide enough spaces to accommodate the number of vehicles likely to be parked on-site at any one time.
- d. Where a residential use is located within 400m of public transport stop, variations to car parking rates may be considered.

USE	CAR PARKING RATE	SERVICE VEHICLE RATE
Adult store	1 space for every 25m ² GFA	1 SRV space
Agricultural supplies store	1 space for every 50m ² TUA; 1 C&T dedicated customer loading bay.	1 HRV space where less than 500m ² TUA; 1 AV space where more than 500m ² TUA.
Animal keeping	1 space for every employee; 3 short-term parking spaces are provided and marked.	Not required
Aquaculture; Intensive animal industry; Intensive horticulture; Wholesale nursery.	1 space for each employee living off-site	As required to service the size and scale of development
Bar	1 space for every 20m ² GFA	1 SRV space
Bulk landscape supplies	1 space for every 200m ² of TUA with a minimum of 5 spaces; 1 C&T dedicated customer loading bay.	1 AV space
Car wash	Queuing for 4 cars	1 SRV space
Caretaker's accommodation	1 space (covered)	Not required
Childcare centre	1 space for every 5 children; 3 car set-down and pick-up area is provided near main entry; or 3 short-term parking spaces are provided and marked.	1 SRV space
Club	1 space for every 4 visitors or seats	1 SRV space; 1 MRV or 1 Small bus space; 1 RCV space.
Community care centre	1 space for every 20m ² GFA; 1 space for every 2 employees.	1 SRV space; 1 MRV or 1 Small bus space; 1 Ambulance.
Community residence	2 spaces for every Community residence;	1 SRV space (may also be

	1 space for every employee.	used as a disability space)
Community use	1 space for every 20m ² GFA; 1 space for every 2 employees.	1 SRV space
Dual occupancy	2 spaces for each dwelling with a minimum of 1 covered space for each dwelling; 1 visitor space for each Dual occupancy and may be provided in tandem with the resident spaces.	Not required
Dwelling house	Consistent with the QDC; 1 space for any secondary dwelling.	Not required
Dwelling unit	1 space (covered)	Not required
Educational establishment	Planning for Safe Transport Infrastructure at Schools — Technical guidance for the provision of effective and safe transport infrastructure at schools 1 electric vehicle charge station for every 15 car spaces	
Food and drink outlet	1 space for every 25m ² GFA; Queuing for 8 cars for any drive through.	1 SRV space where less than 500m ² GFA; 1 SRV space; 1 RCV space where more than 500m ² GFA.
Function facility	1 space for every 4 visitors; or 1 space for every 20m ² GFA, whichever is the greater.	1 SRV space
Funeral parlour	1 space for every 4 seats; 1 space for every employee.	1 SRV space; 1 RCV space.
Garden centre	1 space for every 50m ² TUA; 1 C&T dedicated customer loading bay.	1 HRV space where less than 500m ² TUA; 1 AV space where more than 500m ² TUA.
Hardware and trade supplies	1 space for every 50m ² TUA; 1 C&T dedicated customer loading bay.	1 HRV space where less than 500m ² TUA; 1 AV space where more than 500m ² TUA.
Health care service	1 space for every 20m ² GFA	1 SRV space; or 1 Ambulance where a general practitioner.
High impact industry; Low impact industry; Medium impact industry; Research and technology industry	1 space for every employee; or 1 space for every 100m ² GFA, whichever is the greater.	1 AV space
Home-based business	The requirement for a Dwelling house; 1 space for each non-resident employee; 1 space for each customer on the site at any given time.	Not required
Hotel	1 space for every guest room; 1 space for every 20m ² GFA; Queuing for 8 cars for any drive through.	1 SRV space; 1 MRV or 1 Small bus space; 1 RCV space.
Indoor sport and recreation	1 space for every 20m ² GFA; or 1 space for every 4 seats, whichever is the greater.	1 SRV space; 1 MRV or 1 Small bus space.
Multiple dwelling	1 space for each one-bedroom unit or two-bedroom unit; 2 spaces for every other type of unit; 1 visitor space for every 4 units; 1 electric vehicle charge station for every 15 car spaces.	1 SRV space where more than 10 units
Nature-based tourism	1 space for each caravan or cabin or tent site; 1 manager space.	1 MRV or 1 Small bus space
Nightclub entertainment facility	1 space for every 20m ² GFA	1 SRV space

Office	1 space for every 25m ² GFA 1 electric vehicle charge station for every 15 car spaces	1 SRV space where less than 1,000m ² GFA; 1 SRV space; 1 HRV space where more than 1,000m ² GFA.
Outdoor sales	1 space for every 100m ² TUA; 1 space for every employee.	1 AV space; 1 RCV space.
Party house	1 space for every bedroom; 1 visitor space.	Not required
Place of worship	1 space for every 4 visitors or seats 3 car set-down and pick-up area is provided near entry.	1 SRV space
Relocatable home park	1 space for each dwelling (covered); 1 manager space (covered); 1 visitor space for every 10 dwellings; 3 car entry queuing.	1 SRV space; 1 MRV or 1 Small bus space.
Residential care facility	1 space for every 10 beds; 1 visitor space for every 2 beds; 1 space for every 2 staff members; 1 electric vehicle charge station for every 15 car spaces.	1 SRV space; 1 MRV or 1 Small bus space; 1 Ambulance space.
Retirement facility	1 space for each unit; 1 visitor space for every 4 units; 1 space for every 2 staff members; 1 electric vehicle charge station for every 15 car spaces.	1 SRV space; 1 MRV or 1 Small bus space; 1 Ambulance space.
Roadside stall	1 space for every 25m ² GFA; 1 space for queuing.	Not required
Rooming accommodation	1 space for every 4 beds; or 1 space for every bedroom where the bedrooms are self-contained or may be independently leased. 1 manager space (covered).	1 SRV space; 1 MRV or 1 Small bus space.
Rural industry	1 space for every employee living off-site; 1 space for every 25m ² GFA of retail area.	1 AV space
Rural workers' accommodation	1 space for each unit; or 1 space for every 4 beds, whichever is the greater.	1 AV space
Sales office	2 spaces for every Dwelling house (where part of a Dwelling house on an estate); or Where the Sales office is not a house, the Office rate applies.	Not required
Service industry	1 space for every 100m ² GFA; 1 space for every 25m ² GFA of retail sales.	1 SRV space where less than 500m ² GFA; 1 AV space where more than 500m ² GFA.
Service station	1 space for every 25m ² GFA	Enough access and turning area for a B-Double
Shop	1 space for every 25m ² GFA	1 SRV space where less than 500m ² GFA; 1 SRV space; 1 RCV space where more than 500m ² GFA.
Shopping centre	1 space for every 20m ² GFA; 1 C&T space where more than 2,000m ² GFA; car set-down and pick-up area is provided near entry; 1 electric vehicle charge station for every 15 car spaces.	1 SRV space; 1 RCV space where less than 500m ² GFA; 1 Van, 1 SRV space, 1 MRV or 1 small bus, 1 RCV space where more than 500m ² GFA.
Short-term accommodation	For Accommodation units:	1 SRV space; 1 HRV space.

	1 space for each unit; 1 visitor space for every 10 units; For Backpacker accommodation: 1 space for every 10 beds; 1 manager space (covered).	
Showroom	1 space for every 50m ² GFA; 1 C&T dedicated customer loading bay.	1 HRV space where less than 500m ² TUA; 1 AV space where more than 500m ² TUA
Theatre	1 space for every 4 visitors or seats 3 car set-down and pick-up area is provided near entry.	1 RCV space
Tourist park	1 space for caravan or cabin or tent site; 1 manager space (covered); 1 visitor space for every 10 sites; 1 C&T and 1 car entry queuing.	1 SRV space; 1 HRV space; 1 RCV space.
Transport Depot	1 space for every heavy vehicle parked on-site; For on-site office, the Office rate applies.	Enough spaces for the intended use.
Veterinary service	1 space for every 20m ² TUA	1 SRV space
Warehouse	1 space for every employee; or 1 space for every 100m ² GFA, whichever is the greater.	Enough spaces for the intended use.
Wholesale nursery	1 space for every employee; For any ancillary retail area, the Garden Centre rate applies.	1 AV space
Winery	1 space for every employee living off-site; 1 space for every 25m ² GFA for retail area.	1 AV space
Workforce accommodation	1 space for each unit; or 1 space for every 4 beds.	1 SRV space; 1 MRV or 1 Small bus space.
Any other use not listed in this table	Enough spaces to accommodate the number of vehicles likely to be generated by the use and parked on the site at any one time as demonstrated by a Transport assessment consistent with Planning Scheme Policy 10 Transport Assessment.	

Table 9.4.8-6: Motorcycle parking requirements

Note—No motor cycle spaces are required if the activity group is not specified in this table.

ACTIVITY GROUP	MOTORCYCLE PARKING RATE
Commercial activities Entertainment activities	1 space for every 100m ² GFA; 1 space for every 200m ² GFA for Agricultural supplies store; Garden centre; Hardware and trade supplies; Outdoor sales.
Community activities	1 space for every 100m ² GFA; Planning for Safe Transport Infrastructure at Schools — Technical guidance for the provision of effective and safe transport infrastructure at schools for Educational establishment.
Industry activities	1 space for every 200m ² GFA; Not required for Bulk landscape supplies.
Medium density residential activities	1 space for every 10 dwellings; units or beds (minimum of 1 space).
Sport and recreation activities	1 space for every 100m ² GFA.
Tourist activities	1 space for every 10 dwellings; units or beds (minimum of 1 space) for Short-term accommodation, only.

Note—The term motorcycle includes motorcycles, motor scooters and mopeds.

Note—Planning Scheme Policy 6 Infrastructure design, motorcycle vehicle dimensions and manoeuvring requirements are to be consistent

with Australian Standard AS.2890.2 — Off Street Parking — Commercial Vehicle Facilities.

Table 9.4.8-7: Bicycle parking requirements

Note—No bicycle spaces are required if the activity group is not specified in this table.

ACTIVITY GROUP	BICYCLE PARKING RATE
Commercial activities Community activities Entertainment activities	Planning for Safe Transport Infrastructure at Schools — Technical guidance for the provision of effective and safe transport infrastructure at schools for Educational establishment. For all other uses: a. space for every 100m ² up to 500m ² GFA; b. 1 space for every 500m ² more than 500m ² GFA.
Medium density residential activities	1 space for every 2 dwellings or units or beds (minimum of 1 space) if within a Centre zone or Residential Zone
Sport and recreation activities	1 space for every 50m ² up to 500m ² GFA; 1 space for every 500m ² more than 500m ² GFA.
Tourist activities	1 space for every 2 dwellings or units or beds (minimum of 1 space) if for Short-term accommodation and not within the Rural residential zone or Rural zone.
All uses where not in conflict with QDC MP4.1 for major developments	End of trip cycle facilities are required at the following rate where 5 or more bicycle parking spaces are calculated: a. locker for every 2 bicycle parking spaces; b. 1 shower cubicle with ancillary change room for every 10 bicycle spaces and every part of 10 bicycle spaces. <i>Note—For example 11 bicycles spaces means 2 shower cubicles would need to be provided.</i>

Note—Bicycle spaces are required as well as vehicle and motorcycle spaces required for the specific use.

9.5 Other development codes

9.5.1 Reconfiguring a lot code

9.5.1.1 Application

1. This code applies to development for which the Reconfiguring a lot code is identified as an assessment benchmark in the assessment benchmark column in Part 5 Tables of Assessment.
2. All measures in this code are the assessment benchmarks for applicable assessable development.

9.5.1.2 Purpose

1. The purpose of the Reconfiguring a Lot Code is to ensure that development results in lots that are consistent with the purpose and outcomes of the zone in which the site is located and the impact on the amenity and environment is minimised.
2. The purpose of the code will be achieved with the following overall outcomes:
 - a. Lots are of a size and shape for their intended use that have regard to the preferred character and amenity of the zone in which they are located and the physical characteristics of the site including the presence of natural hazards and valuable features.
 - b. Development is cohesive and contained within a distinct boundary between the urban and the rural area. A distinct edge to the urban areas is provided by excluding unplanned expansion of the urban, village and rural residential areas.
 - c. Irregularly shaped lots and small residential lots consistent with zone outcomes.
 - d. Land suitable for larger scale residential, rural residential and industrial development is comprehensively planned through structure planning and is not under-used.
 - e. Development in the Emerging community zone does not result in the fragmentation of land before its planned development for urban purposes and is consistent with an approved structure plan.
 - f. Subdivision that would result in decreased viability of the sites or surrounding lots for rural purposes and increasing difficulties with land management as well as potential for conflict between adjoining land uses is avoided.
 - g. Lots are provided with suitable road access having regard to their intended use. Access from lots protects and maintains the safety and efficiency of the road network.
 - h. Development creates a transport network that is safe and efficient transport and prioritises active over motor vehicles.
 - i. A grid or modified grid street pattern is used in the layout of new development to provide a highly permeable, legible and connected transport network.
 - j. Lots are provided with all infrastructure and services to the desired standard of service identified in the LGIP, including a standard of electricity and telecommunications services.
 - k. Development provides for the effective management of stormwater.
 - l. Buffers are provided between incompatible uses.
 - m. The risk to people and property from natural hazards is avoided or mitigated.
 - n. Development of residential estates creates safe, liveable and healthy neighbourhoods with usable Park and open space.
 - o. Natural features and environmental corridors such as creeks, gullies, water ways, wetland, habitats and vegetation are protected, improved and rehabilitated through buffers that minimise the impact of existing and future land uses. Any unavoidable impacts are minimised through location, design, operation and management requirements.
 - p. Reconfiguration supports convenient, comfortable and attractive pedestrian environment for transport, recreation, leisure and exercise.

9.5.1.3 Assessment benchmarks

1. Measures for accepted development are shown with an asterisk (*) in the Accepted Outcomes column of the below table/s.

Table 9.5.1-1: Relevant assessment benchmarks for types of development

DEVELOPMENT TYPE	RELEVANT ASSESSMENT BENCHMARKS
Accepted Boundary realignment resolving a boundary encroachment	Table 9.5.1-2 — AO1.1, AO1.2, AO1.3, AO1.4
Assessable Boundary realignment resolving a boundary encroachment	Table 9.5.1-2 — PO1 Table 9.5.1-3 — PO8, PO16, PO36, PO40

Boundary realignment	Table 9.5.1-3 — PO2 to PO4, PO8, PO9, PO12, PO16, PO18, PO23, PO24, PO36, PO40, PO42, PO43
Access easements	Table 9.5.1-3 — PO4, PO8, PO16, PO36
Subdivision by lease	Table 9.5.1-3 — PO5, PO6, PO8, PO12, PO18, PO36, PO40
Subdivision creates one lot into two using an existing gazetted road as the boundary	Table 9.5.1-3 — PO7, PO8, PO9, PO16, PO18, PO36, PO40
Subdivision less than 5 Lots	Table 9.5.1-3 — PO8 to PO16, PO18, PO22 to PO24, PO36, PO38, PO39, PO40, PO42, PO43, PO51
Subdivision 5 lots and more	Table 9.5.1-3 — PO8 to PO51

Table 9.5.1-2: Boundary realignment resolving a boundary encroachment - Measures for accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>PO1 A boundary realignment resolving a boundary encroachment:</p> <ol style="list-style-type: none"> improves the land condition or ownership rights; ensures that the lots have vehicular access consistent with Council requirements; ensures that the lots have connection to services and utilities consistent with the Zone. <p><i>Note—A registered identification plan prepared by a suitably qualified person demonstrates that the boundary realignment is required to resolve an existing encroachment may assist in demonstrating compliance with this Performance Outcome.</i></p>	<p>*AO1.1 Lots created by the boundary realignment:</p> <ol style="list-style-type: none"> contain all existing service and utility connections within the boundary of the lot they serve; easement/s are provided over the existing, infrastructure, utility, the stormwater drainage network and service connections to their requirements of the infrastructure provider; are serviced by new services and utility connections located within the boundary of the lot they serve. <p>*AO1.2 Lots have frontage to a constructed road.</p> <p>*AO1.3 The realignment of the boundaries maintains or improves lawful use of the lots.</p> <p>*AO1.4 Rear access are consistent with the Table 9.5.1-5: Access strip requirements for rear access lots.</p> <p><i>Note—Irregular shaped lots will be accepted to address encroachments, only.</i></p>

Table 9.5.1-3: Reconfiguring a lot code - Measures for assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Boundary realignment (other than a boundary encroachment)	
<p>PO2 Development results in at least one of the following:</p> <ol style="list-style-type: none"> improves land management for rural production or combines rural lots; or improves protection of environmental values, landscape features or cultural heritage features; or reduces the potential risk or exposure of people to bushfire, flood and/or landslip hazard while not increasing the disaster management response or recovery capacity and capabilities; or improves the separation distance of incompatible land uses. 	<p>AO2.1 In urban areas realigned lots have a net developable area consistent with Table 9.5.1-4: Minimum lot size and dimensions.</p> <p>AO2.2 Realigned lots do not change their total area by more than 10% where in:</p> <ol style="list-style-type: none"> Conservation zone; Limited development zone; Rural zone; Rural residential zone, No subdivision precinct; Township zone. <p>AO2.3 Realigned lots:</p> <ol style="list-style-type: none"> contain all service and utility connections within the boundary of the lot they serve consistent with 9.4.5 Infrastructure services code; have a vehicle access and crossover consistent with 9.4.5 Infrastructure services code or Planning Scheme Policy 6 Infrastructure design.

	<i>Note—Irregular shaped lots will not be accepted for boundary realignments where the original lots are regular in shape.</i>
PO3 Boundary realignment improves access for a lot that had no access or an unsuitable access.	AO3.1 In a DFL event, realigned lots have a flood free access and can evacuate to the nearest arterial road.
PO3 Boundary realignment ensure lots have enough area to cater for the future intended uses consistent with the zone.	AO3.1 Realigned lots have an area and dimensions consistent with Table 9.5.1-4: Minimum lot size and dimensions.
Access easements to a constructed road	
PO4 Access easements: a. are consistent with Table 9.5.1-5: Access strip requirements for rear access lots; b. driveways are constructed to a standard appropriate to the situation; c. prevents causing environmental nuisance or adverse impacts on surrounding lots.	AO4.1 An access crossover and driveway are constructed within an access easement/s and consistent with the requirements of 9.4.5 Infrastructure services code or Planning Scheme Policy 6 Infrastructure design for rear access lots with regards to driveway width, length, grade and construction standard.
Subdivision by lease	
PO5 Subdivision by lease is consistent with the overall outcomes for the zone or is consistent with a current approval for Material Change of Use.	No acceptable outcome is nominated.
PO6 Reconfiguration in the Conservation zone results in no additional lots, except where associated with an existing or approved community infrastructure.	No acceptable outcome is nominated.
Subdivision creates one lot into two using an existing gazetted road as the boundary	
PO7 Where a lot is severed by a road in the Rural zone, each new lot created can accommodate a Dwelling house, effluent disposal, vehicular access, and other improvements that are consistent with the purpose of the Rural zone.	AO7.1 In the Rural zone, new lots created: a. are at least 2.5ha in area; b. have access to a constructed road; c. have a flood free development envelope area suitable for a Dwelling House with a slope of less than 15%.
Existing buildings and structures	
PO8 Lots that contain existing buildings and structures (excluding fences) to be retained: a. are consistent with boundary setbacks for the zone in Table 9.4.2-2: Building scale and bulk requirements; b. are consistent with the Table 9.5.1-4: Minimum lot size and dimensions; c. are rectangular in shape; d. are consistent with current building boundary setbacks. <i>Note—For domestic outbuildings, the QDC requirements apply.</i> <i>Note—This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.</i>	No acceptable outcome is nominated.
Lot size and dimensions	
PO9 The size and dimensions of created lots are suitable for their intended use that has regard to: a. the need to accommodate buildings, structures, vehicle access, parking and manoeuvring areas, open space, landscaping and the area required for on-site wastewater treatment system where the lot is not connected to reticulated sewer; b. the physical characteristics of the site including where affected by an overlay.	AO9.1 The size and dimensions of lots created by subdivision are consistent with Table 9.5.1-4: Minimum lot size and dimensions. AO9.2 Where the size and dimension of lots are not specified in Table 9.5.1-4: Minimum lot size and dimensions, the proposed lots are suitable in size and dimension for their intended use. <i>Note—The size and dimensions of a rear lot excludes the access strip.</i>
PO10 Development in the Emerging community zone is	No acceptable outcome is nominated.

<p>guided by a comprehensive structure planning that supports a consolidated settlement pattern and cost effective infrastructure.</p>	
<p>PO11 Development in the Rural residential and Township zones is consistent with size and dimensions for lots specified in Table 9.5.1-4: Minimum lot size and dimensions.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO12 Irregularly shaped lots (i.e. lots other than rectangular shaped lots) are created only where:</p> <ol style="list-style-type: none"> the creation of a regularly shaped lot is impractical, e.g. at the change of road alignment or at the head of a cul-de-sac; the lot is suitable for its intended purpose; and safe access to the lot can be provided. are consistent with Table 9.5.1-4: Minimum lot size and dimensions. 	<p>No acceptable outcome is nominated.</p>
<p>Small Residential Lots</p>	
<p>PO13 Small residential lots may be created to assist urban consolidation and increase housing diversity consistent with Figure 9.5.1-1: Diversity in housing choice and configuration where:</p> <ol style="list-style-type: none"> located within walking distance of the Principal centre zone or Major centre zone; consistent with the preferred character for the zone and local area; the small residential lots are distributed among larger lots and do not dictate the streetscape pattern; the site is not subject to topographical constraints. <p><i>Editor's note—A small residential lot is a lot with an area between 350m² and 600m² located in a residential zone.</i></p>	<p>AO13.1 Small residential lots are:</p> <ol style="list-style-type: none"> located within 800m walking distance of the Principal centre zone or the Major centre zone; located in a group of no more than 4 small residential lots in a row; no more than 25% of lots in any street block; located on land with slopes less than 10%. not located at the end of a T-intersection or at a bend in the road; not located at the end of cul-de-sac; not created by further subdividing a rear access lot; have set constructed access crossover locations. <p>AO13.2 Small residential lots that meet AO13.1 and:</p> <ol style="list-style-type: none"> provide for consistently designed and managed attached housing on individual lots; or ensure Dwelling houses can be managed through building envelopes; or provide access to the rear of the lot by a laneway.
<p>PO14 Small residential lots are developed consistent with a plan of development which demonstrates that:</p> <ol style="list-style-type: none"> most lots are provided with a north-south orientation to optimise opportunities for passive solar design; landscaping can be accommodated to soften built form elements, improve microclimate and contribute to the quality of the streetscape. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a plan of development that shows development envelope area and for each development envelope the:</i></p> <ol style="list-style-type: none"> access crossover locations; street tree locations; on-street car parking locations; services locations including stormwater and electricity. 	<p>AO14.1 Small residential lots have a development envelope area that demonstrates each small residential lot can contain a building with a long axis that faces between 30° east of true north and 20° west of true north consistent with Figure 9.5.1-2: Lot orientation outcomes.</p>
<p>Infill development</p>	
<p>PO15 Infill development:</p> <ol style="list-style-type: none"> limits the number of rear access lots; protects the safety of pedestrians and cyclists by ensuring that access strips to the road frontage are designed to maintain visibility to the verge; provides an adequate internal manoeuvring area for vehicles to exit rear access lots in a forward direction; allows sufficient street frontage for waste collection. 	<p>AO15.1 Infill development is consistent with the minimum lot size in Table 9.5.1-4: Minimum lot size and dimensions, exclusive of any rear lot access strip and:</p> <ol style="list-style-type: none"> is rectilinear in shape; no more than 1 rear lot is created behind any lot with a road frontage; no rear access lots are located at the end of a cul-de-sac street.
<p>Rear access lots</p>	

<p>PO16 Rear access lots are provided where:</p> <ol style="list-style-type: none"> there is no alternative that has regard to the topography, access, location, shape, or size of the site; it is not practical for the site to be reconfigured so that all lots have full frontage to a road; it will not prejudice later development or the use of surrounding lots; it positively contributes to the character of adjacent premises and the street block; the operational safety and efficiency of the road network is not adversely affected; vehicle access will not harm residential amenity on adjoining lots from the access strip due to noise, light, dust and stormwater runoff. <p><i>Note—Rear access lots are not appropriate in non-urban or non-residential zones.</i></p>	<p>AO16.1 Rear access lots:</p> <ol style="list-style-type: none"> meet the width, length and construction requirements of Table 9.5.1-5: Access strip requirements for rear access lots; are consistent with Figure 9.5.1-3: Rear access lot design; rear lots are rectangular in shape; boundary angles are more than 45 degrees; no more than 2 rear lots are located at the end of a cul-de-sac street; no more than 1 rear lot is created behind any lot with a road frontage; no more than 1 access strip to rear lots directly adjoins a front lot; access strips to the rear lot are located on only one side of the front lot; may border another access strip to a rear lot only if reciprocal easement/s are provided over the two access strips.
Location	
<p>PO17 New lots are created only on that part of the site that is free from development constraints and so existing site features are protected and retained in a single lot.</p>	<p>No acceptable outcome is nominated.</p>
Development envelope areas	
<p>PO18 Development envelope areas approved as part of a subdivision ensure that there is sufficient area to accommodate future intended uses that have regard to:</p> <ol style="list-style-type: none"> existing and future infrastructure; adjacent rural activities; natural hazards; biodiversity and habitat; cultural heritage; scenic amenity; water quality. 	<p>AO18.1 Development envelope areas are provided when a lot is less than the specified lot sizes or the site is affected by overlays, infrastructure, easement/s or buffers.</p> <p>AO18.2 Development envelope areas:</p> <ol style="list-style-type: none"> include land within the net developable area; or where affected by an overlay, the area of land that is consistent with the outcomes of the overlay code; are positioned in one location; exclude areas for future infrastructure or infrastructure corridors; excludes areas required as buffers to adjacent rural activities. <p>AO18.3 The development envelope area within the nominated lot is accessible by a constructed road access and is consistent with Planning Scheme Policy 6 Infrastructure design.</p>
Lot layout	
<p>PO19 The development provides for a diversity of lot sizes consistent with Figure 9.5.1-4: Mix of residential lot size and densities to improve housing choice and a variety of lot frontages contributes to an interesting streetscape in each street.</p>	<p>AO19.1 For residential subdivision within the Low density residential zone, a minimum of:</p> <ol style="list-style-type: none"> 20% of the lots are 800m² or more. 20% of the lots are between 450m² to 600m². <p>AO19.2 For residential subdivision within the Low-medium density residential zone, a minimum of 20% of the lots are between 350m² to 600m².</p> <p>AO19.3 Lots proposed to be less than 450m² have designated building envelopes and driveway location and building staging (e.g. several small lot houses to be constructed as rowhouses are built at the same time).</p> <p>AO19.4 Design of lot shapes and dimensions in urban areas are:</p> <ol style="list-style-type: none"> regular in shape and dimensions; deliver street patterns that are rectilinear;

	<ul style="list-style-type: none"> c. contribute to cost savings in engineering and building construction; d. suit standard lot depths of 25m and 32m and standard widths in multiples of 2.5m and 5m.
<p>PO20 Lots with frontages of 10m or less are dispersed with the subdivision pattern to minimise driveways that affect pedestrian movement and allow sufficient on street parking.</p>	<p>AO20.1 Small lots within the street block are arranged so that:</p> <ul style="list-style-type: none"> a. there are no more than 8 lots with a frontage of 10m or less in a row, unless serviced by a rear lane; b. there are no more than 6 lots with a frontage of 7.5m or less in a row, unless serviced by a laneway (including a rear lane).
<p>Climate responsive design</p>	
<p>PO21 The street design and lot orientation facilitates construction of energy efficient buildings that respond to the local climate conditions by:</p> <ul style="list-style-type: none"> a. maximising solar access to the north; b. minimising the extent of external walls facing to the east and west; c. proportioning lots and building envelopes to accommodate energy efficient building orientation; d. maximising access to prevailing winds to allow for air-permeability. 	<p>AO21.1 Roads and lots are configured in a grid pattern and:</p> <ul style="list-style-type: none"> a. maximises the number of streets running in a north-south direction within 20° west and 30° east of north; and b. maximises the number of lots in an east-west direction within 30° south and 20° north of east consistent with Figure 9.5.1-2: Lot orientation outcomes.
<p>Staged development</p>	
<p>PO22 The staging of development and the design of individual stages ensures that each stage can function independent of the development of later stages and that:</p> <ul style="list-style-type: none"> a. there is a logical pattern of development; b. provides timely and cost effective infrastructure; c. at each stage there is access to public transport, open space, community facilities and convenience shopping. 	<p>AO22.1 Staged development occurs in a logical and orderly form and sequence.</p> <p>AO22.2 The infrastructure and services for each stage can function effectively independent of the delivery of later stages.</p> <p>AO22.3 Where staging results in only part of a road being constructed (with the full length of the road to be completed at future stages), a temporary sealed cul-de-sac is provided within the stage boundary, at the end of the road until later stages are completed.</p>
<p>Future Subdivision</p>	
<p>PO23 New lots that are of a size or shape capable of further subdivision are designed so the further subdivision:</p> <ul style="list-style-type: none"> a. has sufficient and dimensions to accommodate the intended land use; b. provides a safe, efficient and cost effective infrastructure network; c. limits the creation of rear access lots. <p><i>Note—The ability to further reconfigure the site is demonstrated by submitting a concept plan that meets the requirements for the applicable zone.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>Centre and Neighbourhood design</p>	
<p>Schedule 12A of the <i>Planning Regulation</i>, assessment benchmarks for certain reconfiguration of a lot.</p> <p>PO24 CONNECTIVITY</p> <p>The reconfiguration provides connectivity for pedestrians by:</p> <ul style="list-style-type: none"> a. ensuring that any roads constructed or extended in association with the reconfiguration are connected in a grid-like pattern that is responsive to topography and other physical constraints; and b. ensuring that, to the extent topography and other physical constraints reasonably permit, any roads constructed or extended in association with the reconfiguration, or footpaths provided in relation to the reconfiguration: <ul style="list-style-type: none"> i. connect to roads and footpaths in surrounding areas; or ii. allow for connection to future roads and footpaths in surrounding areas. 	
<p>PO25 The design of the neighbourhood provides:</p> <ul style="list-style-type: none"> a. a grid-like street network and quality streetscape; 	<p>No acceptable outcome is nominated.</p>

<ul style="list-style-type: none"> b. a movement network that prioritises pedestrians and cyclists to create a walkable neighbourhood; c. a movement network that integrates with the networks within the surrounding area including connections to the public transport; d. a compact, well-connected and integrated neighbourhood with environmental corridors, open space and recreation facilities, community facilities, centres and places of employment in the surrounding area; e. connection to the existing open space network; f. sufficient land for open space and community facilities to service the community needs; g. a mix of lot sizes that provide for a range of housing choices consistent with Figure 9.5.1-4: Mix of residential lot sizes and densities; h. separation buffers to incompatible zones and land uses. 	
<p>PO26 Neighbourhood design results in a safe and connected network of walkable neighbourhoods.</p>	<p>AO26.1 Development does not create new cul-de-sac streets unless there is a physical feature or incompatible zone change that dictates the need to use cul-de-sac streets.</p> <p>AO26.2 Where a cul-de-sac street is used, it:</p> <ul style="list-style-type: none"> a. is designed to be no longer than 150m in length; b. is designed so that the end of the cul-de-sac is visible from its entrance; c. provides connections from the top of the cul-de-sac to other streets for pedestrians and cyclists with a minimum width of 6m and a maximum length of 30m.
<p>PO27 The design and layout of streets, lots and infrastructure:</p> <ul style="list-style-type: none"> a. avoids or minimises changes to natural features such as drainage lines and waterways; b. avoids increasing the risks associated with natural hazards; c. minimises the need for vegetation clearing; d. retains or provides viable ecological corridors for wildlife movement; e. minimises earthworks and changes to the natural topography. 	<p>No acceptable outcome is nominated.</p>
<p>PO28 The design and layout of streets, lots and infrastructure minimises the continuing infrastructure maintenance burden to Council and other infrastructure providers.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO29 Neighbourhood identity is reinforced by locating community, retail and commercial facilities at focal points within convenient walking distance (e.g. up to 800m) for residents</p>	<p>No acceptable outcome is nominated.</p>
<p>PO30 Gated communities or subdivisions that involve common property retains a connected and integrated infrastructure networks (e.g. open space, roads, water etc.).</p>	<p>No acceptable outcome is nominated.</p>
<p>Street Block Design</p>	
<p>Schedule 12A of the <i>Planning Regulation</i>, assessment benchmarks for certain reconfiguration of a lot.</p> <p>PO31 MAXIMUM LENGTH OF PARTICULAR BLOCKS</p> <ul style="list-style-type: none"> 1. The reconfiguration provides for convenient pedestrian movement by ensuring the length of each boundary of a block for the reconfiguration does not exceed the lesser of: <ul style="list-style-type: none"> a. a maximum length for a boundary of a block stated in a local assessment benchmark for the reconfiguration; or b. 250m. 2. Subsection 1. does not apply in relation to a block for the reconfiguration that the development application for the reconfiguration states will be subdivided as part of a future stage of development. 	
<p>PO32 Street blocks are provided as a connected grid-like pattern or modified grid-like pattern, to respond to topography and other physical constraints, provide for cost effective</p>	<p>No acceptable outcome is nominated.</p>

infrastructure, multiple access points and avoid natural hazards.	
<p>PO33 Street blocks provide a mid-block path for active transport networks to improves connectivity to open space and recreation facilities, community facilities, centres and places of employment.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the State government Crime Prevention Through Environmental Design Guidelines for Queensland.</i></p>	No acceptable outcome is nominated.
<p>PO34 Street blocks containing small or narrow lots incorporate laneways (including rear lanes) that contribute to:</p> <ol style="list-style-type: none"> minimising the number of vehicle crossovers in the street; accommodating sufficient on-site and on-street parking. 	No acceptable outcome is nominated.
<p>PO35 The design and layout of streets and lots assist casual surveillance of and access to parks.</p> <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a design concept plan that is consistent with the State government Crime Prevention Through Environmental Design Guidelines for Queensland.</i></p>	AO32.1 Street and lot layout results in at least 75% of the perimeter of parks to be fronted by a road
Vehicle networks and connectivity	
PO36 Access arrangements for lots, including the location, layout and width of driveway crossovers, maintains the function, safety and efficiency of streets and major pathways.	No acceptable outcome is nominated.
<p>PO37 The geometric design features and widths of each type of street and lane:</p> <ol style="list-style-type: none"> is consistent with OM15 Road hierarchy — information overlay; ensures it is safe and cost effectively; encourages traffic speeds and volumes to levels consistent with its function in the road hierarchy; has an adequate horizontal and vertical alignment to accommodate utilities, on-street parking, access to lots, street trees and active transport networks; ensures unhindered access by service and emergency vehicles. 	<p>AO37.1 The design of streets and lanes is consistent with Planning Scheme Policy 6 Infrastructure design.</p> <p>AO37.2 Where cul-de-sacs are proposed, the cul-de-sac head:</p> <ol style="list-style-type: none"> includes safe active transport networks to the wider transport network; is designed to allow a three-point turn by a medium-rigid vehicle; is designed to accommodate both on-street parking and medium-rigid vehicle movement, at the same time.
<p>PO38 Subdivision provides road network connections that assist Emergency services access and operations, by:</p> <ol style="list-style-type: none"> providing safe evacuation routes for people; ensuring a high level of connectivity to the wider road network; maximising the flow of traffic in the road network by minimising junctions that stops or impedes traffic flow; ensuring routes allow the dispersion of traffic ahead of Emergency services and for an evacuating population. 	<p>AO38.1 The subdivision layout ensures that lots are less than 3km, following the road network to the nearest collector roads or a higher order road.</p> <p>AO38.2 The subdivision layout of residential subdivisions provides road network connections and access to collector roads or a higher order road consistent with Table 9.5.1-6: Minimum road network connections.</p>
<p>PO39 Laneways (including rear lanes) are designed to:</p> <ol style="list-style-type: none"> provide enough width for safe and efficient vehicle movement, including by service and emergency vehicles; be a slow speed environment and shared zone for pedestrians, cyclists and vehicles; not be longer than 140m without a mid-street block path for pedestrians and cyclists to access to an adjoining street; not be a dead-end or cul-de-sac. 	No acceptable outcome is nominated.
PO40 All new lots have lawful access to a road of a suitable standard having regard to the intended use of the lot.	AO40.1 Lots have vehicular and pedestrian access to a constructed road.

	<p>AO40.2 Lots have vehicular and pedestrian access to a sealed road except where in:</p> <ol style="list-style-type: none"> Conservation zone; Limited development zone; Rural zone; Special industry zone.
<p>On-street parking</p>	
<p>PO41 On-street parking is positioned and designed to ensure a safe, accessible and convenient street environment for all uses and users.</p> <p><i>Note—Compliance with this Performance outcomes may be demonstrated by the preparation of an on-street parking analysis plan by a RPEQ.</i></p>	<p>AO41.1 On-street parking is provided as follows:</p> <ol style="list-style-type: none"> where density is less than 20 dwellings a hectare — a minimum of 0.75 on street spaces for each lot, with a minimum of 75% located within 25m and all others within 50m of a lot; or where density is more than 20 dwellings a hectare — a minimum of 0.5 on street spaces for each lot, located within 25m of a lot. <p>AO41.2 On-street parking spaces are positioned and designed so that they do not obstruct sight lines, vehicle access and movement (including waste removal vehicles) or pedestrian movement.</p>
<p>Movement network and street design</p>	
<p>Schedule 12A of the <i>Planning Regulation</i>, assessment benchmarks for certain reconfiguration of a lot.</p>	
<p>PO42 STREET TREES</p>	
<p>The reconfiguration provides shade for comfortable walking by:</p> <ol style="list-style-type: none"> if a local assessment benchmark for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road—complying with the local assessment benchmark; or otherwise—ensuring at least 1 tree is planted per 15m on each side of a new road. <p><i>Note—The above street tree requirements only apply to Residential zones.</i></p>	
<p>PO43 FOOTPATHS</p>	
<p>The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring:</p> <ol style="list-style-type: none"> for a new road used mainly for providing direct access to a created lot—a footpath is constructed: <ol style="list-style-type: none"> if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road—on both sides of the road; or otherwise—on at least 1 side of the new road. 	
<p>PO44 The transport network:</p> <ol style="list-style-type: none"> prioritises pedestrians and cyclist’s movement; provides a high level of connection both within the neighbourhood and to surrounding areas for pedestrians, cyclists, vehicles and where required, public transport; ensures safe and efficient access for service and emergency vehicles. 	<p>AO44.1 In urban areas, at least 60% of lots are within 400m walking distance of roads that can support a bus route.</p> <p><i>Note—The Transport, access and parking code also contains relevant requirements for the design and construction of new roads.</i></p>
<p>PO45 The position and design of footpaths:</p> <ol style="list-style-type: none"> provides direct, convenient and continuous routes, having regard to pedestrian desire lines, trip purpose, topography and user volumes and types; creates a safe environment for pedestrians by maximising sightlines and opportunities for casual surveillance, avoiding concealment points and being well lit; protects the retention of trees and responds to site features; minimises potential conflict points or provides a safe design solution. 	<p>No acceptable outcome is nominated.</p>
<p>PO46 Streets and lanes are convenient, safe, accessible and shaded for pedestrians.</p>	<p>AO46.1 The design of street and lane includes footpaths and street trees consistent with Planning Scheme Policy 6 Infrastructure Design.</p>

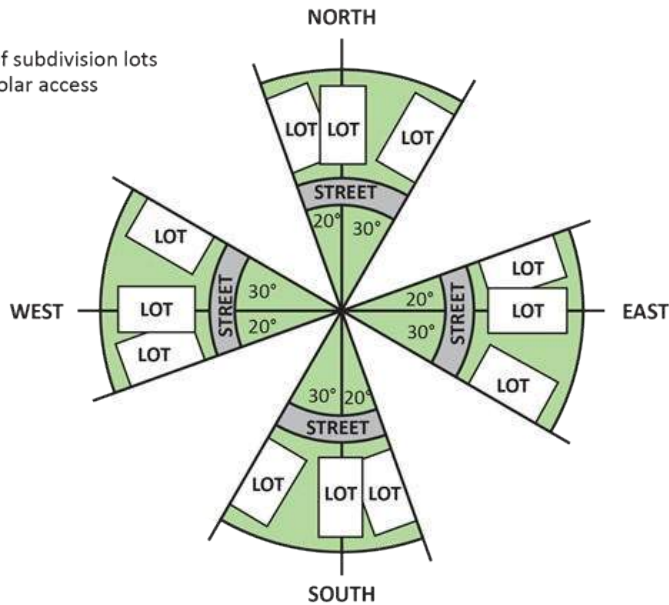
Park and open space facilities	
<p>Schedule 12A of the <i>Planning Regulation</i>, assessment benchmarks for certain reconfiguration of a lot.</p> <p>PO47 PARKS AND OTHER AREA OF OPEN SPACE</p> <p>The reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a Park or another area of open space that is accessible to the public.</p> <p>In this section—Park includes:</p> <ol style="list-style-type: none"> a. an existing park; and b. a park, to be provided under a development approval, if development of the Park has started; and c. land identified as a Park in a local planning instrument; and d. land identified in an LGIP (Local Government Infrastructure Plan) for public Park infrastructure. 	
<p>PO48 Neighbourhood design provides for a safe and accessible open space network that:</p> <ol style="list-style-type: none"> a. accommodates the planned location of trunk open space infrastructure; b. contributes to the legibility and character of the neighbourhood by providing a focus point for the community; c. links to existing Park or open space networks wherever possible; d. provides for a multi-functional role in providing for active transport linkages, recreation, stormwater management and the protection of cultural and environmental values; e. meets the community's needs and is designed to maximise use by the community it serves; f. minimises future maintenance cost burden on Council; g. offers a broad range of informal and formal experiences to the community including providing parks that range in size and type. 	<p>No acceptable outcome is nominated.</p> <p><i>Note—The local government infrastructure plan identifies the general location and desired standards of service for trunk open space infrastructure. Non-trunk open space is designed to be consistent with Planning Scheme Policy 6 Infrastructure Design.</i></p>
<p>AO49 Sufficient land is provided for open space and community facilities appropriate to the characteristics of the neighbourhood and local community needs.</p> <p><i>Note—Council's Local Government Infrastructure Plan sets out the desired standards of service for land for Park and community facilities, including the land area requirements.</i></p>	<p>No acceptable outcome is nominated.</p>
<p>PO50 Local recreational parks are of a size and configuration that creates useable spaces that meet the desired standards of service.</p> <p><i>Note—Council's Local Government Infrastructure Plan sets out the desired standards of service for land for Park and community facilities, including the land area requirements and embellishments.</i></p>	<p>No acceptable outcome is nominated.</p>
Buffers to incompatible uses or zones	
<p>PO51 Where development adjoins an incompatible use or zone, including subdivision of land adjoining the Rural zone, a buffer is provided to protect the amenity of the development and any adverse impacts on the incompatible use or zone, so the following do not occur:</p> <ol style="list-style-type: none"> a. Neighbourhood conflicts; or b. Environmental nuisance; or c. Economic loss through changed operations. 	<p>AO51.1 New residential lots are designed so future residential uses are oriented away and buffered from existing rural and industrial uses and zones.</p> <p>AO51.2 A buffer for the full length of the boundary to the incompatible land uses is provided and:</p> <ol style="list-style-type: none"> a. is no less than 20m wide; b. has dense landscaping consistent with requirements of the landscaping code; c. has acoustic screening along the boundaries; d. is protected by a legal instrument to prevent clearing of the buffer area. <p><i>Editor's note—Refer to overlay maps and overlay codes for buffers to ALC Class A & B soils and infrastructure</i></p>

Figure 9.5.1-1: Diversity in housing choice and configuration



Figure 9.5.1-2: Lot orientation outcomes

Orientation of subdivision lots to optimise solar access



Examples of a subdivision pattern after applying the principles

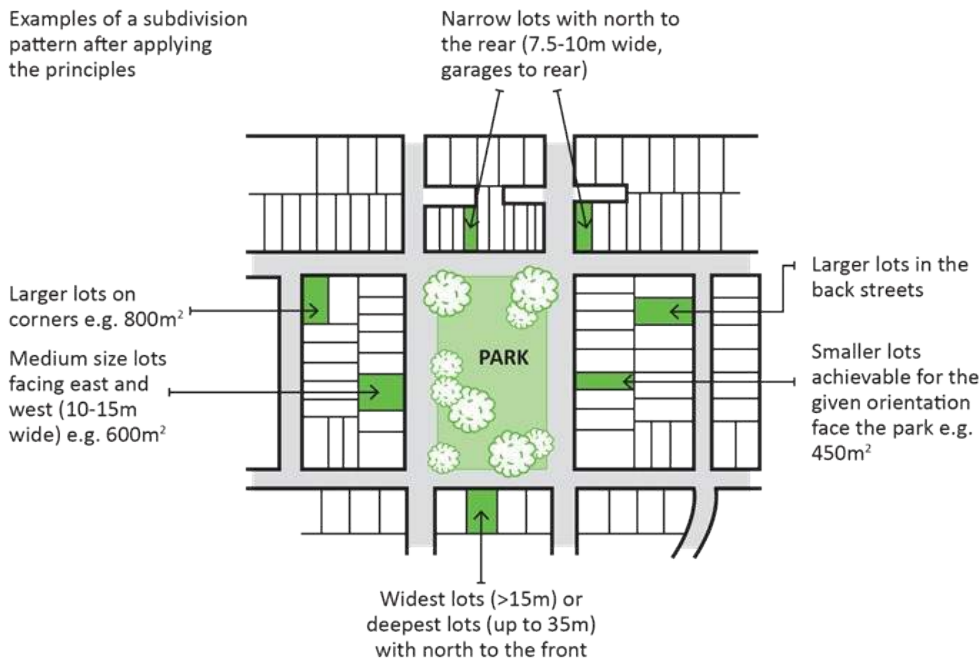


Figure 9.5.1-3: Rear access lot design

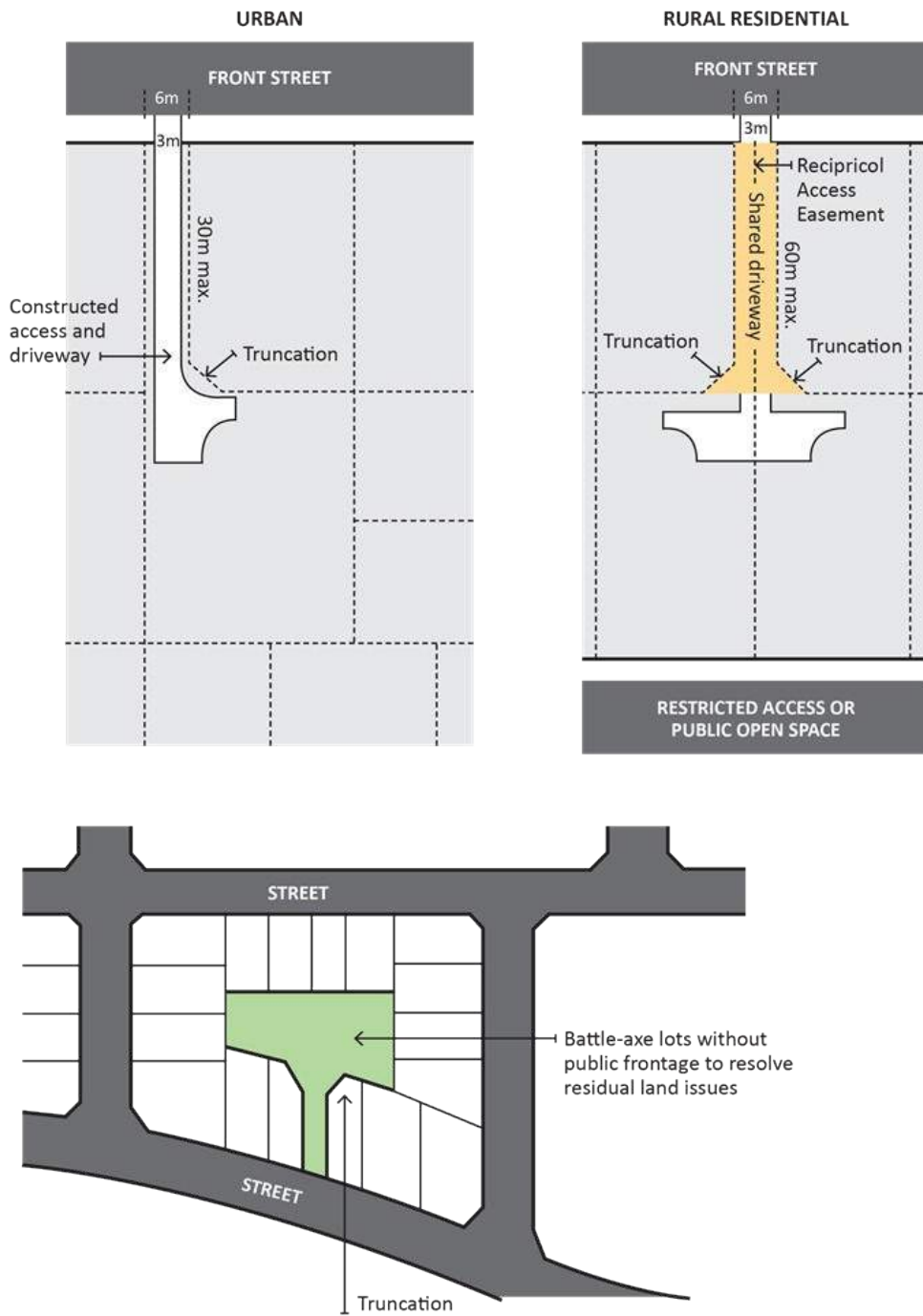


Figure 9.5.1-4: Mix of residential lot size and densities

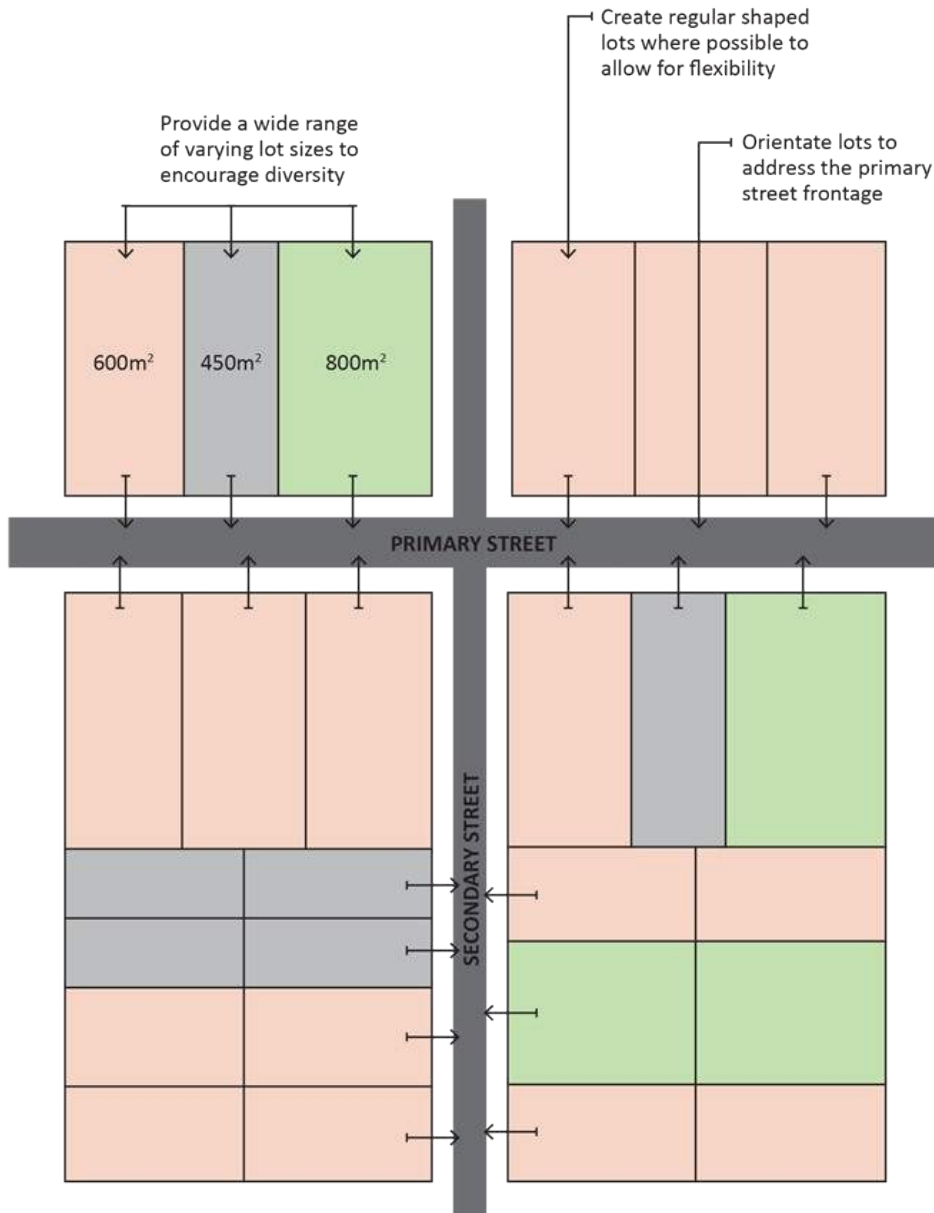


Table 9.5.1-4: Minimum lot size and dimensions

Note—Where a Zone is not listed in the Table below there is no nominated minimum lot size, frontage, rectangle or nominated minimum widths.

Editor's note—A minimum rectangle is not a development envelope area or development footprint. The rectangle is a tool to show how lots can accommodate a regular building form.

ZONE	MINIMUM LOT SIZE <i>NOTE—THE MINIMUM LOT SIZE EXCLUDES ANY LAND USED FOR ACCESS STRIPS.</i>	MINIMUM FRONTAGE	MINIMUM RECTANGLE	MINIMUM WIDTH 6M FROM SITE FRONTAGE
Community facilities zone	No additional lots	20m	Not specified	Not specified

Conservation zone	200ha or no additional lots	200m	Not specified	Not specified
Emerging community zone	20ha; or As identified within an approved structure plan	200m; or As identified within an approved structure plan.	Not specified	30m; or As identified within an approved structure plan
Industry zone	4,000m ²	40m	30m x 40m	20m
Limited development zone	no additional lots	Not specified	Not specified	Not specified
Local centre zone	800m ²	20m	18m x 20m	Not specified
Low density residential zone				
Suburban Precinct	600m ² ; or 450m ² where consistent with the small residential lot measures of this code	15m; or 10m	10m x 15m; or 8m x 12m	10m
Half-acre Precinct	2,000m ²	25m	20m x 40m	14m
Acreage Precinct	3,000m ²	35m	30m x 60m	14m
Low-medium density residential zone	600m ² ; or 350m ² where consistent with the small residential lot measures of this code	15m; or 10m	10m x 15m; or 8m x 12m	10m
Major centre zone	800m ²	20m	18m x 20m	Not specified
Mixed use zone	800m ²	20m	18m x 20m	Not specified
Principal centre zone	800m ²	20m	18m x 20m	Not specified
Rural zone (any precinct)	100ha; or no additional lots	200m	Not specified	55m
Rural residential zone				
Park Precinct	5,000m ²	40m	40m x 60m	20m
Recreation Precinct	1ha	60m	40m x 60m	20m
Landscape Precinct	2.5ha	60m	40m x 60m	20m
Homestead Precinct	4ha	60m	40m x 60m	20m
No Subdivision Precinct	no additional lots	Not specified	Not specified	20m
Township zone	no additional lots	30m	30m x 50m	14m

Table 9.5.1-5: Access strip requirements for rear access lots

ACCESS STRIP DESIGN REQUIREMENT	LOW DENSITY RESIDENTIAL ZONE LOW-MEDIUM DENSITY RESIDENTIAL ZONE	RURAL RESIDENTIAL LESS THAN 5,000M²	RURAL RESIDENTIAL 5,000M² OR MORE	RURAL
Standard of driveway construction	Sealed concrete; or Permeable paving where the slope is less than 7%	Sealed asphalt; or Sealed concrete; or Permeable paving where the slope is less than 7%	Sealed asphalt; or Sealed concrete; or Unsealed compacted all-weather gravel where the slope is less than 7%	unsealed compacted all-weather gravel
Maximum driveway length	30m	60m		60m preferable

Minimum access width of strip	6m	10m
Minimum truncation	2m x 2m truncation	3m x 3m truncation
Minimum width for reciprocal easement/s	6m (2 x 3m)	10m (2 x 5m)
Minimum width for each driveway (including shared driveways)	3m	4m
Minimum passing bays dimensions and location	5.5 wide x 6m long passing bay is provide at the access entry and then at 30m intervals	

Table 9.5.1-6: Minimum road network connections

NUMBER OF LOTS OR DWELLINGS IN A CATCHMENT	MINIMUM NUMBER OF CONNECTION ROADS [2]	MAXIMUM NUMBER OF DWELLINGS OR LOTS FOR EACH CONNECTION
1-50	1	50
51-300	2	150
301-600	3	200
601+	4	-

[2] Connection roads including road classes that are collector roads or higher order roads on OM15 Road hierarchy — information overlay.

Part 10 Other plans

10.1 Preliminary

1. There are no Other plans for the Lockyer Valley Planning Scheme.

Schedule 1 Definitions

SC1.1 Use definitions

1. The use definitions listed in Table SC1.1-2 have a particular meaning for the purpose of the planning scheme.
2. Any use not listed in Table SC1.1-2, Column 1, Use is an undefined use.

Editor's note—Development comprising a combination of defined uses is not considered to be an undefined use.

3. A use listed in Table SC1.1-2, Column 1, use has the meaning set out beside that term in Column 2.
4. Column 2 of Table SC1.1-2 may identify examples of activities that are consistent with the use identified in Column 1. These examples are not an exhaustive list and do not form part of the definition.

Table SC1.1-1: Index of use definitions

Index of use definitions		
Adult store	Funeral parlour	Relocatable home park
Agricultural supplies store	Garden centre	Renewable energy facility
Air service	Hardware and trade supplies	Research and technology industry
Animal husbandry	Health care service	Residential care facility
Animal keeping	High impact industry	Resort complex
Aquaculture	Home-based business	Retirement facility
Bar	Hospital	Roadside stall
Battery storage facility	Hotel	Rooming accommodation
Brothel	Indoor sport and recreation	Rural industry
Bulk landscape supplies	Intensive animal industry	Rural workers' accommodation
Car wash	Intensive horticulture	Sales office
Caretaker's accommodation	Low impact industry	Service industry
Cemetery	Major electricity infrastructure	Service station
Childcare centre	Major sport, recreation and entertainment facility	Shop
Club	Market	Shopping centre
Community care centre	Medium impact industry	Short-term accommodation
Community residence	Motor sport facility	Showroom
Community use	Multiple dwelling	Special industry
Crematorium	Nature-based tourism	Substation
Cropping	Nightclub entertainment facility	Telecommunications facility
Detention facility	Office	Theatre
Dual occupancy	Outdoor sales	Tourist attraction
Dwelling house	Outdoor sport and recreation	Tourist park
Dwelling unit	Outstation	Transport depot
Educational establishment	Park	Utility installation
Emergency services	Parking station	Veterinary service
Environment facility	Party house	Warehouse
Extractive industry	Permanent plantation	Wholesale nursery
Food and drink outlet	Place of worship	Winery
Function facility		Workforce accommodation

Table SC1.1-2: Use definitions

COLUMN 1 USE	COLUMN 2 DEFINITION
Adult store	The use of premises for the primary purpose of displaying or selling— a. sexually explicit materials; or b. products and devices that are associated with, or used in, a sexual practice or activity.
Agricultural supplies store	The use of premises for the sale of agricultural supplies and products. <i>Examples of agricultural supplies and products—animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds</i>
Air service	The use of premises for— a. the arrival or departure of aircraft; or

	<p>b. housing, servicing, refuelling, maintaining or repairing aircraft; or c. the assembly and dispersal of passengers or goods on or from an aircraft; or d. training and education facilities relating to aviation; or e. aviation facilities; or f. an activity that— i. is ancillary to an activity or facility stated in paragraphs a. to c.; ii. directly services the needs of aircraft passengers.</p> <p><i>Examples of an Air service—airport, air strip, helipad</i></p>
Animal husbandry	<p>The use of premises for— a. producing animals or animal products on native or improved pastures or vegetation; or b. a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph a.</p> <p><i>Examples of Animal husbandry—cattle stud, grazing of livestock, non-feedlot dairy</i> <i>Excludes—Apiculture, Aquaculture, Intensive animal industry</i></p>
Animal keeping	<p>The use of premises for— a. boarding, breeding or training animals; or b. a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph a.</p> <p><i>Examples of Animal keeping—aviary, cattery, kennel, stables, wildlife refuge</i> <i>Excludes—Animal husbandry, apiculture, Aquaculture, Intensive animal industry, domestic pets</i></p>
Aquaculture	<p>The use of premises for cultivating, in a confined area, aquatic animals or plants for sale.</p> <p><i>Excludes—Intensive animal industry</i></p>
Bar	<p>The use of premises, with seating for 60 or less people, for— a. selling liquor for consumption on the premises; or b. an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph a.</p>
Battery storage facility	<p>means the use of premises for the operation of 1 or more battery storage devices.</p>
Brothel	<p>See the <i>Prostitution Act</i>, Schedule 4.</p> <p><i>Editor’s note—Under Schedule 4 of the Prostitution Act, Brothel means premises made available for prostitution by 2 or more prostitutes at the premises.</i></p>
Bulk landscape supplies	<p>The use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix, or mulch.</p>
Car wash	<p>The use of premises for the commercial cleaning of motor vehicles.</p>
Caretaker’s accommodation	<p>The use of premises for a dwelling for a caretaker of a non-residential use on the same premises.</p>
Cemetery	<p>The use of premises for the interment of bodies or ashes after death.</p>
Childcare centre	<p>The use of premises for the care, education and minding, but not residence, of children.</p> <p><i>Examples of a Childcare centre—before or after school care, crèche, early childhood centre, kindergarten, vacation care</i></p>
Club	<p>The use of premises for— a. an association established for social, literary, political, sporting, athletic or other similar purposes; or b. preparing and selling food and drink, if the use is ancillary to the use in paragraph a.</p>
Community care centre	<p>a. The use of premises for— i. providing social support to members of the public; or ii. providing medical care to members of the public, if the use is ancillary to the use in subparagraph i; but b. does not include the use of premises for providing accommodation to members of the public.</p> <p><i>Examples of a Community care centre—disability support service, drop-in centre, respite</i></p>

	<i>centre, indigenous support centre</i>
Community residence	<p>a. The use of premises for residential accommodation for—</p> <p>i. no more than—</p> <p>A. 6 children, if the accommodation is provided as part of a program or service under the <i>Youth Justice Act</i>; or</p> <p>B. 6 persons who require assistance or support with daily living needs; and</p> <p>ii. no more than 1 support worker; and</p> <p>b. includes a building or structure that is reasonably associated with the use in paragraph a.</p>
Community use	<p>The use of premises for—</p> <p>a. providing artistic, social or cultural facilities or community services to the public; or</p> <p>b. preparing and selling food and drink, if the use is ancillary to the use in paragraph a.</p> <p><i>Examples of a Community use—Art gallery, community centre, community hall, library, museum</i></p>
Crematorium	The use of premises for the cremation or aquamation of bodies.
Cropping	<p>The use of premises for—</p> <p>a. growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</p> <p>b. harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or</p> <p>c. repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph a.</p> <p><i>Examples of Cropping—forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard</i></p>
Detention facility	<p>The use of premises for the lawful detention of persons.</p> <p><i>Example of a Detention facility—correctional facility</i></p>
Dual occupancy	<p>a. A residential use of premises involving—</p> <p>i. 2 dwellings (whether attached or detached) on separate lots that share a common property; and</p> <p>ii. any domestic outbuilding associated with the dwellings; but</p> <p>b. does not include a residential use of premises that involves a secondary dwelling.</p>
Dwelling house	<p>A residential use of premises involving—</p> <p>a. 1 dwelling and any domestic outbuildings associated with the dwelling; or</p> <p>b. 2 dwellings, 1 of which is a secondary dwelling and any domestic outbuildings associated with either dwelling.</p>
Dwelling unit	The use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.
Educational establishment	<p>The use of premises for—</p> <p>a. training and instruction to impart knowledge and develop skills; or</p> <p>b. student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph a.</p> <p><i>Examples of an Educational establishment—college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university</i></p>
Emergency services	<p>The use of premises by a government entity or community organisation to provide—</p> <p>a. essential Emergency services; or</p> <p>b. disaster management services; or</p> <p>c. management support facilities for the services.</p> <p><i>Examples of Emergency services—ambulance station, evacuation centre, fire station, police station</i></p>
Environment facility	<p>a. The use of premises or a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but</p> <p>b. Does not include the use of premises to provide accommodation for tourists and travellers.</p>
Extractive industry	The use of premises for—

	<p>a. extracting or processing extractive resources; and b. any related activities, including, for example, transporting the resources to market.</p>
Food and drink outlet	<p>The use of premises for—</p> <p>a. preparing and selling food and drink for consumption on or off the premises; or b. providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph a.</p> <p><i>Examples of a Food and drink outlet—cafe, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</i></p>
Function facility	<p>The use of premises for—</p> <p>a. receptions or functions; or b. preparing and providing food and liquor for consumption on the premises as part of a reception or function.</p>
Funeral parlour	<p>a. The use of premises for—</p> <p>i. arranging and conducting funerals, memorials and other similar events; or ii. a mortuary; or iii. storing and preparing bodies for burial or cremation; but b. Does not include the use of premises for the burial or cremation of bodies.</p>
Garden centre	<p>The use of premises for—</p> <p>a. selling plants; or b. selling gardening and landscape products and supplies that are mainly in pre-packaged form; or c. a Food and drink outlet that is ancillary to the use in paragraph a.</p>
Hardware and trade supplies	<p>The use of premises for selling, displaying or hiring Hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.</p>
Health care service	<p>The use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.</p> <p><i>Examples of a Health care service—dental clinic, medical centre, physiotherapy clinic</i></p>
High impact industry	<p>The use of premises for an industrial activity—</p> <p>a. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and b. that a local planning instrument applying to the premises states is a High impact industry; and c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>
Home-based business	<p>The use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.</p>
Hospital	<p>The use of premises for—</p> <p>a. the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or b. providing accommodation for patients; or c. providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph a. or b.</p>
Hotel	<p>a. The use of premises for—</p> <p>i. selling liquor for consumption on the premises; or ii. a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph i.; but b. Does not include a bar.</p> <p><i>Examples of Hotel—Pub, tavern</i> <i>Excludes—Nightclub entertainment facility</i></p>
Indoor sport and recreation	<p>The use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.</p> <p><i>Examples of Indoor sport and recreation—amusement parlour, bowling alley, gymnasium, squash court</i></p>

<p>Intensive animal industry</p>	<p>a. The use of premises for—</p> <ul style="list-style-type: none"> i. the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or ii. storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but <p>b. Does not include the cultivation of aquatic animals.</p> <p><i>Examples of Intensive animal industry—feedlot, piggery, poultry and egg production</i> <i>Excludes—Animal husbandry, apiculture, Aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens</i></p>
<p>Intensive horticulture</p>	<p>a. The use of premises for—</p> <ul style="list-style-type: none"> i. the intensive production of plants or plant material carried out indoors on imported media; or ii. the intensive production of plants or plant material carried out outside using artificial lights or containers; or iii. storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph i. or ii.; but <p>b. Does not include the cultivation of aquatic plants.</p> <p><i>Examples of Intensive horticulture—greenhouse, hydroponic farm, mushroom farm</i> <i>Excludes—Wholesale nursery</i></p>
<p>Landing</p>	<p>The use of premises for a structure—</p> <ul style="list-style-type: none"> a. for mooring, launching, storing and retrieving vessels; and b. from which passengers embark and disembark. <p><i>Examples of landing—boat ramp, jetty, pontoon</i></p>
<p>Low impact industry</p>	<p>The use of premises for an industrial activity—</p> <ul style="list-style-type: none"> a. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and b. that a local planning instrument applying to the premises states is a Low impact industry; and c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.
<p>Major electricity infrastructure</p>	<p>a. The use of premises for—</p> <ul style="list-style-type: none"> i. a transmission grid or supply network; or ii. a Telecommunications facility, if the use is ancillary to the use in subparagraph i.; but <p>b. Does not include the use of premises for a supply network or private electricity works stated in Schedule 6, section 26(5), unless the use involves—</p> <ul style="list-style-type: none"> i. new zone Substation or bulk supply Substation; or ii. the augmentation of a zone Substation or bulk supply Substation that significantly increases the input or output standard voltage. <p><i>Note—Schedule 6, section 26(5) of the Regulation state as follows:</i> <i>Development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for—</i></p> <ul style="list-style-type: none"> a. a new zone Substation or bulk supply Substation; or b. the augmentation of a zone Substation or bulk supply Substation that significantly increases the input or output standard voltage.
<p>Major sport, recreation and entertainment facility</p>	<p>The use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.</p> <p><i>Examples of a Major sport, recreation and entertainment facility—convention centre, exhibition centre, horse racing facility, sports stadium</i></p>
<p>Market</p>	<p>The use of premises on a regular basis for—</p> <ul style="list-style-type: none"> a. selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or b. providing entertainment, if the use is ancillary to the use in paragraph a.
<p>Medium impact industry</p>	<p>The use of premises for an industrial activity—</p> <ul style="list-style-type: none"> a. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and

	<p>b. that a local planning instrument applying to the premises states is a Medium impact industry; and</p> <p>c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>
Motor sport facility	<p>The use of premises for—</p> <p>a. organised or recreational motor sports; or</p> <p>b. facilities for spectators, including, for example, stands, amenities and Food and drink outlets, if the use is ancillary to the use in paragraph a.</p> <p><i>Examples of a Motor sport facility—car race track, go-kart track, trail bike park, 4WD park</i></p>
Multiple dwelling	A residential use of premises involving 3 or more dwellings, whether attached or detached.
Nature-based tourism	<p>The use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—</p> <p>a. an area of environmental, cultural or heritage value; or</p> <p>b. a local ecosystem; or</p> <p>c. the natural environment.</p> <p><i>Examples of Nature-based tourism—environmentally responsible accommodation facilities including cabins, huts, lodges and tents</i></p>
Nightclub entertainment facility	<p>The use of premises for—</p> <p>a. providing entertainment that is cabaret, dancing or music; or</p> <p>b. selling liquor and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph a.</p>
Office	<p>The use of premises for—</p> <p>a. providing an administrative, financial, management or secretarial service or function; or</p> <p>b. the practice of a profession; or</p> <p>c. providing business or professional advice or services; but</p> <p>d. Does not include the use of premises for making, selling or hiring goods.</p> <p><i>Examples of an Office—bank, real estate agency</i></p>
Outdoor sales	<p>The use of premises for—</p> <p>a. displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or</p> <p>b. repairing, servicing, selling or fitting accessories for the products stated in paragraph a., if the use is ancillary to the use in paragraph a.</p>
Outdoor sport and recreation	<p>The use of premises for—</p> <p>a. a recreation or sporting activity that is carried on outdoors and requires areas of open space; or</p> <p>b. providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph a.</p> <p><i>Examples of Outdoor sport and recreation—cricket oval, driving range, golf course, swimming pool, tennis court</i></p>
Outstation	<p>The use of premises for—</p> <p>a. cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</p> <p>b. facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph a.</p>
Park	The use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.
Parking station	The use of premises for parking vehicles, other than parking that is ancillary to another use.
Party house	<p>Premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if—</p> <p>a. guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and</p> <p>b. the accommodation or facilities are provided for a period of less than 10 days; and</p> <p>c. the owner of the premises does not occupy the premises during that period.</p>
Permanent plantation	The use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.

Place of worship	The use of premises for— a. organised worship and other religious activities; or b. social, education or charitable activities, if the use is ancillary to the use in paragraph a.
Relocatable home park	The use of premises for— a. relocatable dwellings for long-term residential accommodation; or b. amenity facilities, Food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph a.
Renewable energy facility	a. The use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but b. does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.
Research and technology industry	The use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment. <i>Examples of research and technology industries—</i> aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories
Residential care facility	The use of premises for supervised accommodation and medical and other support services, for persons who— a. can not live independently; and b. require regular nursing or personal care. <i>Examples of a Residential care facility—</i> convalescent home, nursing home
Resort complex	The use of premises for— a. tourist and visitor accommodation that includes integrated leisure facilities; or <i>Examples of integrated leisure facilities—</i> bars, meeting and function facilities, restaurants, sporting and fitness facilities b. staff accommodation that is ancillary to the use in paragraph a.; or c. transport facilities for the premises, including, for example, a ferry terminal or Air service.
Retirement facility	A residential use of premises for— a. accommodation for older members of the community, or retired persons, in independent living units or serviced units; or b. amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph a.
Roadside stall	The use of premises for the roadside display and sale of goods in a rural area.
Rooming accommodation	The use of premises for— a. residential accommodation, if each resident— i. has a right to occupy 1 or more rooms on the premises; and ii. does not have a right to occupy the whole of the premises; and iii. does not occupy a self-contained unit, as defined under the <i>Residential Tenancies and Rooming Accommodation Act</i> , Schedule 2, or has only limited facilities available for private use; and iv. shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or b. a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a). <i>Examples of Rooming accommodation—</i> boarding house, hostel, monastery, off-site student accommodation
Rural industry	The use of premises for— a. storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or b. selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).

Rural workers' accommodation	The use of premises as accommodation, whether or not self-contained, for employees of a rural use, if— a. the premises and the premises where the rural use is carried out, are owned by the same person; and b. the employees are not non-resident workers.
Sales office	The use of premises for the temporary display of land parcels or buildings that— a. are for sale or proposed to be sold; or b. can be won as a prize in a competition.
Service industry	The use of premises for an industrial activity that— a. does not result in off-site air, noise or odour emissions; and b. is suitable for location with other non-industrial uses. <i>Examples of service industries—audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor</i>
Service station	The use of premises for— a. selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or b. a Food and drink outlet, Shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph a.
Shop	The use of premises for— a. displaying, selling or hiring goods; or b. providing personal services or betting to the public. <i>Examples of a Shop—betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket</i>
Shopping centre	The use of premises for an integrated shopping complex consisting mainly of Shops.
Short-term accommodation	a. The use of premises for— i. providing accommodation of less than 3 consecutive months to tourists or travellers; or ii. a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but b. Does not include a Hotel, Nature-based tourism, Resort complex or Tourist park.
Showroom	The use of premises for the sale of goods that are of— a. a related product line; and b. a size, shape or weight that requires— i. a large area for handling, display or storage; and ii. direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods. <i>Examples of a Showroom—bulk stationary supplies, bulky goods sales, bulk home supplies, motor vehicle sales Showroom</i>
Special industry	The use of premises for an industrial activity— a. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and b. that a local planning instrument applying to the premises states is a Special industry; c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.
Substation	The use of premises— a. as part of a transmission grid or supply network to— i. convert or transform electrical energy from one voltage to another; or ii. regulate voltage in an electrical circuit; or iii. control electrical circuits; or iv. switch electrical current between circuits; or b. for a Telecommunications facility for— i. works as defined under the <i>Electricity Act</i> , section 12(1); or ii. workforce operational and safety communications. <i>Editor's note—Section 12(1) of the Electricity Act states as follows:</i>

	<p>'Works are anything used for, or in association with, the generation, transmission or supply of electricity. To clarify, Substation excludes works that are less than 66kV and used for:</p> <p style="padding-left: 40px;">a. <i>pole mounted Substations, transformers or voltage regulators; or</i> b. <i>pad mounted Substations or transformers.'</i></p> <p><i>Example of works—electric lines and associated equipment, apparatus, electrical equipment, buildings, control cables, engines, fittings, lamps, machinery, meters, Substations and transformers if they are used for, or in association with, the generation, transmission or supply of, electricity</i></p>
Telecommunications facility	The use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.
Theatre	<p>The use of premises for—</p> <p style="padding-left: 20px;">a. presenting movies, live entertainment or music to the public; or b. the production of film or music; or c. the following activities or facilities, if the use is ancillary to a use in paragraph a. or b.—</p> <p style="padding-left: 40px;">i. preparing and selling food and drink for consumption on the premises; ii. facilities for editing and post-production; iii. facilities for wardrobe, laundry and make-up; iv. set construction workshops; v. sound stages.</p> <p><i>Example of a Theatre—cinema, concert hall, film studio, music recording studio</i></p>
Tourist attraction	<p>The use of premises for—</p> <p style="padding-left: 20px;">a. providing entertainment to, or a recreation facility for, the general public; or b. preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph a.</p> <p><i>Examples of a Tourist attraction—theme park, zoo</i></p>
Tourist park	<p>The use of premises for—</p> <p style="padding-left: 20px;">a. holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or b. amenity facilities, a Food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph a.</p>
Transport depot	<p>The use of premises for—</p> <p style="padding-left: 20px;">a. storing vehicles, or machinery, that are used for a commercial or public purpose; or b. cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph a.</p> <p><i>Examples of a Transport depot—using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery</i></p>
Utility installation	<p>The use of premises for—</p> <p style="padding-left: 20px;">a. a service for supplying or treating water, hydraulic power or gas; or b. a sewerage, drainage or stormwater service; or c. a transport service; or d. a waste management service; or e. a maintenance depot, storage depot or other facility for a service stated in paragraphs a. to d.</p>
Veterinary service	<p>The use of premises for—</p> <p style="padding-left: 20px;">a. the medical or surgical treatment of animals; or b. the short-term stay of animals, if the use is ancillary to the use in paragraph a.</p>
Warehouse	<p>The use of premises for—</p> <p style="padding-left: 20px;">a. storing or distributing goods, whether or not carried out in a building; or b. the wholesale of goods, if the use is ancillary to the use in paragraph a.</p> <p><i>Examples of a Warehouse—self-storage facility, storage yard</i></p>
Wholesale nursery	<p>The use of premises for—</p> <p style="padding-left: 20px;">a. the wholesale of plants grown on or next to the premises; or b. selling gardening materials, if the use is ancillary to the use in paragraph a.</p>
Winery	The use of premises for—

	a. making wine; or b. selling wine that is made on the premises.
Workforce accommodation	a. means the use of premises for— <ul style="list-style-type: none"> i. accommodation that is provided for persons who perform work as part of— <ul style="list-style-type: none"> A. a resource extraction project; or B. a project identified in a planning scheme as a major industry or infrastructure project; or C. a rural use; or ii. recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in subparagraph (i); but b. does not include rural workers' accommodation.

SC1.1.1 Defined activity groups

1. Defined uses listed in Table SC1.1-4: Defined activity groups are clustered into activity groups.
2. An activity group listed in the Activity Group column clusters the defined uses listed in the Uses column.
3. An activity group may be referenced in Part 5 Tables of Assessment.
4. The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Editor's note—The activity groups may differ from those defined under Schedule 24 of the Planning Regulation.

Table SC1.1-3: Index of defined activity groups

Commercial activities Community activities Industry activities	Infrastructure activities Residential activities Rural activities	Sport and recreation activities Tourist activities
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Table SC1.1-4: Defined activity groups

ACTIVITY GROUP	USES	
Commercial activities	Adult store Agricultural supplies store Bar Car wash Food and drink outlet Function facility Funeral parlour Garden centre Hardware and trade supplies Health care service Hotel Market	Nightclub entertainment facility Office Outdoor sales Parking station Service industry Service station Shop Shopping centre Showroom Theatre Veterinary service
Community activities	Cemetery Childcare centre Club Community care centre Community use Detention centre	Educational establishment Emergency services Hospital Place of worship
Industry activities	Aquaculture Brothel Bulk landscape supplies Crematorium Extractive industry High impact industry Low impact industry	Medium impact industry Research and technology industry Service industry Special industry Transport Depot Warehouse Winery
Infrastructure activities	Air service Battery storage facility Landing Major electricity infrastructure Renewable energy facility	Substation Telecommunications facility Utility installation Wind farm
Residential activities	Low density residential activities:	Medium density residential activities:

	Caretaker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home-based business Sales office	Multiple dwelling Relocatable home park Residential care facility Retirement facility Rooming accommodation Workforce accommodation
Rural activities	Animal husbandry Animal keeping Aquaculture Cropping Extractive Industry Intensive animal industry Intensive horticulture	Outstation Permanent plantation Roadside stall Rural industry Rural workers' accommodation Wholesale nursery Winery
Sport and recreation activities	Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility	Outdoor sport and recreation Park
Tourist activities	Environment facility Nature-based tourism Party house Resort complex	Tourist attraction Tourist park Short-term accommodation

SC1.1.2 Industry thresholds

1. The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table SC1.1-5: Industry thresholds.
2. An Industry use may be referenced in Part 5 Tables of Assessment.

Table SC1.1-5: Industry thresholds

USE	INDUSTRY THRESHOLDS
Low impact industry	<ol style="list-style-type: none"> 1. Alcohol (excluding wine) processing including brewing or bottling, but not distilling, less than 1ML a year. 2. Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting. 3. Beverage (non-alcoholic) production, processing, brewing or bottling, producing less than 10ML a year. 4. Clothing or footwear manufacturing. 5. Dismantling automotive or mechanical equipment, not including de-bonding brake or clutch components. 6. Fitting and turning workshop. 7. Food or pet food processing, smoking, drying, curing, milling, bottling or canning, less than 50 tonnes a year. 8. Printing advertising material, magazines, newspapers, packaging or stationery. 9. Processing or manufacturing wood products including sawmilling, cabinet making, joinery, wood working, producing less than 100 tonnes a year, not involving spray painting. 10. Repairing or servicing lawn mowers or outboard engines. 11. Repairing or servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension bull bars, roof racks or air conditioning, not involving spray painting. 12. Storage yard for the collection, storage or sale of scrap goods whether metals, paper, plastic, fabric, glass, timber, vehicles, other machinery, or other scrap goods or material (excludes a scrap metal yard for the dismantling of automotive or mechanical equipment). 13. Storing, processing or packaging of products from a rural use, where products are sourced from a location other than the premises or adjoining premises. <p><i>Editor's note—For the purpose of this table, spray painting does not include the use of aerosol cans or air brushing.</i></p>
Medium impact industry	<ol style="list-style-type: none"> 1. Abrasive blasting facility using less than 10 tonnes of abrasive material a year. 2. Alcohol (excluding wine) processing including brewing or bottling, but not distilling, 1ML or more litres a year. 3. Alcohol distilling, producing less than 2,500 litres a year. 4. Anodising or electroplating workshop where tank area is less than 400m².

	<ol style="list-style-type: none"> 5. Battery recycling and reprocessing. 6. Beverage (non-alcoholic) processing, brewing or bottling producing 10ML or more a year. 7. Boiler making or engineering works producing less than 10,000 tonnes of metal product a year. 8. Chemical manufacturing of soap 1 tonne or more a year. 9. Chemical manufacturing of water based paints more than 1m³ but less than 200m³ a year. 10. Clay or ceramic products manufacturing including bricks, tiles, pipes and pottery goods, producing less than 5,000 tonnes a year. 11. Crushing, grinding, milling or screening less than 5000 tonne a year 12. Enamelling workshop using less than 15,000 litres of enamel a year. 13. Fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic manufacturing or plastic products manufacturing, producing less than 5 tonnes a year (except fibreglass boats, tanks and swimming pools). 14. Galvanising works using less than 100 tonnes of zinc a year. 15. Glass fibre manufacture producing less than 200 tonnes a year. 16. Glass or glass product manufacturing, where not glass fibre, producing less than 250 tonnes a year. 17. Manufacturing substrate for mushroom growing. 18. Medium density fibreboard, chipboard, particle board, plywood, laminate board manufacturing or wood veneer products manufacturing, producing less than 250 tonnes a year. 19. Metal foundry producing less than 10 tonnes of metal castings a year. 20. Plaster manufacturing or processing, producing less than 5,000 tonnes a year. 21. Plastic manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, producing less than 10,000 tonnes a year. 22. Powder coating workshop using less than 500 tonnes of coating a year. 23. Processing, smoking, drying, curing, milling, bottling or canning food or pet food, 50 tonnes or more, but less than 500 tonnes, a year. 24. Reconditioning metal or plastic drums. 25. Recycling or reprocessing tyres, including retreading. 26. Recycling, storing or reprocessing regulated waste, less than 10 tonnes a year and not involving a waste incinerator. 27. Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes a year. 28. Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components. 29. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint a year. 30. Vegetable oil or oilseed processing in works with a design production capacity less than 1,000 tonnes a year. 31. Waste transfer station, except where otherwise defined as Utility installation. 32. Wooden products processing and manufacturing including sawmilling, cabinet making, joinery, wood working, producing 100 tonnes or more, but less than 500 tonnes, a year.
<p>High impact industry</p>	<ol style="list-style-type: none"> 1. Abattoir (not involving rendering). 2. Abrasive blasting facility using 10 tonnes or more of abrasive material a year. 3. Anodising or electroplating workshop where tank area is 400m² or more. 4. Battery manufacturing. 5. Boiler making or engineering works producing 10,000 tonnes or more of metal product a year. 6. Clay or ceramic products manufacturing including bricks, tiles, pipes and pottery goods, 5,000 tonnes or more a year. 7. Concrete batching and producing concrete products. 8. Crematoria 9. Distilling alcohol, producing 2,500 litres or more, but no more than 10,000 litres, a year. 10. Enamelling workshop using 15,000 litres or more of enamel a year. 11. Fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic manufacturing or plastic product manufacturing, 5 tonnes or more a year. 12. Galvanising works using 100 tonnes or more of zinc a year. 13. Glass fibre manufacture producing 200 tonnes or more a year. 14. Glass or glass products manufacturing, where not glass fibre, 250 tonnes or more a year. 15. Hazardous chemical facility for the storage and distribution of dangerous goods not involving manufacturing processes. 16. Manufacturing tyres, asbestos products, asphalt, glass or glass fibre, mineral wool or ceramic fibre. 17. Medium density fibreboard, chipboard, particle board, plywood, laminate board manufacturing or wood veneer product manufacturing, producing 250 tonnes or more a year. 18. Metal foundry producing 10 tonnes or more of metal castings a year. 19. Plaster manufacturing or processing producing 5,000 tonnes or more a year. 20. Plastic manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, producing 10,000 tonnes or more a year. 21. Powder coating workshop using 500 tonnes or more of coating a year.

	<ol style="list-style-type: none"> 22. Processing, smoking, drying, curing, milling, bottling or canning food or pet food, 500 tonnes or more a year. 23. Recycling chemicals, oils or solvents. 24. Recycling, storing or reprocessing regulated waste 10 tonnes or more a year and not involving a waste incinerator. 25. Sawmilling, wood chipping and kiln drying timber and logs, producing 500 tonnes or more a year. 26. Scrap metal yard including a fragmentiser. 27. Soil conditioner manufacturing by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste. 28. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or more of paint a year. 29. Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote. 30. Vegetable oil or oilseed processing in works with a design production capacity 1,000 tonnes or more a year. 31. Waste disposal facility (other than waste incinerator). 32. Wooden products processing or manufacturing including sawmilling, cabinet making, joinery, wood working, producing 500 tonnes or more a year.
<p>Special industry</p>	<ol style="list-style-type: none"> 1. Distilling alcohol, producing 10,000 litres or more a year. 2. Fertiliser manufacture involving ammonia. 3. Hazardous chemicals and poisons manufacture. 4. Explosive manufacture, storing, testing or disposal. 5. Metal refining or smelting. 6. Oil refining or processing. 7. Polyvinyl chloride plastic manufacture. 8. Power station. 9. Producing, quenching, cutting, crushing or grading coke. 10. Producing, refining or processing gas or fuel gas. 11. Pulp or paper manufacturing. 12. Rendering plant. 13. Sugar milling or refining. 14. Tannery or works for curing animal skins, hides or finishing leather. 15. Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing. 16. Tobacco processing. 17. Waste incinerator.

SC1.2 Administrative terms

1. Administrative terms assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
2. A term listed in Table SC1.2-2: Column 1, Terms has the meaning set out beside that term in the Column 2, Definition.
3. The administrative terms listed here are terms for the purpose of the planning scheme.
4. In accordance with legal principle, terms used in this planning scheme are taken to have their natural and ordinary meaning, in the context of development occurring subject to the relevant zone and any applicable overlays.

Table SC1.2-1: Index of administrative definitions

INDEX OF USE DEFINITIONS		
Access	Endemic native species	Primary frontage
Access crossover	Environmental harm	Private open space
Access strip	Environmental nuisance	Prize home
Active frontage/s	Environmental value/s	Probable Maximum Flood (PMF)
Adjoining premises	Equivalent persons (EP)	Projection area
Advertising device	Erosion	Public open space
Afflux	Essential community infrastructure	Public transport
Affordable housing	Essential utilities	Pylon sign
Agricultural Land Classification Class A and Class B	Exempt clearing work	Rear access lot
All weather access	Exempt subdivision	Recharge
Ambulance	Existing commercial building	Region
Animal industry complex	Face area	Regional native species
Annual exceedance probability (AEP)	Filling or excavation	Registered Professional Engineer of Queensland (RPEQ)
Aquatic habitat	Filtration	Regulated vegetation
Articulated vehicle (AV)	Flood hazard area	Residence
Articulation or articulated	Flood level	Residential zone
Asset protection zone	Floodway	Restoration area
Associated primary industry activity	Form	Restoration buffer
Australian height datum (AHD)	Free standing sign	Reverse amenity
Average width	Freeboard	Riparian
Aviary	Future trunk infrastructure	Riparian buffer
Background noise level	Game birds	Riparian corridor
Bank and bed stabilisation measures	Geomorphological processes	Risk
Bank erosion	Greenfield development	Road
Bank slumping	Gross floor area (GFA)	Road hierarchy
Base date	Gross pollutants	Runoff
Basement	Ground level	Rural areas
Battery storage device	Groundwater	Salinity expression area
B-double	Groundwater extraction	Scale
Bedroom	Groundwater recharge	Screen landscaping
Bicycle	Grove	Sealed road
Billboard	Habitable room	Secondary dwelling
Biodiversity	Habitat	Secondary frontage
Block	Habitat condition	Sedimentation
Boundary clearance	Habitat tree	Sensitive land use
Building envelope/s	Habitat value/s	Sensitive receptor
Building height	Hazardous chemical/s	Service catchment
Building line	Hazardous chemical facility	Service vehicle
Bus	Hazardous chemicals for flood thresholds	Setback
Bushfire hazard area	Hazardous material/s	Site
Car	Heavy rigid vehicle (HRV)	Site cover
Car and trailer (C&T)	Heavy vehicle (HV)	Small Bus
Clearing	High risk soils	Small residential lot
Common private title	Higher order road	Small rigid vehicle (SRV)
Communal open space	Home-based transport business	Soil erosion and instability
Complete communities	Household	Spring
Connectivity	Hydrological processes	Stable
Consolidation or Infill development	Impact	Standard unit
Constructed road	Impervious area	State-controlled road
Contaminant	Industrial refuse collection vehicle (RCV)	State significant species

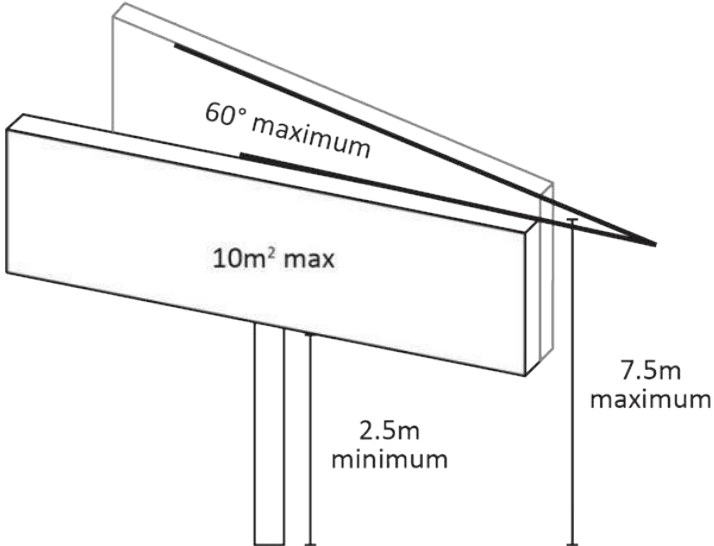
Contaminated land	Infrastructure work	Stocking rate
Continuous ecological corridor	Intensive production	Storey
Corner lot	Investigation area	Stormwater
Council	Key species	Stormwater device
Crime prevention through environmental design (CPTED)	Koala habitat tree	Stormwater drain
Critical infrastructure	Lake	Stormwater installation
Dam	Land degradation	Stormwater quality improvement device
Declared pests	Local government infrastructure	Street landscaping
Defined flood event (DFE)	Local heritage area	Streetscape
Defined flood level (DFL)	Local heritage place	Structure
Defining bank, of a waterway	Major hazard facility	Temporary use
Degradation	Matters of environmental significance	Total use area (TUA)
Demand unit	Matters of Local Environmental Significance	Ultimate development
Design speed	Matters of National Environmental Significance	Urban area
Design vehicle	Matters of State Environmental Significance	Urban footprint
Development envelope area/s	Mechanical clearing	Urban purpose
Development footprint	Medium Rigid Vehicle (MRV or Small Bus)	Van
Difficult to evacuate use/s	Mezzanine	Vegetation
Disturbance	Minor building work	Vehicle trips per day (vpd)
Domestic animal/s	Minor electricity infrastructure	Verge
Domestic outbuilding/s	Minor filling and excavation	Vulnerable persons
Domestic purpose/s	Minor Operational Work	Vulnerable use/s
Drainage patterns	Net developable area	Wastewater
Drinking water connection area	Off-site	Water catchment or water sub-catchment
Dwelling	On-site	Water netserv plan
Ecological connectivity or Ecological corridors	Outdoor lighting	Water quality objective/s
Ecological integrity	Outermost projection	Water sensitive urban design
Ecological processes	Overland flow	Waterbody
Ecological Values	Overland flow path	Waters
Ecosystem resilience	Pastured pigs	Waterway
Edge effects	Pastured poultry	Waterway condition
Effectively stabilised surface	Pastured production	Wetland
Electricity easement	Plan of development	Working area
Encroachment	Planning assumption	Working dog
	Plot ratio	Works codes
	Poultry	

Table 152: Administrative definitions

COLUMN 1 TERM	COLUMN 2 DEFINITION
Access	The entry of people and vehicles onto a lot from a road that directly abuts the frontage of that lot or its access easement.
Access crossover	The part of an accessway which is located between the edge of the road pavement and the lot boundary.
Access strip	That part of a site that is used for providing access to a road.
Active frontage/s	Where there is a visual connection between a building and a road or public open space by providing: <ol style="list-style-type: none"> windows, openings, pedestrian entries, balconies and awnings; opportunities for casual surveillance; a range of uses along the façade.
Adjoining premises	Premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	A permanent sign, structure or other device used, or intended to be used, for advertising; and Includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.

Afflux	The increase in water level upstream and downstream of a natural or artificial feature that obstructs the free flow of water (such as a bridge or a natural construction in a flood plain).
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Agricultural Land Classification Class A and Class B	means the land shown as ALC Class A and Class B soils on OM1 Agricultural land overlay. <i>Editor's note—For the purposes of this Planning Scheme the land known as Agricultural Land Classification (ALC) Class A and Class B soils is abbreviated to ALC Class A & B soils.</i>
All weather access	An access which is capable of being traversed by a two wheel drive vehicle during and after a storm event with no significant damage or deformation to the access.
Ambulance	means a vehicle no less than a small rigid vehicle.
Annual exceedance probability (AEP)	The probability of a flood event occurring in any year. The probability is expressed as a percentage and is determined by undertaking a flood model for a site or area. A <i>defined flood event</i> with a 1% AEP is a flood that is calculated to have a 1% chance of occurring in any one year. The 1% AEP is also known as the 1 in 100 year Average Recurrence Interval event and is commonly used for urban planning purposes as the line of acceptable risk.
Animal industry complex	means any structure or area that forms part of the use and may include: <ol style="list-style-type: none"> in which animals are handled, fed, loaded and unloaded; where the animal wastes are accumulated or treated pending removal or dispersal; where the animal wastes are treated, placed, or dispersed on the land; in which facilities for feeding animals are maintained and the feed is stored.
Aquatic habitat	The biophysical medium or media within the waterway or wetland that: <ol style="list-style-type: none"> is occupied (continuously, periodically or occasionally) by an organism or group of organisms; or was once occupied (continuously, periodically or occasionally) by an organism, or group of organisms and into which organisms of that kind have the potential to be reintroduced. This encompasses the banks, snags, rocks, channels, substrates, riffles, macrophytes and riparian vegetation.
Articulated vehicle (AV)	has the same meaning as defined in AS.2890.2 — Off Street Parking — Commercial Vehicle Facilities.
Articulation or articulated	Designing a building, or the façade of a building, with clearly distinguishable parts.
Asset protection zone	is a specified area of land that enables emergency access and operational space for firefighting. Within the asset protection zone vegetation is modified and maintained to reduce fuel load and mechanisms of bushfire attack such as flame and radiant heat. The zone may include a combination of elements such as perimeter road, fire trail and working area and open space where vegetation is managed. <i>Note—The asset protection zone need not be maintained 'fuel free' — sensible landscape design can ensure a balance between landscape design outcomes and minimising the vulnerability to bushfire attack. Refer to the QFES Bushfire Resilient Communities Guide for guidance on landscape design and vegetation management.</i> <i>Note—The 'asset protection zone' considered as part of a planning development application is different from the siting of a building as part of designing and constructing the building to reduce the risk of ignition from a bushfire, appropriate to the intensity of the bushfire attack on the building and the associated requirements prescribed in AS.3959 Construction of buildings in bushfire prone areas as part of a building development application.</i>
Associated primary industry activity	has the same meaning as the <i>Planning Regulation, Schedule 24</i> .
Australian height datum (AHD)	The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred (0.0m AHD approximates mean sea level).
Average width	of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Aviary	A cage or enclosure located external to a residence in which birds are kept. The term does not include the birds commonly associated with food production, Intensive animal industry or rural land uses, including poultry or game birds.

Background noise level	For a specified time, interval, in relation to an investigation of a noise, the A-weighted sound pressure level that is equalled or exceeded for 90% of that part of the interval in which the investigated noise is absent.
Bank and bed stabilisation measures	Bed and banks of a waterway means the land that is normally covered by the waterway, whether permanently or intermittently, regardless of frequency, but does not include adjoining land from time to time covered in flood events. Stabilisation measures encompass activities within and adjacent to a waterway for rehabilitation or the mitigation of impacts. Activities include such works as: <ol style="list-style-type: none"> a. Excavation and filling b. Removing debris c. Revegetation d. Removing or redistributing sediment.
Bank erosion	The accelerated wearing away of a stream bank, caused by factors such as the destruction of riparian vegetation, clearing within the catchment, extractive activities, stream straightening or redirection of streams around infrastructure, changes to drainage and weather events. <i>Note—Waterways are dynamic systems and natural bank erosion will occur. The accepted standard for determining whether erosion is a natural process is if it occurs slowly and imperceptibly.</i>
Bank slumping	The mass failure of the bank material because: <ol style="list-style-type: none"> a. the waterway bed deepened at the toe of the bank, resulting in the bank becoming unstable and slumping into the waterway under its own weight (or under some surcharge weight on the top of the bank); b. high pore water pressure in the bank material was not balanced by adjacent hydrostatic pressures, causing the structure of the bank material to weaken and slump into the waterway. Slumping is often caused by high velocity stream flows made worse by land and vegetation clearing within the catchment, rapid draw down and the removal of riparian vegetation.
Base date	The date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	A space— <ol style="list-style-type: none"> a. between a floor level in a building and the floor level that is immediately below it; and b. no part of which is more than 1m above ground level.
Battery storage device	<ol style="list-style-type: none"> a. means plant that— <ol style="list-style-type: none"> i. converts electricity into stored energy; and ii. releases stored energy as electricity; and b. includes any equipment necessary for the operation of the plant.
B-double	means a vehicle no less than a 26m B-double vehicle as defined in Austroads.
Bedroom	Any enclosed, habitable room in a <i>dwelling</i> that is capable of being used for sleeping accommodation.
Bicycle	has the same meaning as defined by AS.2890.3: Parking Facilities — Part 3: Bicycle parking.

<p>Billboard</p>	<p>A free-standing structure, normally elevated from the ground and supported by one or more vertical supports, used to display third party advertising matter.</p> <p>Figure SC1.2-1: Billboard sign</p>  <p>The diagram illustrates a billboard sign with the following specifications: <ul style="list-style-type: none"> The sign is tilted at a maximum angle of 60 degrees from the horizontal. The maximum area of the sign is 10 square meters (10m² max). The sign is supported by a post that is at least 2.5 meters high (2.5m minimum). The total height of the sign structure from the ground is limited to a maximum of 7.5 meters (7.5m maximum). </p>
<p>Biodiversity</p>	<p>Biodiversity is the variety of all living things and is usually explored at three levels:</p> <ol style="list-style-type: none"> genetic diversity — the variety of genetic information contained in individual plants, animals and micro-organisms; species diversity — the variety of species; ecosystem diversity (terrestrial, marine and freshwater) — the variety of habitats, ecological communities and ecological processes.
<p>Block</p>	<p>has the same meaning as the <i>Planning Regulation</i>.</p> <p><i>Note—In relation to reconfiguring a lot, means an area consisting of 2 or more adjacent created lots for the reconfiguration.</i></p>
<p>Boundary clearance</p>	<p>The distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is—</p> <ol style="list-style-type: none"> an architectural or ornamental attachment; or a rainwater fitting. <p><i>Examples—</i> <i>If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary.</i> <i>If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.</i></p>
<p>Building envelope/s</p>	<p>The area of a lot defined on a plan by metes and bounds within which all buildings and structures must be contained.</p>
<p>Building height</p>	<p>The vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or The number of storeys in the building above ground level</p>
<p>Building line</p>	<p>means the front face of an existing building.</p>
<p>Bus</p>	<p>has the same meaning as Inter-city tourist bus from Austroads.</p>
<p>Bushfire hazard area</p>	<p>The bushfire hazard area is mapped as the designated Bushfire prone areas under Section 1.6 and includes:</p>

	<ul style="list-style-type: none"> a. Very high potential bushfire intensity; b. High potential bushfire intensity; c. Medium potential bushfire intensity; d. Potential bushfire impact buffer.
Car	has the same meaning as a Car B99 vehicle as defined in AS.2890.1: Parking Facilities — Part 1: Off-street car parking.
Car and trailer (C&T)	has the same meaning as a car and trailer configuration equivalent to Austroads 'Car and Caravan'.
Clearing	means— <ul style="list-style-type: none"> a. to remove, damage or destroy native vegetation (including any associated ecological values or ecological processes) in any way including cutting down, ringbarking, chemical clearing, mechanical clearing, burning, flooding or draining; but: b. does not include: <ul style="list-style-type: none"> i. lopping a tree consistent with AS.4373 Pruning or Amenity Trees; or ii. destroying standing vegetation by stock.
Common private title	means areas such as access roads in community title developments or strata title unit access that is private and under group or body-corporate control
Communal open space	An outdoor space for the use of all occupants of a building. It may include a footpath, gazebo, children's playground, landscaping, tennis court and a swimming pool. It does not include a stormwater channel, driveway access or car parking area.
Complete communities	Communities where residents have adequate and appropriate local access to a range of everyday goods, services and employment opportunities.
Connectivity	The extent to which a place or area is connected to other places and areas through a variety of transport modes, or the ease with which connection with other places can be made.
Constructed road	Means a road located on a road reserve which is trafficable and where the local government has improved the natural surface by clearing, grading and by the addition of at least 100mm of gravel pavement and crossroad drainage.
Consolidation or Infill development	Development within the existing urban area boundary involving the use of vacant land or the replacement or removal of existing uses to allow for new uses.
Contaminant	means one or more of the prescribed contaminants listed in Schedule 9 of the <i>Environmental Protection Regulation</i> see the <i>Environmental Protection Act</i> , Section 11.
Contaminated land	has the same meaning as <i>Environmental Protection Act</i> , Schedule 4.
Continuous ecological corridor	An unbroken and diversely structured habitat which facilitates wildlife movement.
Corner lot	A lot bounded by two or more roads where the roads intersect or join.
Council	Lockyer Valley Regional Council
Crime prevention through environmental design (CPTED)	is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the fear and incidence of crime, as well as an improvement in quality of life.
Critical infrastructure	means any of the following uses: <ul style="list-style-type: none"> a. Battery storage facility; or b. Major electricity infrastructure; or c. Renewable energy facility; or d. Substation; or e. Telecommunications facility; or f. Utility installation.
Dam	has the same meaning as the <i>Planning Regulation</i> , Schedule 24.
Declared pests	has the same meaning as the <i>Planning Regulation</i> , Schedule 24.
Defined flood event (DFE)	means a flood event, measured in terms of the likelihood of occurrence and associated inundation level used by Council to manage the engineering and construction of development. The level associated with a DFE is predicted to change over time because of climate change, so it is specific to a point in time or planning period.

Defined flood level (DFL)	<p>means:</p> <ul style="list-style-type: none"> a. a 1% AEP plus climate change flood event to 2090 that has been designated; or b. where no 1% AEP plus climate change flood event has been determined, the greater of: <ul style="list-style-type: none"> i. a site specific flood risk assessment that models the 1% AEP plus climate change flood event; or ii. written advice is obtained from Council stating the specified DFL for the premises. <p><i>Note—The extent of the defined flood level is shown in Councils digital Flood Information Map.</i></p>
Defining bank, of a waterway	<p>means the bank that confines the seasonal flows, but which may be inundated by flooding from time to time. The defining bank can be either:</p> <ul style="list-style-type: none"> a. the bank or terrace that confines the water before the point of flooding; or b. where there is no bank, the seasonal high water line that represents the point of flooding. <p>The seasonal high water line is defined as a zone that represents the usual peak seasonal flow level, identifiable by deposition, debris or characteristic vegetation zonation.</p> <p><i>Note—The defining bank is used by the codes as a starting point to measure riparian area away from the water feature.</i></p>
Degradation	The state of being degraded; a state of degeneration.
Demand unit	A unit of measurement for measuring the level of demand for infrastructure.
Design speed	The speed selected as being appropriate for a road for design purposes.
Design vehicle	The vehicle that a given development is designed to accommodate in relation to on-site access and manoeuvrability.
Development envelope area/s	Means the three-dimensional extent of where a buildings or structures and ancillary activities may be constructed on a site after consideration of suitable zone and overlay constraints.
Development footprint	<p>A part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by—</p> <ul style="list-style-type: none"> a. buildings or structures, measured to their outermost projection; or b. landscaping or open space; or c. facilities relating to the development; or d. on-site stormwater drainage or wastewater treatment; or e. a car park, road, access track or area used for vehicle movement; or f. another area of disturbance.
Difficult to evacuate use/s	<p>means any of the following uses:</p> <ul style="list-style-type: none"> a. Childcare centre; b. Club; c. Community residence; d. essential community infrastructure; e. Function facility; f. Hotel, if the Hotel includes Short-term accommodation; g. Indoor sport and recreation; h. Major sport, recreation and entertainment facility; i. Nightclub entertainment facility; j. Outstation; k. Place of worship; l. residence/s; m. Shopping centre; n. Theatre; o. tourist activities; and p. any defined or undefined use that includes: <ul style="list-style-type: none"> i. overnight accommodation and/or ii. numbers of patrons that would make evacuation difficult.
Disturbance	The act of disturbing or state of being disturbed.
Domestic animal/s	<p>Domesticated animals which are kept in or about a <i>dwelling</i> for the purpose of companionship, enjoyment, interest or protection and:</p> <ul style="list-style-type: none"> a. includes, <i>but is not limited to</i> aquarium fish, bees, birds kept in a cage or enclosure located within a residence, cats, poultry (limited to less than 100 in combined total), dogs (including incidental breeding), rodents (including guinea pigs, mice and rats); and b. does not include: <ul style="list-style-type: none"> i. alpaca or llama, camel, cattle, crocodile, donkey, ducks, emu, geese, goats, guinea fowl,

	<p>horses, ostrich, pea fowl, pigs, sheep, turkeys; or</p> <p>ii. Animal keeping; or</p> <p>iii. animals commonly associated with food production, Intensive animal industry or rural land uses.</p> <p><i>Editor's note—Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for the keeping of animals. In certain circumstances and locations an Approval under Councils local laws may also be required. When considering the keeping of animals, contact Council for further details.</i></p>
Domestic outbuilding/s	<p>A non-habitable class 10a building that is—</p> <p>a. a shed, garage or carport; and</p> <p>b. ancillary to a residential use carried out on the premises where the building is.</p>
Domestic purpose/s	<p>In respect to groundwater extraction, means water for the following:</p> <p>a. household purposes;</p> <p>b. watering of animals kept as pets;</p> <p>c. watering a garden or lawn.</p>
Drainage patterns	<p>System by which water moves across and through the land, influenced by topography and geology.</p>
Drinking water connection area	<p>means an area serviced by the water distributor-retailer's reticulated water supply network.</p>
Dwelling	<p>means all or part of a building that—</p> <p>a. is used, or capable of being used, as a self-contained residence; and</p> <p>b. contains—</p> <p>i. food preparation facilities; and</p> <p>ii. a bath or shower; and</p> <p>iii. a toilet; and</p> <p>iv. a wash basin; and</p> <p>v. facilities for washing clothes.</p>
Ecological connectivity or Ecological corridors	<p>Means connections across the landscape that link areas of habitat and facilitate ecosystem resilience and increase in biodiversity, through the safe movement of wildlife or genetic flows (including flora) across the landscape. Ecological connectivity includes:</p> <p>a. large areas of bushland habitat; or</p> <p>b. linear ecological corridors that range in size from smaller corridors connecting close areas of habitat to larger landscape scale corridors connecting more distant areas; or</p> <p>c. small patches of vegetation that provide habitat and serve as 'stepping stones' to help the movement of native species between larger habitat areas.</p> <p>d. vegetation buffers that serve to mitigate edge effects.</p> <p><i>Note—Ecological corridors traversing the Lockyer Valley Regional Council area include but are not limited to:</i></p> <p>a. <i>Great Eastern Ranges Terrestrial Corridor (20km wide),</i></p> <p>b. <i>Main Range National Park to Don River State Forest Terrestrial Corridor (10km wide),</i></p> <p>c. <i>Emu Creek to Mount Lawson Terrestrial Corridor (5km wide),</i></p> <p>d. <i>Little Liverpool Range Terrestrial Corridor (5Km wide),</i></p> <p>e. <i>Lockyer Creek Riparian Corridor (200m wide),</i></p> <p>f. <i>Woolshed Creek Riparian Corridor (200m wide).</i></p> <p>g. <i>Riparian corridors</i></p>
Ecological integrity	<p>The ability of the natural ecosystem to support and maintain ecological structure and function.</p>
Ecological processes	<p>Ecological processes relate to the structural components of an ecosystem (e.g. vegetation, water, soil, atmosphere and biota) and how they interact with each other, within ecosystems and across ecosystems.</p> <p>Ecological processes include the following:</p> <p>a. hydrological and geomorphological processes;</p> <p>b. soil health and development (including microorganisms and fungi);</p> <p>c. nutrient cycling;</p> <p>d. chemical processes including storage of nutrients;</p> <p>e. decomposition and cycling of organic matter;</p> <p>f. pollination and seed production;</p> <p>g. seed dispersal;</p> <p>h. animal dispersal, migration and breeding;</p> <p>i. predator—prey relationships;</p> <p>j. germination and recruitment of species;</p> <p>k. the carbon cycle and stability of atmospheric carbon;</p>

	<p>l. habitats for flora and fauna (such as logs, rocks, debris, leaf litter, nectar, hollow bearing trees, food and shelter);</p> <p>m. whole of ecosystem connectivity and processes.</p> <p>Ecological processes relate to the structural components of an ecosystem (e.g. vegetation including plants, wildlife, water, soil and atmosphere) and how they interact with each other, within ecosystems and across ecosystems.</p> <p>These ecological processes include hydrological processes, soil development, nutrient recycling, chemical processes including storage of nutrients, decomposition and cycling of organic matter, pollination and seed production and dispersal, predator-prey relationship, germination and recruitment of species, the carbon cycle and stability of atmospheric carbon and habitats for flora and fauna (such as logs, rocks, debris, leaf, litter, nectar, hollow-bearing trees, food and shelter).</p> <p>Fragmentation of MES and impacts on these processes may affect the resilience of an ecosystem. Protecting these processes as part of development can assist in maintaining biodiversity.</p>
Ecological Values	means the characteristics of an area that make it suitable as a habitat or refuge for <i>native vegetation</i> and animals. These characteristics include the physical structure, nutrient and energy flows, condition and extent of habitat and the location of the area in relation to other habitats.
Ecosystem resilience	means the capacity of an ecosystem to adapt to changes and disturbances while retaining basic functions and structures. A resilient ecosystem adapts to shocks and rebuilds itself when damaged. Ecosystem resilience loss is caused by: <ol style="list-style-type: none"> a. changes occurring to the aquatic environment and water flows (e.g. floods and droughts); or b. increases in pollution; or c. unsustainable use and management of natural resources; or d. climate change; or e. changing fire regimes; or f. habitat loss, degradation and fragmentation; or g. invasive declared pest species.
Edge effects	The adverse effects on wildlife and natural environments, caused by urbanisation and due to edge contrast, which is defined as being the compositional or structural difference between adjacent ecosystems at either side of the boundary. High contrast and higher risk edges are often formed with urban development such as roads, residential areas and commercial or industrial developments.
Effectively stabilised surface	is defined as one that does not, or is not likely to result in: <ol style="list-style-type: none"> a. visible evidence of soil loss caused by sheet, rill or gully erosion; or b. lead to sedimentation; or c. lead to water contamination.
Electricity easement	A right held by an electricity distribution entity over a lot or portion of a lot owned by another party. The right may include the ability to access, maintain, repair, rebuild and restrict development in the electricity easement.
Encroachment	has the same meaning as the <i>Property Law Act, Section 182</i> .
Endemic native species	Flora or fauna native to a locality.
Environmental harm	has the meaning as the <i>Environmental Protection Act</i> .
Environmental nuisance	has the meaning as the <i>Environmental Protection Act</i> .
Environmental value/s	has the same meaning as <i>the Environmental Protection Act, Section 9</i> . <p><i>Note—Environmental value is—</i></p> <ol style="list-style-type: none"> a. a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety; or b. another quality of the environment identified and declared to be an environmental value under an environmental protection policy or regulation.
Equivalent persons (EP)	The demand on infrastructure that is represented by an average single person.
Erosion	The process of eroding or being eroded by wind, water or other natural agents.
Essential community	means any of the following uses:

infrastructure	<ul style="list-style-type: none"> a. Air service; or b. Community use; or c. Emergency services; or d. Health care service, if supporting a Hospital; or e. Hospital.
Essential utilities	<p>means equipment and systems essential to maintaining operationality and resilience of a use after a flood event and where not regulated by the Queensland Development Code MP 3.5, the Plumbing and Drainage Act 2018 and other legislation. Equipment and systems include but not limited to:</p> <ul style="list-style-type: none"> a. Substation transformers, low voltage switch gear, high voltage switch gear, battery chargers and storage, protection control and communication equipment, low voltage cables, high voltage cables and lift or pump controls; b. heating, cooling and ventilation systems; c. gas systems and bottles; d. wastewater treatment systems and equipment; e. telecommunications systems and equipment. <p>Depending upon the use, this may mean that equipment and systems may be constructed below the nominated Minimum design requirements in Table 8.7-8: Flood immunity, if it is resilient and operational immediately after flooding.</p>
Existing commercial building	<p>means an existing Class 5, 6, 8 and 9 building as specified in the National Construction Code.</p> <p><i>Note—A change of building classification within Class of Building 5-9 and plumbing work is permissible.</i></p>
Exempt clearing work	<p>means the same as the <i>Planning Regulation</i>.</p> <p><i>Note—</i></p> <ul style="list-style-type: none"> a. <i>vegetation clearing listed as ‘exempt clearing’ above may be subject to assessment under State and/ or Federal legislation.</i> b. <i>Other vegetation clearing exemptions may apply under State and/ or Federal legislation.</i>
Exempt subdivision	<p>means the same as the <i>Planning Regulation</i>.</p>
Face area	<p>In relation to an advertising device, where the advertising device has:</p> <ul style="list-style-type: none"> a. only one face, the greater of the area of: <ul style="list-style-type: none"> i. the advertisement panel or board as installed; or ii. a rectangular figure best enclosing the advertising message, logo or figure; b. more than one face, the sum of the area of each of the faces where each is calculated separately in accordance with paragraph 1.
Filling or excavation	<p>Removal or importation of material to, from or within a lot that will change the ground level of the land.</p>
Filtration	<p>The removal of sediments and other pollutants from water. Filtration of sediments in overland flow is performed by ‘soft’ surfaces (soil, grass) and various types of vegetation.</p> <p><i>Examples include riparian vegetation, vegetation buffers or separation areas.</i></p> <p>Filtration is achieved by retaining or reinstating natural sediment and erosion control measures, such as riparian vegetation, vegetation buffers and natural ground surfaces (soil, grass).</p>
Flood hazard area	<p>The flood hazard area is mapped as the designated Flood hazard area under Section 1.6 and includes:</p> <ul style="list-style-type: none"> a. Laidley flood resilient precinct; b. Withcott flood resilient precinct; c. Valley flood plain precinct; d. Extreme flood risk hazard; e. High flood risk hazard; f. Moderate flood risk hazard; g. Low flood risk hazard; h. Very low flood risk hazard. <p><i>Note—Section 8 of the Building Regulation requires a Local government to keep a register of the flood hazard area it designates and when the designation was made. The flood hazard area is the designated flood hazard area for the purposes of the Building Regulation, Section 8.</i></p>
Flood level	<p>The maximum level of the water surface during a flood event.</p>

	<p><i>Note—Flood events can be caused by heavy rainfall in the catchment, dam releases, storm surge or a combination of these.</i></p>
Floodway	<p>has the same meaning as the Queensland Urban Drainage Manual.</p> <p><i>Note—meaning that part of the floodplain specifically designed to carry flood flows and ideally capable of containing the defined flood event.</i></p>
Form	<p>In a streetscape context, the two dimensional shape, outline or silhouette of a building.</p>
Free standing sign	<p>An advertising device permanently attached to the ground on its supportive structure independent of any building.</p> <p><i>Note—Examples of a free standing sign:</i></p> <ol style="list-style-type: none"> A billboard sign being an advertising device the width of which is more than the height and which may be positioned on the ground or mounted on one or many vertical supports; A pole sign being an advertising device which may be positioned on the ground or mounted on one or more supports. <p>Figure SC1.2-2: Free standing sign</p>
Freeboard	<p>A height above the defined flood level that takes account of matters that may cause flood waters to rise above the defined flood level.</p> <p><i>Examples of matters that may cause a flood level to rise above the defined flood level—wave action, localised hydraulic behaviour</i></p> <p><i>Note—Definition from the Building Regulation.</i></p>
Future trunk infrastructure	<p>For Part 4 Local Government Infrastructure Plan, trunk infrastructure planned to be provided from the base date to the planning horizon.</p> <p><i>Note—The future trunk infrastructure is identified in the tables references in Part 4 Local Government Infrastructure Plan.</i></p>
Game birds	<p>means any of the following birds—</p> <ol style="list-style-type: none"> pheasants; partridges; guinea fowl; quail; pigeons (squab).
Geomorphological processes	<p>Processes that influence and induce landforms.</p> <p><i>Examples include erosion, flooding, tides, wind.</i></p>
Greenfield development	<p>Refers to land that has not previously been used for urban development and may be considered for urban development in the future, through a master planning process.</p>

Gross floor area (GFA)	For a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for— a. building services, plant or equipment; or b. access between levels; or c. a ground floor public lobby; or d. a mall; or e. parking, loading or manoeuvring vehicles; or f. unenclosed private balconies, whether roofed or not.
Gross pollutants	comprise of large particles of natural material or artificial litter that is transported by stormwater or water runoff.
Ground level	a. The level of the natural ground; or b. If the level of the natural ground has changed, the level as lawfully changed.
Groundwater	Water that occurs naturally in, or is introduced artificially into, an aquifer.
Groundwater extraction	means the extraction or collection of water resources from beneath or above ground and the removal of that resource from a property. Water resources include bore water, spring water, rainwater and surface waters.
Groundwater recharge	The vertical transfer of water from the water table to the groundwater table
Grove	means as a patch of native woody vegetation present in historical imagery, that may or may not be included on: a. OM3A Biodiversity Ecological areas overlay; b. OM3B Biodiversity — Wildlife habitat overlay; c. OM3C Biodiversity — Waterways and Wetlands overlay.
Habitable room	A room used for normal domestic activities and: a. includes a bedroom living room, lounge room, music room, b. television room, kitchen, dining room, sewing room, study, playroom, family room, home Theatre and sunroom; but c. excludes a bathroom, laundry, water closet, pantry, walk-in.
Habitat	The place where an organism lives, a physical area, some specific part of the earth's surface, air, soil, water, or another organism. More than one animal may live in a particular habitat.
Habitat condition	The state of health of the habitat.
Habitat tree	Any native vegetation, whether dead or alive with: a. a total trunk diameter of 60cm or more measured at 1.3m above ground level; or b. which contains a hollow or drey; or c. contains an active bird's nest, or the nest of a bird which uses the same nest more than once; or d. which is defined as a flying fox roost under the <i>Nature Conservation Act</i> .
Habitat value/s	Those characteristics of an area that make it suitable as a habitat or refuge for <i>native vegetation</i> and animals. These characteristics include the physical structure, nutrient and energy flows, condition and extent of habitat and the location of the area in relation to other habitats.
Hazardous material/s	means a substance with potential to cause harm to people, property or the environment because of one or more of the following: a. the chemical properties of the substance (e.g. hazardous chemicals); b. the physical properties of the substance (e.g. asbestos, smoke, radiation); c. the biological properties of the substance (e.g. pathogenic micro-organisms, viruses, spores, fungi). Without limiting the above hazardous material/s includes all dangerous goods, combustible liquids and hazardous chemical/s.
Hazardous chemical/s	means a substance listed in Schedule 11 of the <i>Work Health and Safety Regulation</i> , in a quantity equal to or more than the threshold stated in Column 5 Manifest quantity of Schedule 11.
Hazardous chemical facility	has the same meaning as the <i>Planning Regulation, Schedule 24</i> . <i>Note—means the use of premises for a facility at which a prescribed hazardous chemical is present or likely to be present in a quantity that exceeds 10% of the chemical's threshold quantity under the Work Health and Safety Regulation, Schedule 15.</i>
Hazardous chemicals	has the same meaning as State Planning Policy.

for Flood Thresholds	<p><i>Note—Hazardous chemicals flood hazard threshold means any of the following:</i></p> <ul style="list-style-type: none"> a. <i>hazardous chemical listed in Schedule 11 of the Work Health and Safety Regulation in a quantity that exceeds a threshold quantity stated in Column 5 of Schedule 11.</i> b. <i>a chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods (ADG) code in the Acute I or Chronic I category that exceeds 2,500 litres or kilograms.</i> c. <i>a chemical classified as hazardous to the aquatic environment under the ADG code in the Chronic II category that exceeds 10,000 litres or kilograms.</i> d. <i>a chemical classified as hazardous to the aquatic environment under the ADG code and assigned to Packing Group III that exceeds 10,000 litres or kilograms.</i> e. <i>a chemical classified as hazardous to the aquatic environment under the Globally Harmonised System of Classification and Labelling of Chemicals that exceeds 10,000 litres or kilograms.</i>
Heavy rigid vehicle (HRV)	<p>has the same meaning as a Heavy Rigid Vehicle as defined in AS.2890.2 — Off Street Parking — Commercial Vehicle Facilities.</p>
Heavy vehicle (HV)	<p>For the purposes of the Home-based transport business administrative definition a heavy vehicle is as defined by the Queensland Road Rules (i.e. <i>Transport Operations (Road Use Management—Road Rules) Regulation</i>).</p> <p>In all other instances, means where the vehicle is used for business purposes a heavy vehicle includes any of the following:</p> <ul style="list-style-type: none"> a. medium rigid truck — more than 8t GVM with not more than two axles and with or without a trailer weighing 9t GVM or less; b. medium rigid tractor — more than 8t GVM with not more than two axles; c. medium rigid bus — more than 8t GVM with not more than two axles; d. heavy rigid truck — and more than 8t GVM with more than two axles with or without a trailer weighing 9t GVM or less, this includes a single prime mover; e. heavy rigid bus — with more than 8t GVM with more than two axles and with or without a trailer weighing 9t GVM or less; f. articulated bus — more than 8t GVM with more than two axles; g. heavy combination — rigid truck more than 8t GVM towing one trailer weighing more than 9t GVM; h. heavy combination — prime mover more than 8t GVM towing one semitrailer; i. B-double — prime mover towing two semitrailers, with one semitrailer supported at the front and connected to the other semitrailer; j. a specially constructed vehicle more than 8t GVM being: k. a crane, hoist or load shifting equipment for which a Workplace, Health and Safety Certificate is issued; l. any other motor vehicle that is not constructed to carry passengers or a load, except things used in performing a vehicles function; but m. does not include a motor vehicle with a chassis that is the same as a truck chassis.
High risk soils	<p>means an area with:</p> <ul style="list-style-type: none"> a. erosive soils — soils that are more susceptible to erosion due to their physical structure or chemistry. b. dispersive soils — soils that are structurally unstable and readily disperse into their constituent particles (e.g. clay, silt and sand) in water. Flocculants and coagulants may be required to interfere with this process to allow suspended sediment to settle out of the water column. <i>Examples include a sediment basin.</i> c. sodic soils — soils with a high percentage of sodium ions (in soluble or exchangeable form), exhibiting degradation such as dispersion when wet and crusting when dry. d. saline soils — soils containing enough concentrations of soluble salts within the soil profile to result in reduced plant productivity or damage to infrastructure such as roads and building footings. e. acid sulfate soils — soils that include both actual and potential ASS. Soil or sediment containing highly acidic soil horizons (or layers) affected by the oxidation of iron sulphides is known as actual ASS. Soil or sediment containing iron sulphides or other sulphide material that has not been exposed to air and oxidised is known as potential acid sulfate soils (PASS).
Higher order road	<p>A higher order road specified on the OM15 Road hierarchy — information overlay.</p>
Home-based transport business	<p>The use of a residential premises for storing vehicles that are for a business activity, that is subordinate to the residential use of the premises.</p> <p><i>Examples of a Home-based transport business—using premises to store heavy vehicle i.e. courier truck, tipping truck, prime mover</i></p>

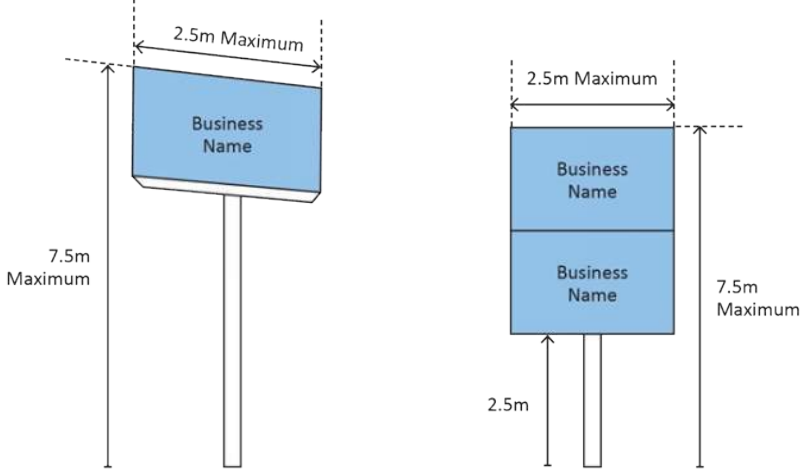
Household	means 1 or more individuals who live together in a dwelling.
Hydrological processes	Hydrological processes include: a. surface water flows off the catchment into springs, waterholes, wetlands and waterways; b. groundwater-surface water exchange; c. floods, run-off events connecting springs, waterholes, wetlands to waterways; d. evapotranspiration from vegetation; e. evaporation from waterbodies; f. precipitation.
Impact	means human impacts that disrupt an ecosystem's values, structure, composition and functionality and includes: a. loss of vegetation; b. loss of biodiversity; c. land degradation; d. loss of ecological connectivity; e. loss of ecological resilience; f. changed ecological processes; g. contribution to greenhouse gas emissions.
Impervious area	The area of the premises that is impervious to rainfall or overland flow that results in the discharge of stormwater from the premises.
Industrial refuse collection vehicle (RCV)	means an Industrial refuse collection vehicle no smaller than 2.5m x 10.2m.
Infrastructure work	Work for: a. supply or treatment of water or gas; or b. supply of electricity; or c. sewerage, or stormwater drains; or d. movement network infrastructure; or e. waste management facilities; or f. telecommunications infrastructure.
Intensive production	means a type of animal production where the animals' food is imported from outside the immediate building, enclosure, paddock, or pens.
Investigation area	means the area mapped in Planning Scheme Policy 4 Flood hazard as Investigation area. The mapping is based on various landform datasets that represents previous areas of inundation. The Investigation area has been identified where the spatial extent of the mapping identifies an Investigation area of interest for potential flooding impacts and: a. data is not available; or b. two or more flood models create conflicting results. The mapping does not include or specify a flood extent, velocity or risk level. The Investigation area triggers a flood risk assessment to determine the acceptable, tolerable and intolerable flood risk hazard.
Key species	A threatened species or essential habitat listed under the: a. <i>Nature Conservation Act</i> ; b. <i>Vegetation Management Act</i> ; c. <i>Environment Protection and Biodiversity Conservation Act</i> ; d. International Union for the Conservation of Nature (IUCN) Red List of Threatened Species.
Koala habitat tree	has the same meaning as the <i>Nature Conservation Act</i> . <i>Note—</i> a. a tree of the <i>Corymbia</i> , <i>Melaleuca</i> , <i>Lophostemon</i> or <i>Eucalyptus</i> genera that is edible by koalas; or b. a tree of a type typically used by koalas for shelter, including, for example, a tree of the <i>Angophora</i> genus.
Lake	has the same meaning as the <i>Water Act</i> . <i>Note—</i> a. if a feature is mapped on the watercourse identification map as a lake—means the feature mapped on the map; or b. otherwise— i. includes a lagoon, swamp or other natural collection of water, whether permanent or intermittent and the bed, banks and any other element confining or containing the water; but

	ii. <i>does not include a lake within which the high spring tide ordinarily flows and reflows or a drainage feature.</i>
Land degradation	means: a. soil erosion; or b. rising water tables; or c. the expression of salinity; or d. mass movement by gravity of soil or rock; or e. stream bank instability; or f. a process that results in declining water quality including disturbance of high risk soils on OM13 High risk soils — information overlay.
Local government infrastructure	Infrastructure work that is or is intended to be owned, controlled or maintained by the local government. Typically, it will be provided by the person who has the benefit of a development approval.
Local heritage area	An area that has local character significance mapped on OM5 Cultural heritage overlay. <i>Editor's note—Schedule 6 Cultural Heritage identifies places in the region that have local cultural heritage significance.</i>
Local heritage place	A place that has local cultural heritage significance mapped on OM5 Cultural heritage overlay. <i>Editor's note—Schedule 6 Cultural Heritage identifies places in the region that have local cultural heritage significance.</i>
Investigation area	means an area that is mapped as Investigation area. The map is based on various landform datasets that represents previous areas of inundation. The Investigation area has been identified where the spatial extent of the map identifies an Investigation area of interest for potential flooding impacts and: a. data is not available; or b. two or more flood models create conflicting results. The map does not include or specify a flood extent, velocity or risk level. The Investigation area triggers a flood risk assessment to determine the acceptable, tolerable and intolerable flood risk hazard.
Major hazard facility	Has the meaning given in the <i>Work Health and Safety Regulation</i> . <i>Note—means a facility—</i> a. <i>at which schedule 15 chemicals are present or likely to be present in a quantity that exceeds their threshold quantity; or</i> b. <i>that is determined by the regulator under part 9.2 to be a major hazard facility.</i>
Matters of environmental significance	means an area identified as a Matters of National, State or Local Environmental Significance.
Matters of Local Environmental Significance	means an area identified as Matters of Local Environmental Significance mapped on: a. OM3A Biodiversity overlay — Ecological areas overlay; b. OM3B Biodiversity overlay — Wildlife Habitat overlay; c. OM3C Biodiversity overlay — Waterways and wetlands overlay; d. Locally significant flora and fauna; and e. Locally significant vegetation communities.
Matters of State Environmental Significance	has the same meaning as State Planning Policy.
Matters of National environmental significance	has the same meaning as State Planning Policy.
Mechanical clearing	means the clearing of vegetation using any of the following methods: a. slashing; or b. brush cutting; or c. push over; or d. damage the root zone by compaction, excavation or filling that destroys or damages the vegetation; or e. machinery which disturbs the soil surface or uproots woody vegetation including but not limited

	to attaching guy rope, cable or other contrivances.
Medium Rigid Vehicle (MRV)	has the same meaning as a Medium Rigid Vehicle as defined in AS.2890.2: Parking Facilities — Part 2: Off-street Commercial Vehicle Facilities.
Mezzanine	<p>has the same meaning as the NCC.</p> <p><i>Note—An intermediate floor within a room.</i></p> <p><i>Note—Definition from the NCC. For the purposes of calculating the rise in storeys of a building:</i></p> <ol style="list-style-type: none"> a. a mezzanine is regarded as a storey in that part of the building in which it is situated if its floor area is more than 200m² or more than 1/3 of the floor area of the room, whichever is the lesser; and b. two or more mezzanines are regarded as a storey in that part of the building in which they are situated if they are at or near the same level and have an aggregate floor area more than 200m² or more than 1/3 of the floor area of the room, whichever is the lesser.
Minor building work	<p>Building Work that increases the gross floor area of a building by no more than the lesser of the following—</p> <ol style="list-style-type: none"> a. 50m²; or b. an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	<p>Development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for:</p> <ol style="list-style-type: none"> a. a new zone Substation or bulk supply Substation; or b. the augmentation of a zone Substation or bulk supply Substation that significantly increases the input or output standard voltage.
Minor filling and excavation	<p>means any filling or excavation that involves:</p> <ol style="list-style-type: none"> a. berms or mounds associated with a rural activity; or b. the following where all i — xv are met: <ol style="list-style-type: none"> i. changing the natural ground level by less than 1m in depth; and ii. involving the moving of less than: <ol style="list-style-type: none"> A. 500m³ of earth in the Rural zone or Special industry zone; or B. 50m³ of earth in the Low density residential zone, Low-medium density residential zone, Mixed use zone and Township zone; or C. 10m³ of earth in the Conservation zone and Limited development zone; or D. 200m³ of earth in any other Zone; and iii. is non-structural fill; and iv. is not undertaken within a public utilities' easement; and v. is not within 10m of: <ol style="list-style-type: none"> A. public infrastructure; or B. an overland flow path; and vi. is not within 1.5m of a lot boundary; or vii. is not within a the defined flood level; and viii. is not within a separation area on OM3C Biodiversity — Waterways and Wetland habitat overlay; and ix. is not within a 15% slope or greater on OM11 Steep land overlay; and x. is not within a 200m bulk supply storage buffer on OM12B Waterways and water resource catchment - water resource catchment overlay; and xi. is not within a 100m of a salinity expression area on OM13 High risk soils — information overlay; and xii. the site is not on a local or state heritage register; and xiii. the fill is clean; and xiv. earth batters (not including a retaining wall) have a slope less than 1H:6V; and xv. any overflow is in line with a natural overland flow path as it leaves the property. <p><i>Note—Depending on the extent or nature of the proposed works, it may be necessary to consider and apply the following before the construction of dam and/or levee:</i></p> <ol style="list-style-type: none"> a. <i>Water Supply (Safety and Reliability) Act</i> b. <i>Water Act</i>; c. <i>Queensland Dam Safety Management Guideline</i>; d. <i>Small Dam Safety: Information for Queensland small dam owners</i>; e. <i>Any other relevant legislations and regulations.</i> <p>Editor's note—Sediment and erosion control measures are still required to ensure compliance with the Environmental Protection Act. Overlays may prescribe a higher level of assessment, or have different</p>

	<i>measures, than the 5.8 Levels of Assessment — Operational Work and must be considered when determining the appropriate level of assessment for filling or excavation.</i>
Minor Operational Work	<p>means any of the following is minor operational work:</p> <ul style="list-style-type: none"> a. Landscape work where: <ul style="list-style-type: none"> i. a fence or boundary fence; or ii. not more than a cumulative site area of 50m² (over any period) where not in association with a material change of use or reconfiguring a lot; or iii. for the conservation or restoration of natural areas; or iv. associated with a Dwelling House (not involving a fence or boundary fence); or v. outside a high and extreme flood hazard area mapped on OM7 Flood hazard overlay except where a fence or boundary fence and the fence is less than 50% permeable; or b. Vegetation clearing where exempt clearing work; or c. Minor filling and excavation; or d. Works for infrastructure where for Minor electricity infrastructure; or e. Works for infrastructure where for the maintenance or repair of existing infrastructure: <ul style="list-style-type: none"> i. in an on-maintenance period before transfer of ownership to a public entity; or ii. where for lawfully approved private infrastructure; or iii. where for lawfully approved gates and grids; or f. Advertising device where not a billboard or pylon sign.
Net developable area	<p>For premises, means the area of the premises that—</p> <ul style="list-style-type: none"> a. is able to be developed; and b. is not subject to a development constraint including for example, a constraint relating to acid sulfate soils, flooding or slope. <p><i>Examples include a constraint relating to a natural hazard or land feature.</i></p>
Off-site	External to the site the subject of the development application.
On-site	Located or done at the site the subject of the development application.
Outdoor lighting	Any form of permanently installed lighting system whether internal or external that emits light that may have impacts beyond the site.
Outermost projection	<p>Of a building or structure, means the outermost part of the building or structure, other than a part that is—</p> <ul style="list-style-type: none"> a. a retractable blind; or b. a fixed screen; or c. a rainwater fitting; or d. an ornamental attachment.
Overland flow	<p>means the same as overland flow water under the <i>Water Act</i>.</p> <p><i>Note—means water, including floodwater, that is urban stormwater or is other water flowing over land, otherwise than in a watercourse or lake:</i></p> <ul style="list-style-type: none"> a. after having fallen as rain or in any other way; or b. after rising to the surface naturally from underground. <p><i>Overland flow water does not include:</i></p> <ul style="list-style-type: none"> a. water that has naturally infiltrated the soil in normal farming operations, including infiltration that has occurred in farming activity such as clearing, replanting and broadacre ploughing; or b. tailwater from irrigation if the tailwater recycling meets best practice requirements; or c. water collected from roofs for rainwater tanks.
Overland flow path	<p>means where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow; or</p> <p>Where no piped drainage system or waterway exists, a drainage feature as defined in the <i>Survey and Mapping Infrastructure Act</i>.</p> <p><i>Note—Drainage feature means a natural landscape feature, including a gully, drain, drainage depression or other erosion feature that—</i></p> <ul style="list-style-type: none"> a. is formed by the concentration of, or operates to confine or concentrate, overland flow water during and immediately after rainfall events; and b. flows for only a short duration after a rainfall event, regardless of the frequency of flow events; and c. commonly, does not have enough continuing flow to create a riverine environment. <p><i>Example for paragraph c.—</i> <i>There is commonly an absence of water favouring riparian vegetation.</i></p>

Pastured production	means a type of animal production where the animals' food is obtained by directly grazing, browsing, or foraging plants growing on the land. Pastured may include: <ol style="list-style-type: none"> emergency, seasonal, or supplementary feeding; the incidental penning, feeding and housing of animals for weaning or other husbandry purposes.
Pastured pigs	means a production system of pigs living on pasture outdoors without fixed infrastructure and where the production system: <ol style="list-style-type: none"> has less than 200 SPU; uses mobile housing and supplementary feeding infrastructure; used pasture has a rest period of 3 months or more; retains a minimum 50% ground cover on the pasture.
Pastured poultry	means poultry living on pasture outdoors without fixed infrastructure and: <ol style="list-style-type: none"> has less than 1,000 birds; uses mobile housing and water infrastructure that is moved every 2 weeks; used pasture has a rest period of 3 months or more; retains a minimum 50% ground cover on the pasture.
Plan of development	means a plan that forms part of a development approval, for a variety of development types to regulate development controls. Examples include the location of the following— <ol style="list-style-type: none"> built to boundary walls; services; driveways; primary and secondary street frontages.
Planning assumption	An assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	The ratio of gross floor area compared to the area of the site. Where calculating plot ratio it should be rounded up to the nearest whole number. <i>Example calculation includes 1,864m² GFA and 623m² equals a plot ratio of 2.9 of floor area to 1 site area and written as 2.9:1.</i>
Poultry	means any of the following domestic birds— <ol style="list-style-type: none"> chickens; ducks; geese; turkeys.
Primary frontage	If a lot has frontage to two or more roads, means: <ol style="list-style-type: none"> where in a residential zone, the frontage to the lower order road; or the frontage that is the shorter of the two; or the frontage that is a sealed or constructed road, if one frontage is to an unconstructed road; or where there are more than two frontages and only one is sealed the frontage to the sealed road; or where there are two sealed or constructed road frontages of equal length, the frontage that forms the address for the site as nominated by Council.
Private open space	An outdoor space for the exclusive use of occupants of a building.
Prize home	A dwelling open for public inspection and the sale of raffle tickets for which the home is a prize. <i>Note—A prize home conducted by a charity or not-for-profit organisation and open to the public for a period not exceeding 8 weeks is defined as a temporary use and is exempt development.</i>
Probable Maximum Flood (PMF)	is an engineering design concept that uses probable maximum precipitation to define the maximum limit of a flood's extent, based on the hydrologic conditions of the region being modelled. As such the PMF is unlikely to have a clear Annual Exceedance Probability.
Projection area	A part of the local government area for which the local government has carried out demand growth projection.
Public open space	Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
Public transport	Services and facilities to transport passengers by modes such as buses and rail that are provided for public use.

<p>Pylon sign</p>	<p>freestanding; a. positioned on the ground or mounted to one or more vertical supports; and b. has a total face area of 4m² or more. Figure SC1.2-3: Pylon sign</p> 
<p>Rear access lot</p>	<p>A lot that has access to a road by means of: a. an access strip that forms part of the lot; or b. an easement over an adjoining lot.</p>
<p>Recharge</p>	<p>The entry into the saturated zone of water made available at the water table surface, together with the associated flow away from the water table within the saturated zone.</p>
<p>Region</p>	<p>refers to the Lockyer Valley Regional Council Local Government Area.</p>
<p>Regional native species</p>	<p>means flora or fauna native to a locality.</p>
<p>Registered Professional Engineer of Queensland (RPEQ)</p>	<p>A Registered Professional Engineer of Queensland (RPEQ), under the <i>Professional Engineers Act</i>, having the necessary qualifications and experience to perform regulatory or professional functions relevant to the function being undertaken.</p>
<p>Regulated vegetation</p>	<p>has the same meaning as the State Planning Policy for Matters of State Environmental Significance (MSES) — Regulated Vegetation.</p>
<p>Residence</p>	<p>has the same meaning as the <i>Section 276, of the Planning Act</i>.</p> <p><i>Note—means a premises used for a self-contained residence that is:</i></p> <ul style="list-style-type: none"> a. a Dual occupancy; or b. a Dwelling house; or c. a Dwelling unit; or d. a Multiple dwelling.
<p>Residential zone</p>	<p>means a premises (however described) designated in a local categorising instrument as residential.</p> <p><i>Examples of ways of describing premises—general residential; low density, medium density or high density residential; residential living; residential choice; rural residential or park residential</i></p> <p><i>Editor's note—For the purposes of the Scheme, Residential Zones are the Low density residential zone, Low-medium density residential zone, Rural residential zone and Township zone.</i></p>
<p>Restoration area</p>	<p>means an area that has been conditioned to be restored to assist the recovery of an ecosystem that has been previously degraded or destroyed.</p>
<p>Restoration buffer</p>	<p>means vegetation planting for ecological protection purposes that is separate to ecological corridor:</p> <ul style="list-style-type: none"> a. provide habitat for wildlife; b. prevents pest and weed incursion into matters of environmental significance; c. removes sediment and other pollutants from surface runoff;

	<ul style="list-style-type: none"> d. minimises water volumes directly entering waterways; e. minimises edge effects including sunlight penetration; f. minimises bushfire and radiant heat impacts.
Reverse amenity	The situation where an existing use would adversely affect the amenity of a proposed use such that, if the proposed use were carried out, the carrying out of the existing use would be restricted or prevented.
Riparian	Relating to or situated on the banks of a waterway.
Riparian buffer	The area of riparian vegetation on each side of a waterway, which: <ul style="list-style-type: none"> a. slows the velocity of overland flow b. facilitates infiltration c. filters overland flow d. provides organic matter e. provides shade f. effectively stabilised surface and the banks of waterways g. provides habitat.
Riparian corridor	<p>Figure SC1.2-4: Riparian Corridor</p> <p>The diagram illustrates a cross-section of a riparian corridor. On the left, a blue waterway or wetland is shown with a dashed line indicating the 'Water level'. To the right of the waterway is a 'Defining bank' which slopes upwards. A horizontal dashed line marks the 'Usual seasonal high water' level. The area between the waterway and the defining bank is labeled 'Riparian Area' and contains several green trees of varying heights. A larger horizontal arrow above the riparian area is labeled 'RIPARIAN CORRIDOR', indicating the total width of the area shown.</p> <p>means the bed, banks and riparian area of a waterway or wetland as shown in the figure above.</p> <p><i>Note—Defining bank has the same meaning as Schedule 24 of the Planning Regulation.</i></p>
Risk	A concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment.
Road	<p>has the same meaning as the <i>Section 93</i>, of the <i>Land Act</i>.</p> <p><i>Note—</i></p> <ol style="list-style-type: none"> 1. <i>An area of land, whether surveyed or unsurveyed:</i> <ul style="list-style-type: none"> a. <i>dedicated, notified or declared to be a road for public use; or</i> b. <i>taken under an Act, for the purpose of a road for public use.</i> 2. <i>The term includes:</i> <ul style="list-style-type: none"> a. <i>a street, esplanade, reserve for esplanade, highway, pathway, thoroughfare, track or stock route;</i> b. <i>a bridge, causeway, culvert or other works in, or over or under a road;</i> c. <i>any part of a road.</i>
Road hierarchy	A system in which roads are ranked in terms of their function, type and capacity to support diverse types of vehicles and volumes of traffic. OM15 Road hierarchy — information overlay
Runoff	means the water which is not lost to infiltration, evaporation, transpiration or depression storage.
Rural areas	means the land mapped on Strategic Framework Map SFM1 Growing Communities as Rural Areas.
Salinity expression area	means an area containing two or more of the following: <ul style="list-style-type: none"> a. plant species tolerant of saline conditions; or b. shallow water tables or poor drainage (waterlogging); or

	<p>c. wet areas in lower parts of the landscape or bare soil (soil scalding); or</p> <p>d. dieback of larger trees in low, wetter parts of the landscape (outside drought conditions or the effects of fire); or</p> <p>e. salt accumulations on the surface (often white and powdery, sometimes crystalline); or</p> <p>f. areas of shallow groundwater.</p> <p><i>Note—A water table less than 5m from the surface would be considered as shallow for this purpose. One mechanism to identify this is from an adjacent bore.)</i></p>
Scale	In a streetscape context, the relative size of a building similar to adjacent buildings or the relative size of components of a building when different to similar parts on adjacent buildings.
Screen landscaping	<p>means landscaping for amenity protection purposes that:</p> <p>a. screens or obscures from view development that is unsightly, intrusive or visually incompatible with the area in which it is located;</p> <p>b. maintains visual amenity or privacy of adjacent sensitive land uses or public spaces;</p> <p>c. reduces chemical spray drift, noise, dust and odour to adjacent sensitive land uses or public spaces;</p> <p>d. as described in Planning Scheme Policy 7 Landscaping.</p>
Sealed road	means a road located on a road reserve which is trafficable and where the local government has improved the natural surface by the addition of at least 100mm of gravel pavement with a bitumen or asphaltic seal and crossroad drainage.
Secondary dwelling	<p>means a dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the lot, whether or not the dwelling is—</p> <p>a. attached to the other dwelling; or</p> <p>b. occupied by individuals who are related to, or associated with, the household of the other dwelling.</p>
Secondary frontage	Where a lot has frontage to two or more roads, means any frontage that is not the primary frontage.
Sedimentation	The deposition or accumulation of sediment.
Sensitive land use	<p>a. Caretaker's accommodation; or</p> <p>b. a Childcare centre; or</p> <p>c. a Community care centre; or</p> <p>d. a Community residence; or</p> <p>e. a Detention facility; or</p> <p>f. a Dual occupancy; or</p> <p>g. a Dwelling house; or</p> <p>h. a Dwelling unit; or</p> <p>i. an Educational establishment; or</p> <p>j. a Health care service; or</p> <p>k. a Hospital; or</p> <p>l. a Hotel, to the extent the Hotel provides accommodation for tourists or travellers; or</p> <p>m. a Multiple dwelling; or</p> <p>n. a Relocatable home park; or</p> <p>o. a Residential care facility; or</p> <p>p. a Resort complex; or</p> <p>q. a Retirement facility; or</p> <p>r. Rooming accommodation; or</p> <p>s. Rural workers' accommodation; or</p> <p>t. Short-term accommodation; or</p> <p>u. a Tourist park; or</p> <p>v. Workforce accommodation.</p>
Sensitive receptor	means a <i>sensitive land use</i> within a <i>residential zone</i> ; and does not include a <i>Caretakers accommodation</i> where located in the <i>Industry zone</i> .
Service catchment	An area serviced by an infrastructure network.
Service vehicle	Vehicles that provide a service to the community and includes emergency service vehicles, waste collection vehicles and street cleaning vehicles.
Setback	For a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.

Site	<p>Of development, means the land that the development is to be carried out on.</p> <p><i>Examples—</i> <i>If development is to be carried out on part of a lot, the site of the development is that part of the lot.</i> <i>If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.</i></p>
Site cover	<p>Of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <ol style="list-style-type: none"> in a landscaped or open space area, including, for example, a gazebo or shade structure; or a basement that is completely below ground level and used for car parking; or the eaves of a building; or a sun shade.
Small Bus	has the same meaning as a Medium Rigid Vehicle as defined in AS.2890.2: Parking Facilities — Part 2: Off-street Commercial Vehicle Facilities.
Small residential lot	A lot with an area between 350m ² and 600m ² and located within the Low density residential zone or the Low-medium density residential zone.
Small rigid vehicle (SRV)	has the same meaning as a Small Rigid Vehicle as defined in AS.2890.2 — Off Street Parking — Commercial Vehicle Facilities.
Soil erosion and instability	means gully erosion more than 30cm in depth, landslips, a scarp, soil scalding or stream bank slumping.
Spring	<p>has the same meaning as the <i>Water Act</i>.</p> <p><i>Note—</i></p> <ol style="list-style-type: none"> if a feature is mapped on the watercourse identification map as a spring the feature mapped on the map; or otherwise—the land to which water rises naturally from below the ground and the land over which the water then flows.
Stable	<p>A building or structure used for the lodging and feeding of horses, containing stalls. The term does not include:</p> <ol style="list-style-type: none"> unroofed yards or pens; and shade or shelter structures contained within grazing pastures with at least one open side to allow free access to horses.
Standard unit	Has the same meaning given in the <i>Environmental Protection Regulation</i> for the respective animal.
State-controlled road	<p>has the same meaning as the <i>Transport Infrastructure Act</i>.</p> <p><i>Note—A road or land, or part of a road or land, declared under section 24 (of the Transport Infrastructure Act), to be a State-controlled road and, for chapter 6, Part 5, division 2, subdivision 2 (of the Transport Infrastructure Act), see section 53 (of the Transport Infrastructure Act).</i></p>
State significant species	has the same meaning as wildlife species listed in Schedules 2 to 6 inclusive of the <i>Nature Conservation (Wildlife) Regulation</i> .
Stocking rate	means the number of animals with access to the pastured area (excluding areas of the property where the animals will not have access such as dwellings, domestic outbuildings, driveways, waterways and other unusable areas) across the whole year and expressed as a number of a particular type of animal unit for each area. For example, cattle for each hectare of pasture may be expressed as 150SCU (standard cattle units) for each hectare.
Storey	<ol style="list-style-type: none"> means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— <ol style="list-style-type: none"> a space containing only a lift shaft, stairway or meter room; or a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or a space containing only a combination of the things stated in subparagraph (a) or (b); or a basement with a ceiling that is not more than 1m above ground level; and includes— <ol style="list-style-type: none"> a mezzanine; a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.

Stormwater	has the same meaning as <i>Environmental Protection Act</i> . <i>Note—stormwater includes run-off of rainwater from an urban or rural source.</i>
Stormwater device	Any device referred to in the Queensland Urban Drainage Manual (QUDM) and current Water by Design resources and Guidelines and any device approved by Council for use in a proposed development.
Stormwater drain	has the same meaning as Section 76(2) of the <i>Local Government Act</i> . <i>Note—is a drain, channel, pipe, chamber, structure, outfall or other work used to receive, store, transport or treat stormwater.</i>
Stormwater installation	has the same meaning as Section 76(3) of the <i>Local Government Act</i> . <i>Note—for a property:</i> <ul style="list-style-type: none"> a. is any roof gutters, downpipes, subsoil drains or stormwater drain for the property; but b. does not include any part of a local government's stormwater drain.
Stormwater quality improvement device	A device or component of a stormwater network used to improve stormwater quality.
Street landscaping	The relevant design and standard of landscaping as described in Planning Scheme Policy 6 Infrastructure design.
Streetscape	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
Structure	has the same meaning as the <i>Building Act</i> . <i>Note—Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure.</i>
Temporary use	A use that— <ul style="list-style-type: none"> a. is carried out on a non-permanent basis; b. does not involve the construction of, or significant changes to, permanent buildings or structures. <i>Note—Measures for temporary use timeframes for defined uses may be provided within section 1.7 Local government administrative matters.</i>
Total use area (TUA)	means the total area of all buildings, structures, plant or equipment and storage areas whether roofed or not but excludes service infrastructure, car parking areas and landscaping.
Ultimate development	For an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.
Urban area	has the same meaning as the <i>Planning Regulation</i> . <i>Note—means—</i> <ul style="list-style-type: none"> a. an area identified in a gazette notice by the chief executive as an urban area; or b. if no gazette notice has been published—an area identified as an area intended for an urban purpose, or for an urban purpose in the future, on a map in a planning scheme that— <ul style="list-style-type: none"> i. identifies the area using cadastral boundaries; and ii. is used exclusively or mainly to assess development applications. <i>Example of a map for paragraph (b)— a zoning map.</i>
Urban footprint	The area identified in the <i>ShapingSEQ: South East Queensland Regional Plan</i> as 'urban footprint'.
Urban purpose	means a purpose for which land is used in cities or towns: <ul style="list-style-type: none"> a. including residential, industrial, sporting, recreation and commercial purposes; but b. not including rural residential, environmental, conservation, rural, natural or wilderness area purposes.
Van	has the same meaning as a 99.8th percentile vehicle as defined in AS.2890.1-2004: Parking Facilities — Part 1: Off-street car parking.
Vegetation or Native vegetation	means any tree, shrub, bush, vine, forb, herb or grass, or other living or dead plant material, that is indigenous to Australia. It does not include environmental weeds, or native or exotic plants planted within a garden.

Vehicle trips per day (vpd)	The demand unit for the road network that is represented by vehicle trips per day. A vehicle trip comprises the outbound trip from and return trip to the original destination.
Verge	That part of the street or road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. A verge may accommodate service provider utility infrastructure, footpaths, off-road cycleways, the stormwater drainage network, utility poles and landscaping.
Vulnerable persons	means persons who are identified as having a high degree of susceptibility and low resilience to flood hazard, including unaccompanied minors, the infirmed, the mentally and physically disabled.
Vulnerable use/s	Means any of the following uses: a. Childcare centre; or b. Community care centre; or c. Community residence; or d. Detention facility; or e. Educational establishment; or f. Residential care facility; or g. Retirement facility; or h. Rooming accommodation.
Wastewater	has the same meaning as the <i>Environmental Protection (Water and Wetland Biodiversity) Policy, Schedule 2</i> .
Waters	has the same meaning as the <i>Environmental Protection (Water and Wetland Biodiversity) Policy</i> . <i>Note—</i> a. includes the bed and banks of waters; and b. without limiting the Acts Interpretation Act, Schedule 1, definition Queensland waters, includes— i. surface water; and ii. groundwater.
Water catchment or water sub-catchment	An area of land that drains water to a common point. <i>Note—A catchment is an area with a natural boundary.</i> <i>Examples of natural boundaries include ridges, hills or mountains where surface water drains to a common channel to form rivers or creeks.</i>
Water netserv plan	A plan adopted by an SEQ service provider, as defined under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act</i> , under section 99BJ of that Act.
Water quality objective/s	has the same meaning as the <i>Environmental Protection (Water and Wetland Biodiversity) Policy</i> . <i>Note—for water, are the objectives for an indicator identified under section 11 for protecting the environmental values for the water.</i>
Water sensitive urban design	A holistic design approach to the management of stormwater, incorporating: a. the protection and enhancement of the environmental values of receiving waters; b. the use of plants as a form of stormwater treatment; c. water conservation using the reuse of stormwater and the planting of native plants that are water efficient; d. a multi-disciplinary approach to the design of stormwater management; and e. best practice environmental management.
Waterbody	means a body of water forming a physiographical feature in the landscape. <i>Example, a reservoir, farm dam, waterhole, lake, wetland.</i>
Waterway	has the same meaning as the <i>Fisheries Act</i> . <i>Note—A river, creek, stream, watercourse, drainage feature or inlet of the sea.</i>
Waterway condition	The overall state of health of a waterway, based on an assessment of hydrology, water quality, its streamside zone, physical form and aquatic life.
Wetland	has the same meaning as the <i>Vegetation Management Act</i> . <i>Note—An area of land that supports plants or is associated with plants that are adapted to and dependent on living in wet conditions for at least part of their life cycle.</i>

Working area	means a part of the land that has enough area for: a. access for maintenance and hazard reduction activities; and b. safe for a firefighting vehicle and firefighters to undertake firefighting and emergency response activities.
Working dog	has the same meaning as the <i>Animal Management (Cats and Dogs) Act</i> .
Works codes	means the following codes: a. Advertising devices code; b. Building design code; c. Earthworks, filling and excavation code; d. Environment and amenity code; e. Infrastructure and services code; f. Landscaping code; g. Stormwater management code; h. Transport, access and parking code.

Schedule 2 Planning Scheme Maps

SC2.1 Map index

1. The table/s below list any strategic plan, zoning, local plan and overlay maps applicable to the planning scheme area.

Editor's note—Mapping for the LGIP is contained within Schedule 3 of the planning scheme.

Table SC2-1: Map index

MAP NUMBER	MAP TITLE	GAZETTAL DATE	AMENDMENT DATE
Strategic framework maps			
SFM1	Growing communities		
SFM2	Prosperous economy		
SFM3	Connecting infrastructure		
SFM4A	Sustaining the natural environment — Habitat		
SFM4B	Sustaining the natural environment — Landscape		
SFM5	Living in a great place		
Zone maps			
ZM1	Zone map		
Overlay maps			
OM1	Agricultural land overlay		
OM2	To be determined		
OM3A	Biodiversity — Ecological areas overlay		
OM3B	Biodiversity — Wildlife habitat overlay		
OM3C	Biodiversity — Waterway and wetland habitat overlay		
OM4	Bushfire hazard overlay		
OM5	Cultural heritage overlay		
OM6	Extractive resources overlay		
OM7	Flood hazard overlay		
OM8	Helidon management area overlay		
OM9A	Infrastructure - Energy and water supply overlay		
OM9B	Infrastructure - Emissions and hazardous activities overlay		
OM10	Scenic landscapes overlay		
OM11	Steep land overlay		
OM12A	Waterways and water resource catchment - Ecosystems overlay		
OM12B	Waterways and water resource catchment - Water resource catchment overlay		
OM13	High risk soils — information overlay		
OM14	Minimum lot size overlay		
OM15	Road hierarchy — information overlay		
OM16	Transport noise corridor — information overlay		

Strategic Framework Maps

Zone Maps

Overlay Maps

Schedule 3 Local government infrastructure plan maps and tables

SC3.1 Planning assumption tables

Table SC3.1.1: Existing and projected population

COLUMN 1 PROJECTION AREA	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 EXISTING AND PROJECTED POPULATION					
		2016	2021	2026	2031	2036	ULTIMATE DEVELOPMENT
Gatton	Single dwelling	6,881	8,267	9,728	11,260	11,709	14,142
	Multiple dwelling	324	389	458	530	551	666
	Other dwelling	258	310	364	422	438	530
	Total	7,463	8,966	10,550	12,212	12,698	15,337
Grantham	Single dwelling	78	116	144	159	181	281
	Multiple dwelling	4	5	7	8	9	13
	Other dwelling	3	4	5	6	7	11
	Total	85	126	157	173	196	305
Helidon	Single dwelling	874	964	1,031	1,081	1,131	1,392
	Multiple dwelling	41	45	49	51	53	66
	Other dwelling	33	36	39	40	42	52
	Total	948	1,045	1,119	1,173	1,227	1,510
Laidley	Single dwelling	3,838	4,105	4,515	4,952	5,165	6,324
	Multiple dwelling	181	193	213	233	243	298
	Other dwelling	144	154	169	185	193	237
	Total	4,162	4,452	4,897	5,370	5,602	6,858
Forest Hill	Single dwelling	489	497	502	506	508	519
	Multiple dwelling	23	23	24	24	24	24
	Other dwelling	18	19	19	19	19	19
	Total	531	539	544	549	551	563
Plainland	Single dwelling	68	141	196	245	255	312
	Multiple dwelling	3	7	9	12	12	15
	Other dwelling	3	5	7	9	10	12
	Total	74	153	213	265	277	338
Inside priority infrastructure area	Single dwelling	12,229	14,090	16,118	18,203	18,949	22,970
	Multiple dwelling	576	663	759	857	892	1,081
	Other dwelling	458	528	604	682	710	860
	Total	13,263	15,281	17,480	19,742	20,551	24,911
Outside priority infrastructure area	Single dwelling	24,180	25,999	27,979	30,022	33,385	54,394
	Multiple dwelling	1,138	1,224	1,317	1,413	1,572	2,561
	Other dwelling	905	974	1,048	1,124	1,250	2,037
	Total	26,223	28,196	30,344	32,560	36,207	58,992
Lockyer Valley Regional	Single dwelling	36,408.44	40,089	44,097	48,225	52,334	77,364

Council	Multiple dwelling	1,714	1,887	2,076	2,271	2,464	3,642
	Other dwelling	1,363	1,501	1,651	1,806	1,960	2,897
	Total	39,486	43,477	47,824	52,302	56,758	83,903

Table SC3.1.2: Existing and projected employees

COLUMN 1 PROJECTION AREA	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 EXISTING AND PROJECTED EMPLOYEES					
		2016	2021	2026	2031	2036	ULTIMATE DEVELOPMENT
Gatton	Retail	483	488	494	501	508	553
	Commercial	980	993	1,008	1,024	1,040	1,150
	Industry	726	757	784	802	821	888
	Community Purposes	979	990	1,003	1,016	1,030	1,125
	Rural and Other Uses	893	1,003	1,118	1,240	1,275	1,480
	Total	4,061	4,230	4,406	4,583	4,673	5,197
Grantham	Retail	0	0	0	0	0	0
	Commercial	2	2	2	2	2	2
	Industry	4	4	4	4	4	4
	Community Purposes	0	0	0	0	0	0
	Rural and Other Uses	11	14	16	17	19	27
	Total	17	20	22	23	25	33
Helidon	Retail	11	14	16	17	18	24
	Commercial	14	19	24	28	31	45
	Industry	81	82	82	83	83	84
	Community Purposes	8	12	16	20	22	35
	Rural and Other Uses	73	80	86	90	94	116
	Total	187	208	224	238	248	304
Laidley	Retail	59	63	67	70	75	97
	Commercial	158	169	177	185	196	251
	Industry	75	83	90	94	100	123
	Community Purposes	112	121	129	136	144	192
	Rural and Other Uses	113	134	167	201	218	316
	Total	517	570	629	687	733	979
Forest Hill	Retail	9	9	10	10	11	14
	Commercial	28	29	30	31	32	40
	Industry	9	9	9	9	9	9
	Community Purposes	28	29	30	31	32	39
	Rural and Other Uses	60	60	61	61	61	62
	Total	134	136	139	142	145	164
Plainland	Retail	2	15	28	40	52	120
	Commercial	3	34	65	96	124	290
	Industry	2	2	2	2	2	2
	Community Purposes	4	31	58	84	108	250

	Rural and Other Uses	3	9	13	17	18	22
	Total	14	90	166	239	305	685
Inside priority infrastructure area	Retail	564	589	614	639	663	809
	Commercial	1,185	1,245	1,306	1,366	1,425	1,779
	Industry	897	937	971	995	1,020	1,111
	Community Purposes	1,131	1,183	1,235	1,287	1,337	1,641
	Rural and Other Uses	1,153	1,300	1,461	1,626	1,685	2,023
	Total	4,930	5,255	5,586	5,913	6,130	7,363
Outside priority infrastructure area	Retail	488	555	630	708	786	1,306
	Commercial	1,372	1,534	1,716	1,905	2,095	3,358
	Industry	1,404	1,564	1,749	1,949	2,148	3,513
	Community Purposes	1,065	1,204	1,360	1,523	1,686	2,771
	Rural and Other Uses	2,196	2,340	2,497	2,658	2,925	4,705
	Total	6,525	7,196	7,951	8,743	9,640	15,652
Lockyer Valley Regional Council	Retail	1,052	1,144	1,244	1,347	1,449	2,115
	Commercial	2,557	2,779	3,022	3,271	3,520	5,137
	Industry	2,301	2,501	2,720	2,944	3,168	4,624
	Community Purposes	2,196	2,387	2,595	2,810	3,023	4,412
	Rural and Other Uses	3,348	3,640	3,957	4,284	4,610	6,728
	Total	11,454	12,451	13,537	14,656	15,770	23,015

Table SC3.1.3: Planned density and demand generation rate for a trunk infrastructure network

COLUMN 1 AREA CLASSIFICATION	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 PLANNED DENSITY		COLUMN 4 DEMAND GENERATION RATE FOR A TRUNK INFRASTRUCTURE NETWORK		
		NON- RESIDENTIAL PLOT RATIO	RESIDENTIAL DENSITY (DWELLINGS/ DEV HA)	TRANSPORT NETWORK (STRIPS/DEV HA)	PARKS AND LAND FOR COMMUNITY FACILITIES NETWORK (PERSONS/DEV HA)	STORMWATER NETWORK (IMP HA/DEV HA)
Residential development						
Emerging Community			14.8	148.2	39.5	0.6
Low Density Residential			14.6	145.5	39.0	0.5
Low-Medium Density Residential			19.2	191.7	48.7	0.6
Rural Residential	Park precinct - 5,000m ²		2.0	25.0	6.7	0.2
Rural Residential	Recreation precinct - 1ha		1.0	10.0	2.7	0.15
Rural Residential	Landscape precinct - 2.5ha		0.4	6.7	1.8	0.15
Rural Residential	Homestead precinct - 4ha		0.25	2.5	0.7	0.1
Rural Residential	No Subdivision precinct		0.1	0.5	0.1	0.0

Rural Zone			0.0	0.4	0.1	0.0
Township Zone			2.5	25.0	7.3	0.15
Non-residential development and mixed development¹						
Community Facilities		0.5		150	N/A	0.2
Conservation		0		0	N/A	0.0
Industry		0.5		75	N/A	0.5
Limited development	Flood plain precinct					
Limited development	Historic subdivision precinct					
Local Centre		1.0		75	N/A	0.5
Major Centre		1.4		250	N/A	0.9
Mixed use						
Principal Centre		1.5		250	N/A	0.9
Special Industry		0		75	N/A	0.5
Sport and Recreation		0		0	N/A	0.0

¹Mixed development is development that includes residential and non-residential development.

Table SC3.1.4: Existing and projected residential dwellings

COLUMN 1 PROJECTION AREA	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 EXISTING AND PROJECTED DWELLINGS					
		2016	2021	2026	2031	2036	ULTIMATE DEVELOPMENT
Gatton	Single dwelling	2,554	3,069	3,611	4,180	4,346	5,249
	Multiple dwelling	156	187	220	255	265	320
	Other dwelling	122	146	172	199	207	251
	Total	2,832	3,402	4,003	4,634	4,818	5,819
Grantham	Single dwelling	29	43	54	59	67	104
	Multiple dwelling	2	3	3	4	4	6
	Other dwelling	1	2	3	3	3	5
	Total	32	48	59	66	74	116
Helidon	Single dwelling	324	358	383	401	420	517
	Multiple dwelling	20	22	23	24	26	31
	Other dwelling	15	17	18	19	20	25
	Total	360	397	424	445	466	573
Laidley	Single dwelling	1,425	1,524	1,676	1,838	1,917	2,347
	Multiple dwelling	87	93	102	112	117	143
	Other dwelling	68	73	80	88	92	112
	Total	1,579	1,689	1,858	2,038	2,126	2,602
Forest Hill	Single dwelling	182	184	186	188	188	193
	Multiple dwelling	11	11	11	11	11	12
	Other dwelling	9	9	9	9	9	9
	Total	201	204	207	208	209	214

Plainland	Single dwelling	25	52	73	91	95	116
	Multiple dwelling	2	3	4	6	6	7
	Other dwelling	1	3	3	4	5	6
	Total	28	58	81	101	105	128
Inside priority infrastructure area	Single dwelling	4,539	5,230	5,982	6,757	7,033	8,526
	Multiple dwelling	277	319	365	412	429	520
	Other dwelling	217	250	286	322	336	407
	Total	5,032	5,798	6,633	7,491	7,798	9,452
Outside priority infrastructure area	Single dwelling	8,975	9,650	10,385	11,143	12,392	20,190
	Multiple dwelling	547	588	633	679	755	1,230
	Other dwelling	428	461	496	532	591	964
	Total	9,950	10,699	11,514	12,354	13,738	22,384
Lockyer Valley Regional Council	Single dwelling	13,514	14,880	16,368	17,900	19,425	28,715
	Multiple dwelling	824	907	997	1,091	1,184	1,750
	Other dwelling	645	710	781	854	927	1,370
	Total	14,982	16,497	18,146	19,845	21,536	31,836

Table SC3.1.5: Existing and projected non-residential floor space

COLUMN 1 PROJECTION AREA	COLUMN 2 LGIP DEVELOPMENT TYPE	COLUMN 3 EXISTING AND PROJECTED FLOOR SPACE					
		2016	2021	2026	2031	2036	ULTIMATE DEVELOPMENT
Gatton	Retail	14,490	14,644	14,830	15,028	15,225	16,595
	Commercial	29,400	29,775	30,225	30,706	31,186	34,515
	Industry	108,900	113,591	117,530	120,367	123,128	133,235
	Community Purposes	24,475	24,743	25,066	25,410	25,753	28,136
	Rural and Other Uses	17,860	20,054	22,369	24,797	25,507	29,602
	Total	195,125	202,808	210,019	216,307	220,799	242,082
Grantham	Retail	-	0	0	0	0	0
	Commercial	60	60	60	60	60	60
	Industry	600	600	600	600	600	600
	Community Purposes	-	0	0	0	0	0
	Rural and Other Uses	220	280	325	349	383	546
	Total	880	940	985	1,009	1,043	1,206
Helidon	Retail	342	409	465	517	551	731
	Commercial	418	582	718	844	925	1,362
	Industry	12,149	12,262	12,354	12,422	12,466	12,628
	Community Purposes	190	307	405	495	553	866
	Rural and Other Uses	1,468	1,610	1,717	1,797	1,876	2,311
	Total	14,566	15,170	15,660	16,075	16,370	17,897
Laidley	Retail	1,770	1,900	2,008	2,109	2,235	2,917
	Commercial	4,740	5,057	5,319	5,564	5,870	7,528
	Industry	11,250	12,444	13,427	14,154	15,062	18,445

	Community Purposes	2,800	3,027	3,215	3,389	3,609	4,795
	Rural and Other Uses	2,260	2,683	3,333	4,024	4,363	6,314
	Total	22,820	25,111	27,302	29,241	31,138	39,999
Forest Hill	Retail	270	281	294	309	323	422
	Commercial	844	871	903	938	973	1,214
	Industry	1,350	1,350	1,350	1,350	1,350	1,350
	Community Purposes	703	722	746	771	795	968
	Rural and Other Uses	1,192	1,204	1,212	1,219	1,221	1,241
	Total	4,358	4,427	4,505	4,586	4,662	5,195
Plainland	Retail	55	440	826	1,208	1,558	3,600
	Commercial	83	1,018	1,957	2,883	3,735	8,695
	Industry	346	346	346	346	346	346
	Community Purposes	98	767	1,439	2,102	2,712	6,262
	Rural and Other Uses	55	171	258	335	351	448
	Total	638	2,742	4,826	6,874	8,702	19,351
Inside priority infrastructure area	Retail	16,927	17,675	18,425	19,170	19,892	24,266
	Commercial	35,544	37,362	39,183	40,995	42,748	53,374
	Industry	134,595	140,593	145,606	149,240	152,951	166,603
	Community Purposes	28,266	29,567	30,870	32,167	33,422	41,026
	Rural and Other Uses	23,056	26,001	29,215	32,520	33,701	40,461
	Total	238,387	251,199	263,298	274,091	282,715	325,730
Outside priority infrastructure area	Retail	14,644	16,642	18,888	21,226	23,574	39,169
	Commercial	41,159	46,014	51,469	57,150	62,854	100,744
	Industry	210,571	234,600	262,326	292,410	322,258	526,929
	Community Purposes	26,628	30,103	34,006	38,072	42,154	69,271
	Rural and Other Uses	43,912	46,792	49,930	53,167	58,497	94,094
	Total	336,915	374,150	416,618	462,024	509,337	830,209
Lockyer Valley Regional Council	Retail	31,571	34,318	37,312	40,396	43,466	63,435
	Commercial	76,704	83,376	90,651	98,144	105,602	154,118
	Industry	345,166	375,193	407,932	441,649	475,210	693,532
	Community Purposes	54,894	59,670	64,876	70,239	75,576	110,297
	Rural and Other Uses	66,967	72,793	79,145	85,686	92,198	134,556
	Total	575,302	625,349	679,916	736,115	792,051	1,155,939

Table SC3.1.6: Existing and projected demand for the stormwater network

COLUMN A PLANNING SCHEME	COLUMN 1 SERVICE CATCHMENT ²	COLUMN 2 EXISTING AND PROJECTED DEMAND (IMPERVIOUS HA)					
		2016 (BASE DATE)	2021	2026	2031	2036	ULTIMATE DEVELOPMENT
Due to incomplete network information, a table of existing and projected demand for the stormwater network is unable to be included.							

²Column 1 The service catchments for the stormwater network are identified on Local Government Infrastructure Plan Map LGIP Stormwater network — Catchment Maps SWC-1:2 in Schedule 3 (local government infrastructure mapping and tables).

Table SC3.1.7: Existing and projected demand for the transport network

COLUMN 1 SERVICE CATCHMENT ³	COLUMN 2 EXISTING AND PROJECTED DEMAND (TRIPS)					
	2016 (BASE DATE)	2021	2026	2031	2036	ULTIMATE DEVELOPMENT
TR1 - Gatton Town	39,267	48,059	57,173	67,166	76,682	135,792
TR4 - Grantham	790	1,044	1,267	1,431	1,648	2,674
TR5 - Helidon	4,593	5,713	6,710	7,627	8,478	13,136
TR7 - Withcott	7,343	7,983	8,587	9,082	9,567	12,008
TR2 - Laidley Town	20,659	22,788	25,451	28,226	31,677	50,807
TR3 - Forest Hill	2,251	2,311	2,366	2,417	2,459	2,671
TR6 - Plainland	3,389	4,530	5,529	6,471	7,187	10,836
TR9 - Former LSC Regional	135,308	150,518	166,560	184,671	202,595	331,405
TOTAL	213,600	242,945	273,643	307,091	340,293	559,328

³Column 1 The service catchments for the transport network are identified on Local Government Infrastructure Plan Map LGIP Transport network — Catchment Maps TRC-1:2 in Schedule 3 (Local government infrastructure mapping and tables).

Table SC3.1.8: Existing and projected demand for the parks and land for community facilities network

COLUMN A PARK LEVEL	COLUMN 1 SERVICE CATCHMENT ⁴	COLUMN 2 EXISTING AND PROJECTED DEMAND (ET)					
		2016 (BASE DATE)	2021	2026	2031	2036	ULTIMATE DEVELOPMENT
Level 1	PPCL1 - Helidon	794	926	1,029	1,111	1,190	1,590
	PPCL2 - Withcott	1,179	1,269	1,355	1,422	1,490	1,876
	PPCL3 - Grantham	216	251	280	298	324	446
	PPCL4 - Rural West	3	5	8	11	16	40
	PPCL5 - Gatton Town	6,766	8,624	10,638	12,909	15,059	29,107
	PPCL6 - Helidon Hills and Grantham North	-	-	-	-	-	-
	PPCL7 - Murphy's Creek and Surrounds	305	324	344	363	381	481
	PPCL8 - Forest Hill	480	496	507	517	522	551
	PPCL9 - Laidley Town	4,125	4,542	5,135	5,764	6,545	11,088
	PPCL10 - Rural South	-	-	-	-	-	-
	PPCL11 - Morton Vale	-	-	-	-	-	-
	PPCL12 - Laidley North and Plainland	104	303	488	658	809	1,651
Level 2	PPCL1 - Helidon	1,236	1,380	1,495	1,588	1,681	2,160
	PPCL2 - Withcott	2,011	2,178	2,335	2,459	2,592	3,333
	PPCL3 - Grantham	513	612	703	776	870	1,338
	PPCL4 - Rural West	3	5	8	11	16	40
	PPCL5 - Gatton Town	8,931	10,906	13,036	15,415	17,688	32,392

	PPCL6 - Helidon Hills and Grantham North	-	-	-	-	-	-
	PPCL7 - Murphy's Creek and Surrounds	835	864	896	925	961	1,155
	PPCL8 - Forest Hill	480	496	507	517	522	551
	PPCL9 - Laidley Town	5,615	6,114	6,793	7,503	8,412	13,624
	PPCL10 - Rural South	-	-	-	-	-	-
	PPCL11 - Morton Vale	-	-	-	-	-	-
	PPCL12 - Laidley North and Plainland	8,922	9,897	10,896	11,833	12,585	16,885
Level 3	PPCL1 - Helidon	2,030	2,161	2,268	2,354	2,451	2,966
	PPCL2 - Withcott	2,304	2,473	2,634	2,759	2,895	3,659
	PPCL3 - Grantham	748	861	968	1,055	1,170	1,740
	PPCL4 - Rural West	1,691	1,717	1,744	1,768	1,777	1,852
	PPCL5 - Gatton Town	10,359	12,312	14,435	16,808	19,086	33,838
	PPCL6 - Helidon Hills and Grantham North	387	400	414	426	445	544
	PPCL7 - Murphy's Creek and Surrounds	1,495	1,535	1,577	1,616	1,662	1,921
	PPCL8 - Forest Hill	539	550	558	565	572	609
	PPCL9 - Laidley Town	6,539	7,021	7,692	8,395	9,308	14,556
	PPCL10 - Rural South	1,592	1,650	1,711	1,769	1,805	2,020
	PPCL11 - Morton Vale	1,276	1,288	1,301	1,313	1,332	1,449
	PPCL12 - Laidley North and Plainland	10,523	11,509	12,522	13,472	14,255	18,749

⁴Column 1 The service catchments for the parks and land for community facilities network are identified on Local Government Infrastructure Plan Map LGIP Parks and Land for Community Facilities network — Catchment Maps PPCLC-1:2 in Schedule 3 (local government infrastructure mapping and tables).

SC3.2 Schedules of works

Table SC3.2.1: Stormwater network schedule of works

COLUMN A PLANNING SCHEME	COLUMN 1 MAP REFERENCE	COLUMN 2 TRUNK INFRASTRUCTURE	COLUMN 3 ESTIMATED TIMING	COLUMN 4 ESTABLISHMENT COST ⁵
Due to incomplete network information, a schedule of works for the stormwater network is unable to be included.				
Recommendations identified as a result of future network planning is anticipated to be incorporated into future amendments to the LGIP.				

⁵Column 4 The establishment cost is expressed in current cost terms as at the base date.

Table SC3.2.2: Transport network schedule of works

COLUMN 1 MAP REFERENCE	COLUMN 2 TRUNK INFRASTRUCTURE	COLUMN 3 ESTIMATED TIMING	COLUMN 4 ESTABLISHMENT COST ⁶
Intersections			
INTF_001	Intersection	2026	\$855,133
INTF_002	Intersection	2031	\$892,313
INTF_003	Intersection	2036 to Ultimate	\$892,313
INTF_004	Intersection	2021	\$817,953
INTF_005	Intersection	2036 to Ultimate	\$892,313
INTF_006	Intersection	2036 to Ultimate	\$892,313
INTF_007	Intersection	2031	\$892,313
INTF_008	Intersection	2036 to Ultimate	\$892,313
INTF_010	Intersection	2026	\$855,133
INTF_013	Intersection	2026	\$855,133
INTF_015	Intersection	2036 to Ultimate	\$892,313
INTF_017	Intersection	2031	\$892,313
INTF_019	Intersection	2026	\$855,133
INTF_020	Intersection	2026	\$855,133
INTF_023	Intersection	2026	\$855,133
INTF_024	Intersection	2026	\$855,133
Structures			
STRF001	Culvert - Woodlands Road Dev No. 7	2036 to Ultimate	\$385,187
STRF002	Culvert - Woodlands Road Dev No. 2	2021	\$353,088
STRF003	Culvert - Woodlands Road Dev No. 4	2036 to Ultimate	\$385,187
STRF006	Culvert - Golf Links Drive No. 4	2036 to Ultimate	\$385,187
STRF008	Culvert - Mountain View Drive	2026	\$369,138
STRF009	Culvert - Zischke Road	2026	\$369,138
Roads			
TRF001	Rural Collector - Zischke Road Upgrade	2026	\$2,938,267

TRF003	Collector - Woodlands Dev Road No. 4	2021	\$323,083
TRF004	Sub-Arterial - Roches Road No. 2	2036 to Ultimate	\$2,044,192
TRF005	Sub-Arterial - Roches Road to Gittins Road Connector	2036 to Ultimate	\$1,763,336
TRF008	Rural Collector - Mountain View Drive Upgrade	2026	\$1,029,754
TRF010	Collector - Woodlands Dev Road No. 3	2036 to Ultimate	\$2,113,197
TRF016	Sub-Arterial - Golf Links Drive No. 1	2031	\$2,620,095
TRF017	Sub-Arterial - Golf Links Drive No. 2	2036 to Ultimate	\$2,231,401
TRF018	Rural Collector - Connors Road to Airforce Road Connector	2036 to Ultimate	\$981,785
TRF019	Sub-Arterial - Woodlands Road No. 1	2026	\$2,487,047
TRF020	Sub-Arterial - Woodlands Road No. 6	2031	\$2,503,072
TRF021	Sub-Arterial - Rangeview Drive Extension	2036 to Ultimate	\$1,418,979
TRF023	Sub-Arterial - Rangeview Drive Upgrade	2031	\$3,911,986
TRF024	Sub-Arterial - Roches Road No. 1	2031	\$1,629,296
TRF025	Sub-Arterial - Gatton CBD Bypass Road No. 5	2021	\$2,612,497
TRF028	Sub-Arterial - Princes Road Extension	2036 to Ultimate	\$724,758
TRF031	Sub-Arterial - Gatton CBD Bypass Road No. 2	2036 to Ultimate	\$2,317,093
TRF032	Sub-Arterial - Gatton CBD Bypass Road No. 3	2036 to Ultimate	\$1,723,945
TRF033	Sub-Arterial - Gatton CBD Bypass Road No. 4	2026	\$3,502,509
TRF034	Collector - Woodlands Dev Road No. 2	2031	\$1,451,665
TRF052	Collector - Princes Rd to Woodlands Rd Connection No. 3	2036 to Ultimate	\$1,395,524
TRF035	Collector - Princes Rd to Woodlands Rd Connection No. 2	2026	\$2,775,488
TRF036	Collector - Princes Rd to Woodlands Rd Connection No. 1	2026	\$1,805,875
TRF037	Sub-Arterial - Woodlands Road No. 2	2036 to Ultimate	\$1,449,218
TRF038	Collector - Woodlands Dev Road No. 1	2036 to Ultimate	\$4,653,227
TRF040	Rural Collector - Otto Road Extension	2036 to Ultimate	\$1,832,077
TRF041	Rural Collector - Otto Road Upgrade	2036 to Ultimate	\$1,676,535
TRF042	Rural Collector - Zischke Road Connection	2026	\$950,954
TRF045	Collector - Deviney Street to Seventeen Mile Connector	2036 to Ultimate	\$2,231,856
TRF049	Sub-Arterial - Breuer St to Summer St Extension No. 1	2036 to Ultimate	\$1,778,204
TRF050	Sub-Arterial - Breuer St to Summer St Extension No. 2	2036 to Ultimate	\$1,088,055
TRF051	Sub-Arterial - Breuer St to Summer St Extension No. 3	2036 to Ultimate	\$1,751,138

TOTAL **\$79,905,422**

⁶Column 4 The establishment cost is expressed in current cost terms as at the base date

Table SC3.2.3: Parks and land for community facilities schedule of works

COLUMN 1 MAP REFERENCE	COLUMN 2 TRUNK INFRASTRUCTURE	COLUMN 3 ESTIMATED TIMING	COLUMN 4 ESTABLISHMENT COST⁷
OSF060	Recreation District - New district recreation park (Woodlands Rise)	2031	\$1,980,624
OSF063	Recreation District - New district recreation park (west of Woodlands Rise)	2036 to Ultimate	\$1,380,624
OSF064	Recreation District - New district recreation park (Golflinks)	2036 to Ultimate	\$1,380,624
OSF066	Recreation District - New district recreation park (Lake Freeman Development)	2031	\$1,380,624
OSF068	Recreation District - James Norman Hedges	2031	\$780,624
OSF069	Recreation District - Burrabin Park	2026	\$672,730
OSF070	Recreation District - Johnson Drive Park (Lockrose Park)	2031	\$701,979
OSF071	Recreation District - Unnamed Park (Gehrke Road)	2021	\$715,572
OSF072	Recreation District - Unnamed Park (Otto Road)	2031	\$780,624
OSF074	Recreation District - New district recreation park (Plainland)	2026	\$1,048,098
OSF077	Recreation District - New district recreation park	2036 to Ultimate	\$1,180,624
OSF078	Recreation District - New district recreation park	2036 to Ultimate	\$1,180,624
OSF080	Recreation District - Laidley Shire Sports and Recreation Reserve	2026	\$748,098
OSF081	Recreation District - Enoch Semph Park	2031	\$701,979
OSF083	Recreation District - New district recreation park (west of Woodlands Rise)	2036 to Ultimate	\$1,180,624
OSF085	Recreation Regional - Lake Clarendon Recreation Area	2036 to Ultimate	\$1,880,627
OSF086	Recreation Regional - New regional recreation park (Woodlands Rise)	2036 to Ultimate	\$4,668,789
OSF087	Recreation Regional - Additional regional park adjacent to Lake Apex Park	2031	\$1,619,068
OSF088	Recreation Regional - New regional recreation park, Grantham	2036 to Ultimate	\$2,150,636
OSF089	Recreation Regional - Lions Park (Narda Lagoon)	2026	\$717,374
OSF090	Recreation Regional - Lake Dyer Recreation Area	2036 to Ultimate	\$1,229,499
OSF091	Recreation Regional - Lake Apex Park	2026	\$1,178,270
OSF092	Recreation Regional - Narda Lagoon	2031	\$701,979

OSF093	Sport District - Gatton Soccer Club	2036 to Ultimate	\$150,000
OSF095	Sport District - McGovern Park (Sport)	2036 to Ultimate	\$1,179,548
OSF097	Sport Regional - New sport park (Woodlands Rise)	2031	\$5,280,615
OSF098	Sport Regional - Springbrook Park	2036 to Ultimate	\$676,670
OSF096	Sport Regional - New sport park (south Gatton)	2036 to Ultimate	\$4,880,615
OSF099	Recreation District - New district recreation park (west of Woodlands Rise)	2026	\$1,348,098
OSF094	Sport District - New sport park (Grantham)	2036 to Ultimate	\$1,346,398
OSF100	Recreation District - New district recreation park	2036 to Ultimate	\$980,624
OSF101	Recreation District - New district recreation park	2021	\$765,572
OSF102	Recreation District - New district recreation park	2026	\$948,098
OSF103	Sport Regional - New sport park (Plainland)	2031	\$3,130,615
OSF104	Recreation District - New district recreation park	2026	\$948,098
OSF105	Recreation Regional - New regional recreation park	2051	\$1,128,182
OSF106	Sport District - New district sports park	2031	\$1,779,548
TOTAL			\$54,503,003

⁷Column 4 The establishment cost is expressed in current cost terms as at the base date.

SC3.3 Local government infrastructure plan maps

1. Local Government Infrastructure Plan Map LGIP Priority infrastructure area PIA-1:7
2. Local Government Infrastructure Plan Map LGIP Transport network - Plans for trunk infrastructure TR-1:13
3. Local Government Infrastructure Plan Map LGIP Parks and Land for Community Facilities network PPCL-1:20
4. Local Government Infrastructure Plan Map LGIP Stormwater network — Catchment Maps SWC-1:2
5. Local Government Infrastructure Plan Map LGIP Transport network — Catchment Maps TRC-1:2
6. Local Government Infrastructure Plan Map LGIP Parks and Land for Community Facilities network — Catchment Maps PPCLC-1:2

Schedule 4 Planning scheme notations

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the *Planning Act*

1. The table below lists all the decisions affecting the planning scheme made under section 89(1a) of the *Planning Act*.

Table SC4.1-1: Notation of decisions under the *Planning Act*

DATE OF DECISION	LOCATION (REAL PROPERTY DESCRIPTION)	DECISION TYPE	FILE REFERENCE
Development approvals substantially inconsistent with the Planning Scheme			
2/09/2005	Lot 3 RP172847 Lot 56 CA3120 Lot 63 CA3120	Development Permit for Reconfiguration of a Lot (1 Lot in 22 Lots knowns as Stage 1) & Preliminary Approval for Permit for Reconfiguration of a Lot (66 lots in 3 stages known as Stage 2-4) Known as Grevillea Estate	DA3434; DA4424; OW2022/0023
20/03/2007	Lot 77 CA311429	Development Permit for Reconfiguration of a Lot (80 Lots in 5 Stages) Known as Adare Grove Estate	DA4573; OPW2012/0027; CAP2014/0005; OW2022/0022
19/06/2009	Lot 5 RP123314	Development Permit for Reconfiguration of a Lot (1 lot into 48 Lots) Known as Costello's Junction	DA4672; ROL0570; RL2018/0035
21/04/2011	Lot 59 SP135857 Lot 58 CA311427	Development Permit for Aviation Facility and Community Title Subdivision and Preliminary Approval under Section 242 of the <i>Sustainable Planning Act 2009</i> for an Aviation Facility in five (5) stages.	DA2010/0035; CAP2016/0037; MC2018/0027.01
29/10/2013	Lot 9 SP157240 Lot 10 SP157240	Development Permit for Material Change of Use for a 11 Accommodation Units and 3 Shops	Appeal 3226 of 2011; MC2017/0039
15/01/2014	Lot 95 CA311434 Lot 96 SP225226	Development Permit for Reconfiguration of a Lot (2 lots into 145 Lots in 7 Stages) Known as Redbank Creek Estate	DA4678 Appeal No. 3506 of 2011 RL2020/0002
27/02/2015	Lot 2 RP25672	Development Permit for Reconfiguration of a Lot (1 lot into 41 Lots in 4 stages)	ROL2014/0007; RL2020/0041; RL2022/0026
4/09/2019	Lot 3 SP311079	Development Permit for Material Change of Use for Rural Service Industry	MC2019/0042
16/09/2020	Lot 3 RP890810 Lot 54 RP890810	Development Permit for Reconfiguration of a Lot (1 lot into 45 Lots)	RL2020/0006; OW2021/0064
21/04/2021	Lot 1 SP313144	Preliminary Approval including a Variation Request to vary the effect of the Laidley Shire Planning Scheme 2003 and Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 113 Lots) Known as Thallon Road Estate	MC2020/0003; RL2020/0004
16/3/2022	Lot 5 RP903407 Lot 1 SP110788	Development Permit for Material Change of Use for a Caravan Park	MC2020/0051; RL2020/0029
20/07/2022	Lot 22 RP200060	Preliminary Approval including Variation Request Reconfiguring of a lot (1 lot into 5 lots)	MC2021/0052; RL2021/0028
Variation approvals			

Nil	Nil	Nil	Nil
Decisions agreeing to a superseded planning scheme request			
Nil	Nil	Nil	Nil

Editor's note—This Schedule includes details of:

- a. development approvals that are inconsistent with the planning scheme.
- b. variation approvals.
- c. decisions agreeing to a superseded planning scheme request to apply a superseded scheme to a particular development.

SC4.2 Notation of resolution/s under Chapter 4, Part 2, Division 2 of the *Planning Act*

1. The table below lists all the resolutions made under Chapter 4, Part 2, Division 2 of the *Planning Act*.

Table SC4.2-1: Notation of resolutions under the *Planning Act*

DATE OF RESOLUTION	DATE OF EFFECT	DETAILS	CONTACT INFORMATION
Nil	Nil	Adopted infrastructure charges resolution Nil	A copy of the adopted infrastructure charges resolution can be obtained online at: Nil

SC4.3 Notation of registrations for urban encroachment provisions under section 267 of the *Planning Act*

1. The table below lists all the registrations for urban encroachment provisions under section 267 of the *Planning Act*.

Table SC4.3-1: Notation of registrations made under section 267 of the *Planning Act*

DATE OF REGISTRATION OF THE PREMISES	LOCATION OF PREMISES (REAL PROPERTY DESCRIPTION)	DETAILS OF REGISTRATION	TERM OF REGISTRATION
Nil	Nil	Nil	Nil

Editor's note—Section 267(11) of the Planning Act states that the decision notice will identify the period the registration or a renewed registration will continue to have effect (between 10 and 25 years), unless cancelled. If the decision notice does not state a period, the registration will have effect for 10 years.

Schedule 5 Land designated for infrastructure

1. The table below lists all the land designated for community infrastructure within the planning scheme area.

Table SC5-1: Designation of premises for development of infrastructure

DATE THE DESIGNATION, AMENDMENT, EXTENSION OR REPEAL TAKES EFFECT	TYPE OF COMMUNITY INFRASTRUCTURE	LOCATION OF PREMISES (REAL PROPERTY DESCRIPTION)	STREET ADDRESS (INCLUDING THE RELEVANT LOCAL GOVERNMENT AREA IF THE NOTATION IS OUTSIDE THE PLANNING SCHEME AREA)
CID 39 - Springdale to Greenbank 500kV transmission line			
24/03/2000	<i>Integrated Planning Act 1997, Schedule 5: Item (k) operating works under the Electricity Act 1994.</i>	Lot 202 CSH202	299 Millers Road, Adare
		Lot 121 CC2054	Mount Berryman Road, Blenheim
		Lot 124 CH31475	Ropeley Road, Blenheim
		Lot 1 RP7853	Marsh Road, Blenheim
		Lot 20 RP7860	Woodwell Road, Blenheim
		Lot 21 RP7860	5 Woodwell Road, Blenheim
		Lot 22 RP7860	1055 Woodlands Road, Blenheim
		Lot 25 RP7860	6 Martin Road, Blenheim
		Lot 26RP7860	Schadwell Road, Blenheim
		Lot 2RP156022	Schultz Lookout Road, Blenheim
		Lot 2RP160552	1 Salt Springs Road, Blenheim
		Lot 2 RP41714	75 Blenheim Road, Blenheim
		Lot 2 RP7841	71 Blenheim Road, Blenheim
		Lot 2 RP7849	7 Schadwell Road, Blenheim
		Lot 2 RP7853	Marsh Road, Blenheim
		Lot 3 RP7849	11 Schadwell Road, Blenheim
		Lot 9 RP7849	Ropeley Road, Blenheim
		Lot 362 SP117133	Dodt Road, Forest Hill
		Lot 192 NPW765	Edwards Road, Gatton
		Lot 1 RP158506	Gatton Laidley Road, Gatton
		Lot 1 RP89858	Hausers Road, Gatton
		Lot 22 RP862346	25 Radke Court, Gatton
		Lot 23 RP862346	27 Radke Court, Gatton
		Lot 24 RP862346	29 Radke Court, Gatton
		Lot 25 RP862346	28 Radke Court, Gatton
		Lot 2 RP158506	Gatton Laidley Road, Gatton
		Lot 2 RP21590	138 Gatton Laidley Road, Gatton
		Lot 2 RP89858	Gatton Laidley Road, Gatton
		Lot 52 RP886177	105 Robeck Road, Gatton
		Lot 53 RP886177	Robeck Road, Gatton
Lot 89 CC415	237 Edwards Road, Gatton		
Lot 14 RP7860	Woodlands Road, Glen Cairn		

	Lot 1 RP7860	37G Salt Springs Road, Glen Cairn
	Lot 2 RP7860	37F Salt Springs Road, Glen Cairn
	Lot 1 RP25691	2 Nelson Lane, Laidley Creek West
	Lot 247 CH31977	14 Montgomery Road, Laidley Creek West
	Lot 253 CH31977	20 Laidley Creek West Road, Laidley Creek West
	Lot 2 RP25627	Old Mulgowie Road, Laidley Creek West
	Lot 2 RP25691	Montgomery Road, Laidley Creek West
	Lot 3 RP815471	45 Blenheim Road, Laidley Creek West
	Lot 423 CH3151	19 Laidley Creek West Road, Laidley Creek West
	Lot 121 CC2054	Mount Berryman Road, Laidley South
	Lot 129 CH3151	Mulgowie Road, Laidley South
	Lot 1 RP192007	2 O'Dwyer Road, Laidley South
	Lot 1 RP195891	8 O'Dwyer Road, Laidley South
	Lot 217 CH31634	6 O'Dwyer Road, Laidley South
	Lot 234 CH31760	O'Dwyer Road, Laidley South
	Lot 234 CH31760	O'Dwyer Road, Laidley South
	Lot 2 RP192007	4 O'Dwyer Road, Laidley South
	Lot 2 RP195891	O'Dwyer Road, Laidley South
	Lot 2 RP25628	41 Mulgowie Road, Laidley South
	Lot 107 RP888085	486 Gatton Esk Road, Lake Clarendon
	Lot 19 SP184396	Gatton Esk Road, Lake Clarendon
	Lot 1 RP117753	136 Lake Clarendon Way, Lake Clarendon
	Lot 1 RP57187	Lake Clarendon Way, Lake Clarendon
	Lot 1 SP104160	Main Greenswamp Road, Lake Clarendon
	Lot 1 SP252895	Lake Clarendon Way, Lake Clarendon
	Lot 2 RP117753	Lake Clarendon Way, Lake Clarendon
	Lot 2 RP181049	86 Lake Clarendon Way, Lake Clarendon
	Lot 2 RP57187	154 Lake Clarendon Way, Lake Clarendon
	Lot 2 SP252895	Lake Clarendon Way, Lake Clarendon
	Lot 45 SP184395	620 Gatton Esk Road, Lake Clarendon
	Lot 4 RP888085	582 Gatton Esk Road, Lake Clarendon
	Lot 75 CA311429	Blair Road, Lake Clarendon
	Lot 76 CA311429	422 Gatton Esk Road, Lake Clarendon
	Lot 81 SP195584	Lake Clarendon Way, Lake Clarendon
	Lot 900 SP293970	374 Gatton Esk Road, Lake Clarendon
	Lot 999 SP204414	Yappa Court, Lake Clarendon
	Lot 103 RP838702	Old Toowoomba Road, West Lawes
	Lot 126 CH31472	Old Toowoomba Road, West Lawes
	Lot 13 RP7823	Old Toowoomba Road, West Lawes
	Lot 14 RP7823	Old Toowoomba Road, West Lawes
	Lot 184 CC3374	5391 Warrego Highway, Lawes
	Lot 189 CC3307	Warrego Highway, Lawes

		Lot 362 SP117133	Dotd Road, Lawes
		Lot 3 RP7823	Dotd Road, Lawes
		Lot 76 CC3468	Warrego Highway, Lawes
CID 43 - Springdale to Greenbank 500kV transmission line			
24/03/2000	<i>Integrated Planning Act 1997, Schedule 5: Item (k) operating works under the Electricity Act 1994.</i>	Lot 11 RP849789	Gatton Esk Road, Adare
		Lot 2 RP14781	193 Millers Road, Adare
		Lot 2 RP206332	709 Gatton Esk Road, Adare
		Lot 4 SP219659	Millers Road, Adare
		Lot 5 SP219659	223 Millers Road, Adare
		Lot 167 SP154248	44 Hausers Road, Gatton
CID 55 - University of Queensland Gatton Campus			
20/04/2000	<i>Integrated Planning Act 1997, Schedule 5: Item (f) Educational Facility.</i>	Lot 362 CC3226	37 Old Laidley Forest Hill Road, Forest Hill
		Lot 167 SP312484	44 Hausers Road, Gatton
		Lot 184 CC3374	5391 Warrego Highway, Lawes
CID 217 - Millmerran to Middle Ridge 330kV Transmission Line (Project comprises of Substations, a transmission line and an access track)			
13/02/2004	<i>Integrated Planning Act 1997, Schedule 5: Item (k) operating works under the Electricity Act 1994.</i>	Lot 5 SP141678	Upper Flagstone Creek Road, Flagstone
		Lot 15 SP256724	11 Oakhill Place, Preston
		Lot 22 RP902116	533 Upper Flagstone Creek Road, Preston
		Lot 2 RP151076	365 Preston Boundary Road, Preston
		Lot 2 RP154563	Upper Flagstone Creek Road, Preston
		Lot 3 RP151076	401 Preston Boundary Road, Preston
		Lot 122 RP840607	391 Upper Flagstone Creek Road, Upper Flagstone
CID 271 - Forest Hill Fire Station			
5/05/2006	<i>Integrated Planning Act 1997, Schedule 5: Item (g) Emergency services facilities.</i>	Lot 24 SP131010	4 William Street, Forest Hill
CID 280 - Mount Campbell Rural Fire Station			
20/10/2006	<i>Integrated Planning Act 1997, Schedule 5: Item (g) Emergency services facilities.</i>	Lot 2 SP174743	66 Walkers Road, Rockmount
CID 293 - Middle Ridge to Greenbank 275/330 kilovolt transmission line (Stage 1 — Middle Ridge to Ebenezer)			
12/01/2007	<i>Integrated Planning Act 1997, Schedule 5: Item (k) operating works under the Electricity Act 1994.</i>	Lot 121 CC2054	Mount Berryman Road, Blenheim
		Lot 124 CH31475	Ropeley Road, Blenheim
		Lot 1 RP194171	41 Ropeley Road, Blenheim
		Lot 1 RP7844	Marsh Road, Blenheim
		Lot 1 RP7851	Ropeley Road, Blenheim
		Lot 1 RP7853	Marsh Road, Blenheim
		Lot 2 RP156022	Schultz Lookout Road, Blenheim
		Lot 2 RP41714	75 Blenheim Road, Blenheim
		Lot 2 RP7841	71 Blenheim Road, Blenheim
		Lot 2 RP7851	4 Allan Road, Blenheim
		Lot 2 RP7853	Marsh Road, Blenheim

	Lot 2 RP7861	14 Allan Road, Blenheim
	Lot 9 RP7849	Ropeley Road, Blenheim
	Lot 10 CC2515	13 Smith Road, Flagstone Creek
	Lot 18 CH311905	Flagstone Creek Road, Flagstone Creek
	Lot 1 RP192509	53 Sutcliffes Road, Flagstone Creek
	Lot 1 RP21373	120 Stephens Road, Flagstone Creek
	Lot 1 SP228065	67 Stockyard Creek Road, Flagstone Creek
	Lot 208 CH312299	19 Crans Road, Flagstone Creek
	Lot 20 RP838683	14 Crans Road, Flagstone Creek
	Lot 23 CH312299	Smith Road, Flagstone Creek
	Lot 2 CC150	Smith Road, Flagstone Creek
	Lot 2 RP192509	75 Sutcliffes Road, Flagstone Creek
	Lot 2 RP197957	Batemans Road, Flagstone Creek
	Lot 2 RP21374	28 Stephens Road, Flagstone Creek
	Lot 2 RP21378	Stephens Road, Flagstone Creek
	Lot 2 SP228065	68 Stockyard Creek Road, Flagstone Creek
	Lot 30 CH311336	Batemans Road, Flagstone Creek
	Lot 32 CH311763	Batemans Road, Flagstone Creek
	Lot 34 CH312048	Batemans Road, Flagstone Creek
	Lot 3 SP133928	1 Duncans Road, Flagstone Creek
	Lot 48 CH311763	Stephens Road, Flagstone Creek
	Lot 4 RP80560	766 Flagstone Creek Road, Flagstone Creek
	Lot 4 SP133928	198 Batemans Road, Flagstone Creek
	Lot 62 CH312235	Batemans Road, Flagstone Creek
	Lot 129 CH3151	Mulgowie Road, Laidley
	Lot 1 RP25691	2 Nelson Lane, Laidley Creek West
	Lot 247 CH31977	14 Montgomery Road, Laidley Creek West
	Lot 252 CH31977	14 Laidley Creek West Road, Laidley Creek West
	Lot 253 CH31977	20 Laidley Creek West Road, Laidley Creek West
	Lot 2 RP25691	Montgomery Road, Laidley Creek West
	Lot 3 RP815471	45 Blenheim Road, Laidley Creek West
	Lot 423 CH3151	19 Laidley Creek West Road, Laidley Creek West
	Lot 1 RP192007	2 O'Dwyer Road, Laidley South
	Lot 1 RP195891	8 O'Dwyer Road, Laidley South
	Lot 217 CH31634	6 O'Dwyer Road, Laidley South
	Lot 234 CH31760	O'Dwyer Road, Laidley South
	Lot 2 RP192007	4 O'Dwyer Road, Laidley South
	Lot 2 RP195891	O'Dwyer Road, Laidley South
	Lot 2 RP25627	Old Mulgowie Road, Laidley South

	Lot 2 RP25628	41 Mulgowie Road, Laidley South
	Lot 2 RP903557	40 Mulgowie Road, Laidley South
	Lot 1 RP13884	44 Mason Road, Lilydale
	Lot 200 SP133936	Ma Ma Lilydale Road, Lilydale
	Lot 2 RP13884	Ma Ma Lilydale Road, Lilydale
	Lot 10 SP197167	76 Petersens Road, Ma Ma Creek
	Lot 125 CH31928	873 Gatton Clifton Road, Ma Ma Creek
	Lot 173 CH311328	174 Petersens Road, Ma Ma Creek
	Lot 19 SP156810	910 Gatton Clifton Road, Ma Ma Creek
	Lot 1 RP104542	174 Ma Ma Lilydale Road, Ma Ma Creek
	Lot 1 RP104543	Ma Ma Lilydale Road, Ma Ma Creek
	Lot 1 RP135248	427 Ma Ma Lilydale Road, Ma Ma Creek
	Lot 1 RP13880	Kleins Road, Ma Ma Creek
	Lot 1 RP13883	Ma Ma Lilydale Road, Ma Ma Creek
	Lot 2 RP13880	Kleins Road, Ma Ma Creek
	Lot 2 RP170768	460 Back Ma Ma Road, Ma Ma Creek
	Lot 2 RP187737	421 Ma Ma Lilydale Road, Ma Ma Creek
	Lot 3 RP32667	Back Ma Ma Road, Ma Ma Creek
	Lot 4 RP844674	429 Back Ma Ma Road, Ma Ma Creek
	Lot 8 CH311900	Ma Ma Lilydale Road, Ma Ma Creek
	Lot 112 SP131021	Upper Flagstone Creek Road, Preston
	Lot 134 CC344	31 Preston Peak Lane, Preston
	Lot 15 SP256724	11 Oakhill Place, Preston
	Lot 2 RP154563	Upper Flagstone Creek Road, Preston
	Lot 4 RP883122	422B Ropeley Rockside Road, Rockside
	Lot 1 RP106969	Ropeley Rockside Road, Ropeley
	Lot 1 RP130586	Wesslings Road, Ropeley
	Lot 1 RP32618	170 Weiers Road, Ropeley
	Lot 1 RP32693	400 Ropeley Rockside Road, Ropeley
	Lot 1 RP7791	262 Weiers Road, Ropeley
	Lot 2 CC1834	Wesslings Road, Ropeley
	Lot 2 CC3188	200 Weiers Road, Ropeley
	Lot 2 RP130586	89 Wesslings Road, Ropeley
	Lot 2 RP32604	38 Charlies Access, Ropeley
	Lot 2 RP61983	Weiers Road, Ropeley
	Lot 2 RP7791	300 Weiers Road, Ropeley
	Lot 3 RP164444	5 Charlies Access, Ropeley
	Lot 3 RP32621	Weiers Road, Ropeley
	Lot 3 RP883122	422 Ropeley Rockside Road, Ropeley
	Lot 11 RP838683	13 Stockyard Creek Road, Stockyard
	Lot 116 CC343	436 Upper Flagstone Creek Road, Upper Flagstone
	Lot 117 RP840607	393 Upper Flagstone Creek Road, Upper Flagstone

	Lot 139 RP803617	159 Upper Flagstone Creek Road, Upper Flagstone
	Lot 151 CC479	Rossells Road, Upper Flagstone
	Lot 178 CC2987	300 Sutcliffes Road, Upper Flagstone
	Lot 180 CC2041	Upper Flagstone Creek Road, Upper Flagstone
	Lot 189 CC2109	Upper Flagstone Creek Road, Upper Flagstone
	Lot 1 CP817790	1935 Flagstone Creek Road, Upper Flagstone
	Lot 1 RP155845	152 Sutcliffes Road, Upper Flagstone
	Lot 1 RP190842	400 Upper Flagstone Creek Road, Upper Flagstone
	Lot 1 RP193942	2033 Flagstone Creek Road, Upper Flagstone
	Lot 1 RP835154	39 Upper Flagstone Creek Road, Upper Flagstone
	Lot 21CH311907	186 Sutcliffes Road, Upper Flagstone
	Lot 2 CP817790	1917 Flagstone Creek Road, Upper Flagstone
	Lot 2 RP138335	Rossells Road, Upper Flagstone
	Lot 2 RP155845	122 Sutcliffes Road, Upper Flagstone
	Lot 2 RP181342	105 Sutcliffes Road, Upper Flagstone
	Lot 2 RP193942	2013 Flagstone Creek Road, Upper Flagstone
	Lot 3 RP155845	109 Sutcliffes Road, Upper Flagstone
	Lot 3 RP193942	Flagstone Creek Road, Upper Flagstone
	Lot 3 SP113446	360 Upper Flagstone Creek Road, Upper Flagstone
	Lot 5 SP141678	Upper Flagstone Creek Road, Upper Flagstone
	Lot 7 SP244472	289 Upper Flagstone Creek Road, Upper Flagstone
	Lot 8 SP244472	297 Upper Flagstone Creek Road, Upper Flagstone
	Lot 16 RP32648	127 Ingoldsby Road, Upper Tenthill
	Lot 1 RP188379	43 Old Pitch Lane, Upper Tenthill
	Lot 1 RP32641	Mount Sylvia Road, Upper Tenthill
	Lot 1 RP32642	292 Mount Sylvia Road, Upper Tenthill
	Lot 21 RP32651	Chappells Road, Upper Tenthill
	Lot 22 RP32651	Ingoldsby Road, Upper Tenthill
	Lot 2 CC2080	291 Mount Sylvia Road, Upper Tenthill
	Lot 2 RP188379	31 Old Pitch Lane, Upper Tenthill
	Lot 2 RP32641	Mount Sylvia Road, Upper Tenthill
	Lot 4 SP250087	242 Mount Sylvia Road, Upper Tenthill
	Lot 6 RP32648	Ingoldsby Road, Upper Tenthill
	Lot 8 SP243121	140 Ingoldsby Road, Upper Tenthill

CID 358 - South-East Queensland Correctional Precinct			
25/07/2008	<i>Integrated Planning Act 1997</i> , Schedule 5: Item (c) correctional facilities; Item (f) educational facilities; Item (k) operating works under the <i>Electricity Act 1994</i> ; Item (c) storage and works depots associated with community infrastructure (a) to (q).	Lot 242 CA31612	152 Millers Road, Adare
		Lot 238 SP233406	Millers Road, Spring Creek
		Lot 240 CA31519	Krugers Road, Spring Creek
		Lot 244 CA31710	437 Krugers Road, Spring Creek
CID 440 - Springdale to Halys 500 kilovolt (kV) transmission lines and the Halys 500/275 kV Substation			
26/02/2010	<i>Sustainable Planning Regulation 2009</i> , Schedule 2, Part 2: Item (k) operating works under the <i>Electricity Act 1994</i> .	Lot 242 CA31612	152 Millers Road, Adare
		Lot 4 SP283042	Palm Tree Road, Buaraba South
		Lot 13 CA311450	524 Krugers Road, Spring Creek
		Lot 222 CA31453	Qualischefskis Road, Spring Creek
		Lot 240 CA31519	Krugers Road, Spring Creek
		Lot 244 CA31710	437 Krugers Road, Spring Creek
		Lot 3 CA311206	666 Krugers Road, Spring Creek
		Lot 65 CA311285	Qualischefskis Road, Spring Creek
		Lot 7 CA311239	744 Krugers Road, Spring Creek
		Lot 47 4NPW785	Forestry Road, Vinegar Hill
Lot 616 FTY1953	Forestry Road, Vinegar Hill		
CID 488 - Abermain to Lockrose 110 kilovolt (kV) Network Upgrade Project			
7/10/2011	<i>Sustainable Planning Regulation 2009</i> , Schedule 2, Part 2: Item (11) operating works under the <i>Electricity Act 1994</i> .	Lot 100 RP231649	Brightview Road, Brightview
		Lot 101 RP803227	Brightview Road, Brightview
		Lot 102 CH311686	Cricket Road, Brightview
		Lot 173 RP836901	16 Walnut Drive, Brightview
		Lot 175 RP836901	20 Walnut Drive, Brightview
		Lot 17 CC3629	144 Thallon Road, Brightview
		Lot 182RP836902	16 Oak Street, Brightview
		Lot 183 RP836902	18 Oak Street, Brightview
		Lot 1 RP229165	16 Redwood Drive, Brightview
		Lot 201 SP128026	30 Oak Street, Brightview
		Lot 2 RP229165	18 Redwood Drive, Brightview
		Lot 35 RP231649	78 Brightview Road, Brightview
		Lot 36 RP231649	76 Brightview Road, Brightview
		Lot 3 RP229165	19 Redwood Drive, Brightview
		Lot 4 RP229165	17 Redwood Drive, Brightview
		Lot 500 RP836900	Evans Road, Brightview
		Lot 64 RP803227	11 Tallowood Court, Brightview
		Lot 65 RP803227	12 Tallowood Court, Brightview
		Lot 66 RP803227	10 Tallowood Court, Brightview
		Lot 67 RP803227	8 Tallowood Court, Brightview
Lot 6 RP139911	145 Thallon Road, Brightview		
Lot 10 RP858409	15 Johnson Drive, Lockrose		

		Lot 11 RP858409	17 Johnson Drive, Lockrose
		Lot 12 RP858409	19 Johnson Drive, Lockrose
		Lot 13 RP858409	21 Johnson Drive, Lockrose
		Lot 1 RP117954	26 Village Road, Lockrose
		Lot 1 RP850738	77 Brightview Road, Lockrose
		Lot 2 RP117954	73 Brightview Road, Lockrose
		Lot 2 RP850738	79 Brightview Road, Lockrose
		Lot 9 RP850739	13 Johnson Drive, Lockrose
		Lot 89 CH311498	81 Cricket Road, Regency Downs
CID 534 - Springdale to Blackwall 500kV transmission line project, planned to be initially energised at 275kV			
23/11/2012	<i>Sustainable Planning Regulation 2009, Schedule 2, Part 2: Item (11) operating works under the Electricity Act 1994.</i>	Lot 1 RP161638	739 Gatton Esk Road, Adare
		Lot 1 SP223171	Gatton Esk Road, Adare
		Lot 2 RP14781	193 Millers Road, Adare
		Lot 2 RP206332	709 Gatton Esk Road, Adare
		Lot 132 CSH186	130 Forest Hill Fernvale Road, Glenore Grove
		Lot 133 CSH186	134 Forest Hill Fernvale Road, Glenore Grove
		Lot 134 CSH186	8 Pomerence Road, Glenore Grove
		Lot 142 CSH186	3 Kentville Road, Kentville
		Lot 144 CSH186	9 Kentville Road, Kentville
		Lot 145 CSH186	17 Kentville Road, Kentville
		Lot 147 CSH2204	27 Kentville Road, Kentville
		Lot 1 RP211258	23 Kentville Road, Kentville
		Lot 2 RP211258	19 Kentville Road, Kentville
		Lot 3 RP177429	Forest Hill Fernvale Road, Kentville
		Lot 53 RP808047	6 Dawn Court, Kentville
		Lot 19 SP184396	Gatton Esk Road, Lake Clarendon
		Lot 45 SP184395	620 Gatton Esk Road, Lake Clarendon
		Lot 8 RP206191	Main Greenswamp Road, Lake Clarendon
		Lot 9 SP248984	Gatton Esk Road, Lake Clarendon
		Lot 10 CSH186	15 Kentville Road, Lockrose
		Lot 117 RP850740	14A Caleys Court, Lockrose
		Lot 119 CH311699	Kerlin Road, Lockrose
		Lot 120 CH311699	Kerlin Road, Lockrose
		Lot 172 CC975	Kerlin Road, Lockrose
		Lot 17 RP858409	29 Johnson Drive, Lockrose
		Lot 18 RP858409	31 Johnson Drive, Lockrose
		Lot 190 CC975	Herny Road, Lockrose
		Lot 19 RP858409	33 Johnson Drive, Lockrose
		Lot 1 RP805981	12 Old Brightview Road, Lockrose
		Lot 20 RP858409	35 Johnson Drive, Lockrose
		Lot 21 RP858410	37 Johnson Drive, Lockrose
		Lot 22 RP858410	39 Johnson Drive, Lockrose

		Lot 23 RP858410	41 Johnson Drive, Lockrose
		Lot 24 RP858410	43 Johnson Drive, Lockrose
		Lot 25 RP858410	45 Johnson Drive, Lockrose
		Lot 2 RP117954	73 Brightview Road, Lockrose
		Lot 2 RP805981	10 Old Brightview Road, Lockrose
		Lot 2 RP99220	123-125 Brightview Road, Lockrose
		Lot 3 RP805981	8 Old Brightview Road, Lockrose
		Lot 454 CC184	50 Zabel Road, Lockrose
		Lot 48 RP808046	42 Village Road, Lockrose
		Lot 4 RP805981	6 Old Brightview Road, Lockrose
		Lot 54 RP808047	8 Dawn Court, Lockrose
		Lot 55 RP808047	10 Dawn Court, Lockrose
		Lot 56 RP808047	7 Dawn Court, Lockrose
		Lot 5 RP805981	4 Old Brightview Road, Lockrose
		Lot 1 RP135087	Lester Road, Morton Vale
		Lot 21 SP176174	36 Main Greenswamp Road, Morton Vale
		Lot 22 SP176174	40 Main Greenswamp Road, Morton Vale
		Lot 26 CA311426	Main Greenswamp Road, Morton Vale
		Lot 28 RP230471	25 Lester Road, Morton Vale
		Lot 6 RP206191	Main Greenswamp Road, Spring Creek
		Lot 7 RP206191	Main Greenswamp Road, Spring Creek
MID-0418-0276 - Laidley State High School			
7/12/2018	<i>Planning Regulation, Schedule 5, Part 2: Item 6 Educational facilities</i>	Lot 363 CC3396	98 Alfred Street, Laidley
MID-0918-0306 - Plainland Secondary College and Church (known as Spophia College)			
29/3/2019	<i>Planning Regulation, Schedule 5, Part 2: Item 3 Community and cultural facilities, including community centres, galleries, libraries and meeting halls Item 6 Educational facilities Item 9 Facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated.</i>	Lot 601 SP283422	29 Gehrke Road, Plainland
		Lot 5 RP154611	33 Gehrke Road, Plainland
		Lot 4 RP154611	56 Otto Road, Plainland
		Lot 3 RP154611	54 Otto Road, Plainland

Editor's note—Section 42(5) (a) of the Planning Act states that a note in the planning scheme for the purposes of a designation is not an amendment of a planning scheme.