

## Assessment Benchmarks

The following Assessment Benchmarks have been addressed by Saunders Havill Group for this application:

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# 1. Emerging Community Zone Code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
<p>PO1 A use is for:</p> <ul style="list-style-type: none"> <li>a) urban purposes after detailed land use and infrastructure planning has been completed; or</li> <li>b) an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.</li> </ul>	<p>AO1 A use is for:</p> <ul style="list-style-type: none"> <li>a) urban purposes after detailed land use and infrastructure planning has been completed; or</li> <li>b) an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.</li> </ul>	<p><b>Complies AO</b> The development is for a preliminary approval to establish a reconfiguration of a lot and material change of use to override select planning scheme provisions. Notwithstanding the land uses expected by this proposal align with AO.</p>
Design		
Building height		
<p>PO2 A building has a height that is compatible with the:</p> <ul style="list-style-type: none"> <li>a) existing landscape character which predominates over the built form; or</li> </ul>	<p>AO2 A building has a maximum building height of 8.5 metres.</p>	<p><b>Not applicable</b> No built form is proposed.</p>

b) desired urban purpose character.		
Boundary clearance		
<p>PO3 A building or structure has a boundary clearance that is consistent with the:</p> <ul style="list-style-type: none"> <li>a) existing character; or</li> <li>b) desired urban purposed character.</li> </ul>	<p>AO3 A building or structure, other than an existing lawful building or structure, has a minimum:</p> <ul style="list-style-type: none"> <li>a) road boundary clearance of 10 metres;</li> <li>b) side and rear boundary clearance of three metres.</li> </ul>	<p><b>Not applicable</b> No built form is proposed.</p>
Site cover - Interim uses		
<p>PO4 A building or structure for an interim use has a site cover that protects the visual amenity and is compatible with the landscape character of the zone.</p>	<p>AO4 A building or structure for an interim use has a maximum site cover of 700m<sup>2</sup>.</p>	<p><b>Not applicable</b> No built form is proposed.</p>
Amenity		
General emissions		
<p>PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> <li>a) noise emissions;</li> <li>b) air emissions;</li> <li>c) light emission;</li> <li>d) radiation emissions;</li> <li>e) vibration emissions.</li> </ul>	<p>AO5 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> <li>a) Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in</li> </ul>	<p><b>Not applicable</b> There is no built form proposed by the development.</p>

	<p>3.2.1(1)(a) of Planning scheme policy 3 - Environmental management;</p> <p>b) Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management;</p> <p>c) Table 3.2.2.1 - Air emission standards;</p> <p>d) Table 3.2.3.1 - Light emission standards;</p> <p>e) section 3.2.4 - Radiation emission standards;</p> <p>f) Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s<sup>2</sup>) 1/80Hz.</p>	
Reverse amenity		
<p>PO6</p> <p>Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p>AO6</p> <p>Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>	<p><b>Complies AO</b></p> <p>The development will be able to comply with the transport noise corridor categories. The future sensitive land uses will have to be constructed in accordance with the environmental policy.</p>
PO7	AO7	<b>Not applicable</b>

<p>A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry.  Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>		<p>A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.3.3.2.  Table 6.2.3.3.2</p>	<p>The development is not in proximity to Column 2 land uses.</p>
Column 1: Separation distance	Column 2: Use		
1,500 metres	Special industry		
500 metres	High impact industry		
500 metres	Intensive animal industry		
300 metres	Intensive horticulture		
300 metres	Wholesale nursery		
250 metres	Medium impact industry		
For assessable development only			
Design			
PO8 Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.	AO8 No acceptable outcome provided.	<p><b>Complies PO</b>  The proposal is for a reconfiguration of land that is consistent with the low density residential and village precinct as per the Logan reserve land use area plan.</p>	

		Infrastructure planning is yet to be completed within the immediate area, due to the exclusion from the priority infrastructure area.
<b>Social and health impact</b>		
<p>PO9 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.</p>	<p>AO9.1 Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.</p> <p>AO9.2 Development does not provide for gaming.</p>	<b>Complies AO</b>

## 2. Low Density Residential Zone Code

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Land use</b>		
<p><b>PO1</b> A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>a. section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or</li> <li>b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or</li> <li>c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or</li> <li>d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or</li> <li>e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or</li> <li>f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.</li> </ul>	<p><b>AO1</b> A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>a. section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or</li> <li>b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or</li> <li>c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or</li> <li>d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or</li> <li>e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or</li> <li>f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.</li> </ul>	<p>Complies AO The development is located in the village precinct under the Land use area plan. Therefore the development caters for future uses listed in 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.</p>
<b>Design</b>		
<b>Building height</b>		
<p><b>PO2</b> A building has a building height that is:</p> <ul style="list-style-type: none"> <li>a. consistent with the intended character for the precinct;</li> <li>b. responsive to the topography of the site;</li> <li>c. compatible with the height of adjoining buildings.</li> </ul>	<p><b>AO2</b> A building on a slope of:</p> <ul style="list-style-type: none"> <li>a. less than 15 percent has a maximum building height of 8.5 metres; or</li> <li>b. 15 percent or more has a maximum building height of 10 metres.</li> </ul>	<p><b>Not applicable</b> No built form is proposed.</p>
<b>Boundary clearance</b>		
<b>PO3</b>	<b>AO3</b>	<b>Not applicable</b>

<p>Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that:</p> <ul style="list-style-type: none"> <li>a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised;</li> <li>b. provide access to natural light and ventilation;</li> <li>c. are consistent with the character for the precinct.</li> </ul>	<p>Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.</p>	<p>No built form is proposed.</p>
<p><b>Density</b></p>		
<p><b>PO4</b> Development achieves a density consistent with that intended for the precinct.</p>	<p><b>AO4</b> Development has a maximum density shown in Table 6.2.5.3.4 - Low density residential zone densities.</p>	<p><b>Complies AO</b> The development can cater for a density for dual occupancy in the village precinct: 22 dwellings per hectare (Minimum lot size 875m<sup>2</sup>)</p>
<p><b>Amenity</b></p>		
<p><b>General emissions</b></p>		
<p><b>PO5</b> Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> <li>a. noise emissions;</li> <li>b. air emissions;</li> <li>c. light emission;</li> <li>d. radiation emissions;</li> <li>e. vibration emissions.</li> </ul>	<p><b>AO5</b> Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> <li>a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management;</li> <li>b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning</li> </ul>	<p><b>Not applicable</b></p>

	<p>scheme policy 3 - Environmental management;</p> <p>c. Table 3.2.2.1 - Air emission standards;</p> <p>d. Table 3.2.3.1 - Light emission standards;</p> <p>e. section 3.2.4 - Radiation emission standards;</p> <p>f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (<math>m/s^2</math>) 1/80Hz.</p>											
<b>Reverse amenity</b>												
<p><b>PO6</b></p> <p>Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p><b>AO6</b></p> <p>Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>	<p><b>Not applicable</b></p> <p>Development is not within 100m of government supported transport infrastructure.</p>										
<p><b>PO7</b></p> <p>A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry.</p> <p>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>	<p><b>AO7</b></p> <p>A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2.</p> <table border="1"> <thead> <tr> <th>Column 1: Separation distance</th> <th>Column 2: Use</th> </tr> </thead> <tbody> <tr> <td>1,500 metres</td> <td>Special industry</td> </tr> <tr> <td>500 metres</td> <td>High impact industry</td> </tr> <tr> <td>500 metres</td> <td>Intensive animal industry</td> </tr> <tr> <td>300 metres</td> <td>Intensive horticulture</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	<p><b>Complies</b></p> <p>The development is not within proximity to Table 6.2.5.3.2.</p>
Column 1: Separation distance	Column 2: Use											
1,500 metres	Special industry											
500 metres	High impact industry											
500 metres	Intensive animal industry											
300 metres	Intensive horticulture											

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300 metres	Wholesale nursery					
250 metres	Medium impact industry					
<b>For assessable development only</b>						
<b>Design</b>						
<b>Built form</b>						
<p><b>PO8</b> A building contributes to the character of the precinct with articulated buildings and detailing by:</p> <ul style="list-style-type: none"> <li>a. orientating towards the primary street frontage;</li> <li>b. providing an attractive and well-articulated façade.</li> </ul>	<p><b>AO8</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b> No built form is proposed. The preliminary approval aspect will allow for future uses to align with built form outcomes under the low density residential zone.</p>				
<b>Streetscape</b>						
<p><b>PO9</b> Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of:</p> <ul style="list-style-type: none"> <li>a. footpath paving;</li> <li>b. street trees;</li> <li>c. landscaping.</li> </ul>	<p><b>AO9</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b> No built form is proposed. The preliminary approval aspect will allow for future uses to align with built form outcomes under the low density residential zone.</p>				
<b>Service areas and storage</b>						
<p><b>PO10</b> Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.</p>	<p><b>AO10</b> Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.</p>	<p><b>Not applicable</b> No built form is proposed. The preliminary approval aspect will allow for future uses to align with built form outcomes under the low density residential zone.</p>				

<b>Reconfiguring a lot</b>		
<p><b>PO11</b> Reconfiguring a lot:</p> <ul style="list-style-type: none"> <li>a. in the Small lot precinct creates a lot with a minimum size of 300m<sup>2</sup>; or</li> <li>b. in the Suburban precinct: <ul style="list-style-type: none"> <li>i. where not creating a rear lot, has a minimum size of 400m<sup>2</sup>;</li> <li>ii. where creating a rear lot, has a minimum size of 500m<sup>2</sup>; or</li> </ul> </li> <li>c. in the Village precinct: <ul style="list-style-type: none"> <li>i. where not creating a rear lot, has a minimum size of 500m<sup>2</sup>;</li> <li>ii. where creating a rear lot, has a minimum size of 600m<sup>2</sup>.</li> </ul> </li> </ul>	<p><b>AO11</b> No acceptable outcome provided.</p>	<p><b>Complies PO11</b> The proposed development complies with the minimum lot size for the village precinct.</p>
<b>Social and health impact</b>		
<p><b>PO12</b> Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment. Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.</p>	<p><b>AO12.1</b> Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.</p> <p><b>AO12.2</b> Development does not provide for gaming.</p>	<p><b>Not applicable</b></p>
<b>Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct</b>		
<b>Land Uses</b>		
<b>Shop</b>		
<p><b>PO13</b> A Shop:</p>	<p><b>AO13</b> A Shop:</p> <ul style="list-style-type: none"> <li>a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy;</li> </ul>	<p><b>Not applicable</b> The proposal is for a reconfiguration of a lot.</p>

<p>a. is of a scale and character suitable to ensure that the residential amenity is maintained;</p> <p>b. serves the local residents' daily needs;</p> <p>c. does not undermine the viability of a nearby centre or the centre hierarchy.</p> <p>Note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p>b. is not within 800 metres of another Shop.</p>	
<b>Food and drink outlet</b>		
<p><b>PO14</b> A Food and drink outlet:</p> <p>a. is small-scale;</p> <p>b. protects residential amenity;</p> <p>c. does not undermine the viability of a nearby centre or the centre hierarchy.</p>	<p><b>AO14</b> A Food and drink outlet:</p> <p>a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy;</p> <p>b. is not within 800 metres of another Food and drink outlet;</p> <p>c. does not include a drive-through facility.</p>	<p><b>Not applicable</b> The proposal is for a reconfiguration of a lot.</p>
<b>Acreage precinct</b>		
<b>Design</b>		
<b>Built form</b>		
<p><b>PO15</b> The Acreage precinct has a residential built form where the landscape or bush character dominates the built environment.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b> The development is not located in this precinct.</p>
<b>Site cover</b>		
<p><b>PO16</b> Development in the Acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.</p>	<p><b>AO16</b> Development in the Acreage precinct has a maximum site cover of 20 percent.</p>	<p><b>Not applicable</b> The development is not located in this precinct.</p>
<b>Large suburban precinct</b>		
<b>Design</b>		

<b>Built form</b>		
<b>PO17</b> The Large suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	<b>AO17</b> No acceptable outcome provided.	<b>Not applicable</b> The development is not located in this precinct.
<b>Site cover</b>		
<b>PO18</b> Development in the Large suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	<b>AO18</b> Development in the Large suburban precinct has a maximum site cover of 50 percent.	<b>Not applicable</b> The development is not located in this precinct.
<b>Small acreage precinct</b>		
<b>Design</b>		
<b>Built form</b>		
<b>PO19</b> The Small acreage precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting, where the landscape character dominates the built environment.	<b>AO19</b> No acceptable outcome provided.	<b>Not applicable</b> The development is not located in this precinct.
<b>Site cover</b>		
<b>PO20</b> Development in the Small acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	<b>AO20</b> Development in the Small acreage precinct has a maximum site cover of 35 percent.	<b>Not applicable</b> The development is not located in this precinct.
<b>Small lot precinct</b>		
<b>Design</b>		
<b>Built form</b>		

<b>PO21</b> The Small lot precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	<b>AO21</b> No acceptable outcome provided.	<b>Not applicable</b> The development is not located in this precinct.
<b>Site cover</b>		
<b>PO22</b> Development in the Small lot precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	<b>AO22</b> Development in the Small lot precinct has a maximum site cover of 60 percent.	<b>Not applicable</b> The development is not located in this precinct.
<b>Suburban precinct</b>		
<b>Design</b>		
<b>Built form</b>		
<b>PO23</b> The Suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	<b>AO23</b> No acceptable outcome provided.	<b>Not applicable</b> The development is not located in this precinct.
<b>Site cover</b>		
<b>PO24</b> Development in the Suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	<b>AO24</b> Development in the Suburban precinct has a maximum site cover of 50 percent.	<b>Not applicable</b> The development is not located in this precinct.
<b>Village precinct</b>		
<b>Design</b>		
<b>Built form</b>		
<b>PO25</b>	<b>AO25</b> No acceptable outcome provided.	<b>Complies PO25</b>

<p>The Village precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.</p>		<p>The development will provide residential land that can accommodate dwelling houses in accordance with the village precinct and low density residential zone.</p>
<p><b>Site cover</b></p>		
<p><b>PO26</b> Development in the Village precinct has a site cover that reflects a development intensity consistent with the intended character of the precinct.</p>	<p><b>AO26</b> Development in the Village precinct has a maximum site cover of 50 percent.</p>	<p><b>Not applicable</b> No built form is proposed.</p>

### 3. Reconfiguring a Lot Code

Performance outcomes	Acceptable outcomes	Comments
<b>For assessable development</b>		
<b>Boundary realignment</b>		
<b>PO1</b> A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.	<b>AO1</b> A boundary realignment complies with the standards specified in Table 9.4.6.3.2 - Reconfiguring a lot and Table 9.4.6.3.3 - Reconfiguring a lot: local plans.	<b>Not applicable</b>
<b>PO2</b> A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.	<b>AO2</b> A boundary realignment ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback required elsewhere in the planning scheme.	<b>Not applicable</b>
<b>Design</b>		
<b>PO3</b> Reconfiguring a lot results in lots of a size, shape, dimension and density that are: <ol style="list-style-type: none"> <li>a. consistent with their intended use and the intended character of the applicable zone, local plan and precinct;</li> <li>b. safely accessed and serviced.</li> </ol> Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.	<b>AO3</b> Unless involving an approved Multiple dwelling, a new lot complies with: <ol style="list-style-type: none"> <li>a. Table 9.4.6.3.2 - Reconfiguring a lot; or</li> <li>b. Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or</li> <li>c. a preliminary approval for reconfiguring a lot.</li> </ol>	<b>Complies</b> The reconfiguration of a lot proposes a minimum lot size of 500m <sup>2</sup> which is consistent with the Village Precinct and Logan Reserve Land Use Area Plan.
<b>PO4</b> Reconfiguring a lot results in functional lots that:	<b>AO4.1</b> Where a passing bay is identified as required in Table 9.4.6.3.4 - Additional requirements	<b>Not applicable</b> No rear lots are proposed.

<ul style="list-style-type: none"> <li>a. can be safely accessed and egressed by vehicles;</li> <li>b. provide for safe and efficient on-site refuse collection;</li> <li>c. contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing;</li> <li>d. provide durable site access constructed to withstand heavy vehicles.</li> </ul>	<p>for rear lots, lots with driveway access exceeding 30 metres in length provide:</p> <ul style="list-style-type: none"> <li>a. one passing bay for every 30 metres of length;</li> <li>b. passing bays with a width of 2.5 metres (total driveway width of 5.5 metres) and length of 6 metres with 45 degree tapers as identified in Figure 3.4.5.1.3 - Passing bay dimensions.</li> </ul> <p><b>AO4.2</b> Where on-site refuse collection is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots provide for:</p> <ul style="list-style-type: none"> <li>a. a refuse collection vehicle to enter and exit the site in a forward gear;</li> <li>b. a 10.3 metre long refuse collection vehicle to undertake a maximum three point turning manoeuvre with sufficient clearance to any obstructions;</li> <li>c. the access driveway (including crossover) to be designed to withstand heavy vehicles.</li> </ul>	
<p><b>PO5</b> Reconfiguring a lot is designed to:</p> <ul style="list-style-type: none"> <li>a. protect significant natural features;</li> <li>b. protect landscape amenity values;</li> <li>c. minimise the amount of excavation and filling.</li> </ul> <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>	<p><b>Complies</b> The layout of the subdivision has been carefully planned to avoid any known significant natural features. A site assessment was undertaken to identify ecological values, and no mapped environmental overlays (e.g. waterway corridors, koala habitat, or significant vegetation) are impacted by the proposed development.</p>

		<p>The subdivision design incorporates a road layout and lot orientation that responds to the natural topography of the site.</p> <p>The proposed lot layout has been designed to work with the existing landform, minimising the need for extensive cut and fill. Where earthworks are required, they will be limited to achieving compliant road grades and building pads, and will be managed through an operational works application to ensure stability and appropriate drainage outcomes.</p>
<p><b>PO6</b> Reconfiguring a lot facilitates a movement network that:</p> <ul style="list-style-type: none"> <li>a. is permeable;</li> <li>b. supports active transport.</li> </ul> <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>	<p><b>Complies</b> The development is an extension of the surrounding road network to promote permeable networks and extension to the pedestrian network.</p>
<p><b>PO7</b> Reconfiguring a lot provides that the orientation of a road and lot facilitates the development of energy efficient buildings that respond to local climatic conditions.</p> <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p><b>AO7</b> No acceptable outcome provided.</p>	<p><b>Complies</b> Road orientations are north south.</p>
<p><b>PO8</b> The location and orientation of residential lots enables the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry.</p>	<p><b>AO8</b> A lot for a residential purpose is not created within the distances stated for any of the following:</p> <ul style="list-style-type: none"> <li>a. 1,500 metres of a Special industry; or</li> <li>b. 500 metres of a High impact industry; or</li> </ul>	<p><b>Complies</b> The site is not within proximity to these uses.</p>

	<ul style="list-style-type: none"> <li>c. 500 metres of an Intensive animal industry; or</li> <li>a. 300 metres of an Intensive horticulture or Wholesale nursery; or</li> <li>b. 250 metres of a Medium impact industry.</li> </ul>	
<b>Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone</b>		
<p><b>PO9</b> Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by:</p> <ul style="list-style-type: none"> <li>a. providing a wide variety of frontages;</li> <li>b. providing lots with noticeable frontage variation when observed from the street.</li> </ul> <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p><b>AO9.1</b> Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements.</p> <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome. Note - For the purpose of Table 9.4.6.3.5 - Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot. Planning scheme policy 8 - Urban design provides guidance for measuring the frontage of a corner lot.</p> <p><b>AO9.2</b> Reconfiguring a lot results in no more than three adjoining lots with the same frontage.</p>	<p><b>Complies</b> Development complies with the frontage requirements listed in Table 9.4.6.3.5.</p>
<b>Access easement</b>		
<p><b>PO10</b> An access easement:</p> <ul style="list-style-type: none"> <li>a. is fit for its particular purpose;</li> <li>b. has a safe access point;</li> <li>c. provides access and manoeuvring for on-site refuse collection where creating four or more rear lots for residential activities;</li> <li>d. does not adversely affect adjoining premises having regard to any of the following:</li> </ul>	<p><b>AO10</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b></p>

<ul style="list-style-type: none"> <li>i. traffic; or</li> <li>ii. accessibility; or</li> <li>iii. parking; or</li> <li>iv. privacy; or</li> <li>v. amenity</li> </ul> <p>Editor's note - Planning scheme policy 5 - Infrastructure provides guidance on the design standards for access driveways.</p>		
<b>Lots adjoining an urban arterial road</b>		
<p><b>PO11</b> Reconfiguring a lot is designed to enhance the visual amenity of an urban arterial road and avoids creating a streetscape that is likely to be dominated by fencing ancillary to future land uses.</p>	<p><b>AO11</b> Reconfiguring a lot that results in lots that adjoin an urban arterial road provides:</p> <ul style="list-style-type: none"> <li>a. a land dedication of a road for public use to Council between the lot/s adjoining the urban arterial road and the urban arterial road that: <ul style="list-style-type: none"> <li>I. is a minimum of 3 metres wide;</li> <li>II. extends for the full length of the lot boundaries that adjoin the urban arterial road;</li> <li>III. is landscaped with native, locally endemic species at a density sufficient to screen the development from view from the urban arterial road; or</li> </ul> </li> <li>b. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or</li> <li>c. a constructed road in accordance with section 7.2 of Planning scheme policy 5 - Infrastructure where located within a general planning layout area.</li> </ul> <p>Note - AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 - Infrastructure.</p>	<p><b>Complies</b> Logan reserve road is an arterial road that forms part of the larger transport corridor upgrades. However, the development does not propose lot access from this road to accommodate the planning upgrades.</p>
<b>Approved multiple dwellings</b>		

<p><b>PO12</b> Reconfiguring a lot where material change of use has been granted for three or more multiple dwellings does not compromise the lawfulness and function of the approved use.</p>	<p><b>AO12</b> Reconfiguring a lot where material change of use has been granted for three or more dwellings:</p> <ul style="list-style-type: none"> <li>a. ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use;</li> <li>b. does not result in a building that straddles a boundary;</li> <li>c. does not compromise the use of a multiple dwelling as a self-contained residence.</li> </ul>	<p><b>Not applicable</b></p>
<p><b>PO13</b> Reconfiguring a lot where a material change of use has been granted for three or more dwellings:</p> <ul style="list-style-type: none"> <li>a. is in the form of a community title scheme with a body corporate to ensure equitable and ongoing maintenance of any shared facilities or infrastructure; or</li> <li>b. establishes freehold lots only if: <ul style="list-style-type: none"> <li>I. all the proposed lots have direct road frontage to a dedicated constructed road;</li> <li>II. equitable and ongoing maintenance of any shared facilities or infrastructure is provided.</li> </ul> </li> </ul>	<p><b>AO13</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b></p>
<p><b>Where within a regulated access area</b></p>		
<p><b>PO14</b> Development within Figure 9.4.6.3.1 - Regulated access area:</p> <ul style="list-style-type: none"> <li>a. does not result in additional lots gaining vehicular access from</li> </ul>	<p><b>AO14</b> Development is designed to comply with Figure 9.4.6.3.1 - Regulated access area.</p>	<p><b>Not applicable</b></p>

<p>Beenleigh-Redland Bay Road or California Creek Road; b. supports the extension of the local access road network.</p>		
<p><b>Where within a local plan area</b></p>		
<p><b>PO15</b> Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b></p>

# 4. Landscape Code

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Landscape design</b>		
<p><b>PO1</b> Development provides landscaping that is designed and located to:</p> <ul style="list-style-type: none"> <li>b. enhance the visual amenity of premises;</li> <li>c. provide street trees;</li> <li>d. protect the movement network by:               <ul style="list-style-type: none"> <li>I. maintaining pedestrian accessibility;</li> <li>II. not obstructing sightlines for pedestrians, cyclists and motorists;</li> <li>III. being consistent with the function of the road;</li> <li>IV. being of a scale that is in proportion with the road width;</li> </ul> </li> <li>e. be responsive to and compatible with soil conditions, topography and micro climate;</li> <li>f. utilise species selection that:               <ul style="list-style-type: none"> <li>I. is suitable for the available space and growing conditions;</li> <li>II. incorporates, where practicable, native vegetation in public open space and roads;</li> </ul> </li> <li>g. protect, where practicable, existing native trees;</li> <li>h. conserve energy and water;</li> <li>i. incorporate water sensitive urban design principles;</li> </ul>	<p><b>AO1</b> Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 - Infrastructure.</p>	<p><b>Complies</b> Refer to Landscape Concept Plan.</p>

<ul style="list-style-type: none"><li>j. prevent pondage and manage overland flow;</li><li>k. act as a buffer to screen adverse visual impact of development and incompatible uses;</li><li>l. define the common boundary and prevent encroachment of existing and future uses into public open space;</li><li>m. rehabilitate degraded areas on the premises;</li><li>n. be easily maintained.</li></ul> <p>Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.</p>		
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# 5. Servicing, access and parking code

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Provision of parking spaces for vehicles</b>		
<p><b>PO1</b>            Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to:</p> <ul style="list-style-type: none"> <li>a. the particular circumstances of the premises including the:               <ul style="list-style-type: none"> <li>I. nature, intensity and hours of operation of the use;</li> <li>II. desirability of providing a car park and attracting vehicles to the premises;</li> <li>III. maximum number of employees and customers to be on the premises at any one time;</li> <li>IV. size, levels and dimensions of the premises;</li> </ul> </li> <li>b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.</li> </ul>	<p><b>AO1</b>            Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:</p> <ul style="list-style-type: none"> <li>a. for a use listed in Table 9.4.7.3.2 - Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2 - Vehicle parking and servicing;</li> <li>b. for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure.</li> </ul> <p>Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.</p>	<p><b>Not applicable</b>            Development is for the purposes of a Reconfiguration of a Lot only.</p>
<p><b>PO2</b>            Development with a security gate provides accessible visitor vehicle parking in front of the security gate where:</p> <ul style="list-style-type: none"> <li>a. for an Accommodation activity; or</li> </ul>	<p><b>AO2</b>            Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.</p>	<p><b>Not applicable</b>            Development is for the purposes of a Reconfiguration of a Lot only.</p>

<p>b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.</p>		
<p><b>PO3</b> A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.</p>	<p><b>AO3</b> A use, other than a Residential activity or a Parking station, provides vehicle parking that:</p> <ul style="list-style-type: none"> <li>a. is kept, used and maintained exclusively for car parking;</li> <li>b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge;</li> <li>c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.</li> </ul>	<p><b>Not applicable</b> Development is for the purposes of a Reconfiguration of a Lot only.</p>
<b>Provision of motorcycle parking</b>		
<p><b>PO4</b> Motorcycle parking is provided that is safe and functional.</p>	<p><b>AO4</b> Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.</p>	<p><b>Not applicable</b> Development is for the purposes of a Reconfiguration of a Lot only.</p>
<b>Provision of bicycle parking</b>		
<p><b>PO5</b> Bicycle parking facilities are provided that:</p> <ul style="list-style-type: none"> <li>a. satisfy the likely demand for bicycle parking;</li> <li>b. are functional;</li> <li>c. are located close to a pedestrian entry to a building.</li> </ul>	<p><b>AO5</b> Bicycle parking facilities comply with:</p> <ul style="list-style-type: none"> <li>a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing;</li> <li>b. AS2890.3-1993 - Bicycle parking facilities.</li> </ul>	<p><b>Not applicable</b> Development is for the purposes of a Reconfiguration of a Lot only.</p>
<b>Provision of vehicle manoeuvring area</b>		
<p><b>PO6</b> Development provides a safe and functional vehicle manoeuvring area.</p>	<p><b>AO6</b> Development provides a vehicle manoeuvring area that:</p>	<p><b>Not applicable</b> Development is for the purposes of a Reconfiguration of a Lot only.</p>

	<ul style="list-style-type: none"> <li>a. enables vehicles to enter and exit the site in a forward motion where the development: <ul style="list-style-type: none"> <li>I. is non-residential development; or</li> <li>II. is for five or more dwellings;</li> </ul> </li> <li>b. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area;</li> <li>c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure.</li> </ul>	
<b>Vehicle washing bay</b>		
<b>PO7</b> A vehicle washing bay does not cause environmental harm.	<b>AO7</b> A vehicle washing bay provides that run off is discharged to: <ul style="list-style-type: none"> <li>a. a grassed area or permeable landscape area; or</li> <li>b. the sewerage system.</li> </ul>	<b>Not applicable</b> Development is for the purposes of a Reconfiguration of a Lot only.
<b>Car park access</b>		
<b>PO8</b> Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	<b>AO8</b> Vehicular queuing space to a car parking area: <ul style="list-style-type: none"> <li>a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area;</li> <li>b. complies with Table 9.4.7.3.3 - Queuing spaces;</li> <li>c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.</li> </ul>	<b>Not applicable</b> Development is for the purposes of a Reconfiguration of a Lot only.
<b>Access and driveways</b>		
<b>PO9</b>	<b>AO9</b>	<b>Not applicable</b>

<p>A driveway is safe, functional and does not adversely affect infrastructure.</p>	<p>A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.</p>	<p>Development is for the purposes of a Reconfiguration of a Lot only.</p>
<p><b>Design and construction of a car parking area</b></p>		
<p><b>PO10</b>  A car parking area is designed to:</p> <ol style="list-style-type: none"> <li>a. provide easy way finding for pedestrians, cyclists and motorists;</li> <li>b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards;</li> <li>c. provide a convenient and safe pedestrian network;</li> <li>d. provide safe and efficient vehicle circulation;</li> <li>e. provide a progressive reduction in the speed environment in moving between the road and a parking space;</li> <li>f. provide a safe sight distance at a potential conflict point;</li> <li>g. provide for efficient and simple parking space search patterns;</li> <li>h. provide for uncongested public transport and service vehicle movements through the premises;</li> <li>i. keeps a heavy vehicle out of a parking aisle;</li> <li>j. ensure no heavy vehicle reverses across a pathway;</li> <li>k. prevent parking off a circulation road;</li> <li>l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network;</li> <li>m. prevent a motorist from reversing on a road;</li> </ol>	<p><b>AO10</b>  A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.</p>	<p><b>Not applicable</b>  Development is for the purposes of a Reconfiguration of a Lot only.</p>

<ul style="list-style-type: none"> <li>n. prevent an unnecessary space that encourages illegal parking;</li> <li>o. address safety of users through appropriate lighting;</li> <li>p. be appropriately landscaped;</li> <li>q. be surfaced so as to be useable in all weather conditions;</li> <li>r. manage stormwater flows.</li> </ul>		
<b>Waste management</b>		
<p><b>PO11</b> Development layout provides for refuse servicing which:</p> <ul style="list-style-type: none"> <li>a. is located wholly within the site;</li> <li>b. is clearly defined, safe and easily accessible;</li> <li>c. is designed to contain potential adverse impacts of servicing within the site;</li> <li>d. does not detract from the aesthetics or amenity of the surrounding area.</li> </ul>	<p><b>AO11.1</b> Development ensures that an on-site service bay for refuse collection is designed:</p> <ul style="list-style-type: none"> <li>a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management;</li> <li>b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion;</li> <li>c. to be located away from street frontages and screened from adjoining premises.</li> </ul> <p><b>AO11.2</b> Development provides on-site refuse collection and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in Planning scheme policy 5 - Infrastructure.</p>	<p><b>Not applicable</b> Development is for the purposes of a Reconfiguration of a Lot only. On site refuse will be in accordance with the standards for individual dwelling houses in the low density residential zone.</p>
<b>For assessable development</b>		
<b>Vehicle queuing</b>		
<p><b>PO12</b> Queuing associated with a drive through facility (including Service stations and Car</p>	<p><b>AO12</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b> Development is for the purposes of a Reconfiguration of a Lot only.</p>

washes) does not cause blockages to traffic on the road network.  
Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.

## 6. Acid Sulfate Soils Overlay Code

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Land in the Potential and actual acid sulfate soil area</b>		
<p><b>PO1</b> Development in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.01 that involves disturbing soil or sediment at or below 5 metres AHD:</p> <ul style="list-style-type: none"> <li>a. avoids disturbing acid sulfate soils; or</li> <li>b. is managed to avoid the: <ul style="list-style-type: none"> <li>I. release of acid and metal contaminants;</li> <li>II. release of nutrients that contribute to coastal algal blooms.</li> </ul> </li> </ul> <p>Editor's note - For development to which this overlay code applies, undertake an acid sulfate soils investigation conforming to the current version of Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the current Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines. Where the presence of acid sulfate soils is confirmed, prepare an acid sulfate soils management plan in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.</p>	<p><b>AO1.1</b> Development in the Potential and actual acid sulfate soils area at or below 5 metres AHD identified on Acid sulfate soils overlay map OM-01.01 does not involve:</p> <ul style="list-style-type: none"> <li>a. excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment; or</li> <li>b. filling of land involving 500m<sup>3</sup> or more of material with an average depth of 0.5 of a metre or greater; or</li> <li>c. extracting ground water.</li> </ul> <p><b>AO1.2</b> Development in the Potential and actual acid sulfate soils area above 5 metres AHD and at or below 20 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment at or below 5 metres AHD.</p>	<p><b>Complies</b> Refer to the engineering services report prepared by inertia. Earthworks are subject to an operational works application.</p>
<b>Treatment and disposal of acid sulfate soils</b>		
<p><b>PO2</b> Development manages the treatment and disposal of acid sulfate soils.</p>	<p><b>AO2</b> Where acid sulfate soils are identified, the acid sulfate soils are managed in accordance with an acid sulfate soils management plan prepared in accordance with the current</p>	<p><b>Complies</b> As above. Should mitigation be required, works will be carried out as determined by a future operational works application.</p>



# 7. Biodiversity areas Overlay Code

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Biodiversity corridors</b>		
<p><b>PO1</b> Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to:</p> <ul style="list-style-type: none"> <li>a. provide for habitat links;</li> <li>b. facilitate safe wildlife movement;</li> <li>c. facilitate wildlife refuge;</li> <li>d. enhance habitat values;</li> <li>e. rehabilitate degraded areas with native vegetation.</li> </ul> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p><b>AO1</b> Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.</p>	<p><b>Complies</b> Development is not mapped in a biodiversity corridor.</p>
<b>Primary vegetation management area</b>		
<p><b>PO2</b> Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located:</p> <ul style="list-style-type: none"> <li>a. to: <ul style="list-style-type: none"> <li>I. protect the current extent of native vegetation; or</li> <li>II. achieve a net gain of native vegetation;</li> </ul> </li> <li>b. to rehabilitate degraded areas with native vegetation.</li> </ul>	<p><b>AO2.1</b> Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <ul style="list-style-type: none"> <li>a. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 -</li> </ul>	<p><b>Not applicable</b> The development site is mapped as a Secondary vegetation management area.</p>

<p>Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>Environmental offset standards in Planning scheme policy 3 - Environmental management; or</p> <p>b. if identified as Both matters of local and state environmental significance or Matter of state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act 2014</i></p> <p>Note - Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> <p>Note - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions.</p> <p>Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</p> <p><b>AO2.2</b> Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.</p>	
<p><b>Secondary vegetation management area</b></p>		

<p><b>PO3</b> Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either:</p> <ul style="list-style-type: none"> <li>a. protect the current extent of native trees and native habitat trees; or</li> <li>b. achieve a net gain of native trees and native habitat trees.</li> </ul> <p>Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p><b>AO3</b> Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <ul style="list-style-type: none"> <li>a. if clearing less than 10 native trees, compensatory planting is provided of: <ul style="list-style-type: none"> <li>I. two trees of the same species for every native tree cleared in a secondary vegetation management area;</li> <li>II. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area;</li> </ul> </li> <li>b. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or</li> <li>c. if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the Environmental Offsets Act</li> </ul> <p>Note - Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in</p>	<p><b>Performance Outcome</b> The proposed reconfiguration will clear the existing residential vegetation that currently remains on site. Vegetation is mapped as MSES - category C under the SPP Mapping tool. It is understood any clearing of the category C vegetation that is within the low density urban zone is exempt. Clearing in the category X area is also exempt. Vegetation on site is typical of the current use being for rural residential land. Such the vegetation type is degraded and disturbed as a result.</p>
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	<p>accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> <p>Note - For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions.</p> <p>Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</p>	
<b>Koala corridor</b>		
<p><b>PO4</b> Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p><b>AO4</b> Development:</p> <ol style="list-style-type: none"> <li>a. is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map OM-02.02;</li> <li>b. in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 rehabilitates degraded koala habitat values within the Koala corridor, in accordance with the South East Queensland Ecological Restoration Framework.</li> </ol>	<p><b>Not applicable</b> Development is not mapped containing a koala corridor.</p>
<b>Locally significant vegetation area</b>		
<p><b>PO5</b> Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from:</p> <ol style="list-style-type: none"> <li>a. encroachment;</li> <li>b. edge effects.</li> </ol>	<p><b>AO5</b> Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.</p>	<p><b>Not applicable</b> Development is not mapped containing locally significant vegetation.</p>

<p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>		
<p><b>For assessable development</b></p>		
<p><b>Wildlife movement</b></p>		
<p><b>PO6</b> Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna by:</p> <ul style="list-style-type: none"> <li>a. generating minimal additional night time traffic;</li> <li>b. minimising the risk of injury or death to wildlife by vehicular traffic;</li> <li>c. incorporating practices or measures to minimise disruption, injury or death during construction;</li> <li>d. providing that a road or accessway has a low design speed;</li> <li>e. providing fauna-friendly fencing.</li> </ul> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p><b>AO6</b> Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna through the implementation of:</p> <ul style="list-style-type: none"> <li>a. the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices;</li> <li>b. the Queensland Government Koala-sensitive Design Guideline.</li> </ul>	<p><b>Not applicable</b> Development is not mapped in a biodiversity corridor or koala corridor.</p>
<p><b>Locally significant Melaleuca irbyana buffer area</b></p>		
<p><b>PO7</b> Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from:</p> <ul style="list-style-type: none"> <li>a. edge effects;</li> <li>b. adverse changes to the local hydrology.</li> </ul>	<p><b>AO7</b> Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 provides for a vegetated buffer within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03.</p>	<p><b>Not applicable</b> Development is not mapped containing locally significant vegetation.</p>

<p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>		
<b>Landscape values</b>		
<p><b>PO8</b> Development is designed and located to protect and enhance the landscape values of:</p> <ul style="list-style-type: none"> <li>a. a ridgeline;</li> <li>b. native vegetation.</li> </ul>	<p><b>A08</b> No acceptable outcome provided.</p>	<p><b>Complies</b> Refer to landscape concept plans.</p>
<b>Lighting</b>		
<p><b>PO9</b> Development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed to minimise adverse light impacts on native fauna.</p>	<p><b>A09</b> Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02:</p> <ul style="list-style-type: none"> <li>a. complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting;</li> <li>b. is directed away from areas identified on Biodiversity areas overlay map OM-02.00.</li> </ul>	<p><b>Not applicable</b> Development is not mapped in a biodiversity corridor or koala corridor.</p>

## 8. Regional infrastructure corridors and substations Overlay Code

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Community health and safety</b>		
<p><b>PO1</b> A use does not result in an unacceptable health or safety risk to the community from extremely low frequency magnetic field from powerline infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01. Note - ARPANSA draft standard, 2008 outlines the appropriate measures to be taken into consideration to achieve this outcome.</p>	<p><b>AO1</b> A use is located outside the 275kV powerline buffer area identified on Regional infrastructure corridors and substations overlay map OM-09.01.</p>	<p><b>Complies</b> The development is not within the 275kV powerline buffer area.</p>
<p><b>PO2</b> A sensitive land use is located a sufficient distance from a substation and wastewater facility identified on Regional infrastructure corridors and substations overlay map OM-09.01 to prevent an unacceptable health or safety risk to the community from a substation or wastewater facility.</p>	<p><b>AO2</b> A sensitive land use:</p> <ol style="list-style-type: none"> <li>a. has a minimum boundary clearance of 100 metres from a Substation identified on Regional infrastructure corridors and substations overlay map OM-09.01;</li> <li>b. is located outside the Wastewater facility buffer area identified on Regional infrastructure corridors and substations overlay map OM-09.01.</li> </ol>	<p><b>Complies</b> Development complies with the requirements of AO2.</p>
<b>Protection of electricity infrastructure</b>		
<p><b>PO3</b></p>	<p><b>AO3</b></p>	<p><b>Complies</b></p>

Development of premises adjoining a 110kv or 275kv powerline identified on Regional infrastructure corridors and substations overlay map OM-09.01 whether or not in an electricity easement, takes into account the impacts of 'sag' and 'swing'.	Development of premises adjoining a 110kV or 275kV powerline corridor identified on Regional infrastructure corridors and substations overlay map OM-09.01 complies with the mandatory clearance from any proposed buildings, structures and operational equipment to existing power lines specified in Schedules 4 and 5 of the <i>Electrical Safety Regulation 2013</i> .	Development can comply with the clearances for future buildings. Noting this development application is for a reconfiguration of a lot.
<b>Protection of water infrastructure</b>		
<b>PO4</b> Development protects bulk water infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 by: a. locating outside an easement for the pipeline; b. having an adequate boundary clearance to protect its operation.	<b>AO4</b> Development is not located within the water pipeline corridor identified on Regional infrastructure corridors and substations overlay map OM-9.01.	<b>Not applicable</b> The development is not within the water pipeline corridor.
<b>Protection of petroleum pipeline infrastructure</b>		
<b>PO5</b> Development does not compromise the operation of a Petroleum pipeline identified on Regional infrastructure corridors and substations overlay map OM-09.01.	<b>AO5</b> Development is not located on: a. Emt D SP147672; or b. Emt A RP104128; or c. Emt B RP119561.	<b>Complies</b> The development site is not within any of the listed easements in AO5.
<b>Access for infrastructure providers</b>		
<b>PO6</b> Access to the following infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 is provided to the infrastructure provider at all times: a. 110kv and 275kv powerlines; b. Substation;	<b>AO6</b> Access to the following infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 is provided to the infrastructure provider at all times: a. 110kV and 275kV powerlines; b. Substation;	<b>Complies</b> Development can comply providing access to the infrastructure identified.

<p>c. Wastewater facility.  Note - The applicable infrastructure provider will provide a padlock wherever gates and locked access to an easement is required.</p>	<p>c. Wastewater facility.</p>	
<p><b>For assessable development</b></p>		
<p><b>Co-location of regional infrastructure corridors</b></p>		
<p><b>PO7</b>  Regional infrastructure is co-located in a Regional infrastructure corridor identified on Regional infrastructure corridors and substations overlay map OM-09.00 to:</p> <ul style="list-style-type: none"> <li>a. achieve an efficient use of land;</li> <li>b. enable ease of access and maintenance;</li> <li>c. limit adverse environmental impacts.</li> </ul>	<p><b>A07</b>  No acceptable outcome provided.</p>	<p><b>Complies</b>  Development does not impact on the infrastructure corridor.</p>

# 9. Waterway corridors and wetlands overlay code

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Design and location</b>		
<p><b>PO1</b> Development is designed and located to protect the ecosystem processes, water quality, function, scenic amenity and landscape values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00.</p>	<p><b>AO1</b> Development is located outside the:</p> <ul style="list-style-type: none"> <li>a. waterway areas identified on Waterway corridors and wetlands overlay map OM-14.01;</li> <li>b. wetlands and wetland buffers identified on Waterway corridors and wetlands overlay map OM-14.02.</li> </ul>	<p><b>Complies</b> The development site contains a waterway corridor trigger mapping. However, the development has identified a detention basin in the corner of the site where the waterway is mapped. This has been addressed in the enclosed Stormwater Management Plan Report.</p>
<b>For assessable development only</b>		
<b>Location and ecosystem processes</b>		
<p><b>PO2</b> Development is:</p> <ul style="list-style-type: none"> <li>a. designed and located such that a waterway area or wetlands and wetland buffer is protected;</li> <li>b. designed, constructed and managed to protect and enhance:               <ul style="list-style-type: none"> <li>I. in-stream and riparian habitat values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00;</li> <li>II. safe wildlife movement and fish passage.</li> </ul> </li> </ul>	<p><b>AO2</b> Development:</p> <ul style="list-style-type: none"> <li>a. demonstrates that locating outside the waterway area of wetland and wetland buffer is not reasonably possible;</li> <li>b. prepares an ecological assessment report in accordance with part 2 of Planning scheme policy 3 - Environmental management that demonstrates how the development protects and enhances in-stream and riparian habitat values and results in no loss of connectivity which supports wildlife movement;</li> </ul>	<p><b>Complies</b> The development site contains a waterway corridor trigger mapping. However, the development has identified a detention basin in the corner of the site where the waterway is mapped. This has been addressed in the enclosed Stormwater Management Plan Report.</p>

<p>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome. Compliance with this performance outcome is to be demonstrated by an ecological assessment report prepared in accordance with part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>c. protects and enhances the ecological function of a Waterway corridor and wetlands area in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.2 - Waterway terrestrial and aquatic fauna movement of Planning scheme policy 3 - Environmental management.</p>	
<p><b>Natural hydrological and geomorphological processes</b></p>		
<p><b>PO3</b> Development is designed, constructed and managed to ensure:</p> <ul style="list-style-type: none"> <li>a. the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 are maintained;</li> <li>b. where the natural hydrological and geomorphological processes are modified, the near natural hydrology is re-instated.</li> </ul>	<p><b>A03</b> Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by:</p> <ul style="list-style-type: none"> <li>a. stabilising banks using native vegetation in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.3 - Near-natural hydrology reinstatement works of Planning Scheme Policy 3 - Environmental Management;</li> <li>b. reinstating the near-natural hydrology in accordance with section 3.3.3 - Near-natural hydrology reinstatement works of Planning scheme policy 3 - Environmental management.</li> </ul>	<p><b>Not applicable</b> The development does not contain mapped waterway or watercourse under the State mapping. The natural fall of the land is to the south-west corner of existing lot 13 which will contain a new detention basin to capture stormwater from the development. As such, there is no need for protection of the waterway / banks on site as there is none identified.</p>
<p><b>Erosion prone areas</b></p>		
<p><b>PO4</b> Development in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 is for coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.</p>	<p><b>A04</b> Development is not located in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 unless the development:</p> <ul style="list-style-type: none"> <li>a. cannot be feasibly located elsewhere;</li> </ul>	<p><b>Not applicable</b> Development is not affected by this sub-overlay.</p>

	b. is coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.	
<b>Water quality</b>		
<p><b>PO5</b> Development is designed, constructed and managed to protect water quality of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 by:</p> <ul style="list-style-type: none"> <li>a. providing vegetated buffers;</li> <li>b. incorporating water sensitive urban design principles having regard to: <ul style="list-style-type: none"> <li>I. protecting water quality of surface and ground waters;</li> <li>II. minimising sewage discharges to the natural environment;</li> </ul> </li> <li>c. limiting discharge of sediments and pollutants into a Waterway corridors and wetlands area.</li> </ul>	<p><b>AO5</b> Development:</p> <ul style="list-style-type: none"> <li>a. provides a vegetated riparian buffer in accordance with section 3.3.1 - Riparian corridor revegetation and weed control of Planning scheme policy 3 - Environmental management;</li> <li>b. provides effective erosion and sediment control in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure;</li> <li>c. implements water sensitive urban design principles in accordance with section 3.6 - Stormwater infrastructure standards and section 3.7 - Landscaping standards of Planning scheme policy 5 - Infrastructure;</li> <li>d. excludes stock from a Waterway corridors and wetlands area by providing a permanent fence and gate and utilises off-stream stock watering points.</li> </ul>	<p><b>Complies</b> The development proposes a detention basin which will manage water quality on site.</p>
<b>Access</b>		
<p><b>PO6</b> Development provides for an integrated and publicly accessible network of waterways and wetlands to facilitate activation and maintenance of:</p>	<p><b>AO6</b> Development provides:</p> <ul style="list-style-type: none"> <li>a. road access in the form of an access road or collector road to a River waterway, identified on Waterway</li> </ul>	<p><b>Not applicable</b></p>

<p>a. a River waterway identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River where located within the urban footprint;</p> <p>b. a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02.</p>	<p>corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River, where the premise adjoins the River waterway and is located within the urban footprint;</p> <p>b. a pedestrian and cycle network along a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02 where the premises adjoins the Major wetland.</p>	
<b>Tenure</b>		
<p><b>PO7</b> Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.</p>	<p><b>A07</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b></p>