

APPENDIX C CODE RESPONSES

Prepared by

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Low-medium density residential zone code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
<p>PO1 A use in the Low-medium density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> a. section 6.2.7.2(3)(f)(i) overall outcomes for the Apartment precinct; or b. section 6.2.7.2(3)(g)(i) overall outcomes for the Townhouse precinct. 	<p>AO1 A use in the Low-medium density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> a. section 6.2.7.2(3)(f)(i) overall outcomes for the Apartment precinct; or b. section 6.2.7.2(3)(g)(i) overall outcomes for the Townhouse precinct. 	<p>Performance outcome This application includes a variation request to vary future development on the site as if the site were in the Low-Medium Density Residential zone – Apartment precinct.</p>
Design		
Net density in the Apartment precinct		
<p>PO2 Development in the Apartment precinct ensures the efficient use of land and has a density that is consistent with:</p> <ul style="list-style-type: none"> a. the intended character of the zone and precinct; b. its proximity to a centre or high frequency public transport service. 	<p>AO2 Development in the Apartment precinct has a maximum net density of 75 equivalent dwellings per hectare.</p>	<p>Can Comply Future development will be subject to further assessment in accordance with the relevant assessment benchmarks and compliance will be addresses as part of subsequent development applications.</p>
Net density in the Townhouse precinct		
<p>PO3 Development in the Townhouse precinct ensures the efficient use of land and is consistent with:</p> <ul style="list-style-type: none"> a. the surrounding area; b. the intended character of the zone and precinct. 	<p>AO3 A building in the Townhouse precinct has a maximum net density of 40 equivalent dwellings per hectare.</p>	<p>Not Applicable This application includes a variation request to vary future development on the site as if the site were in the Low-Medium Density Residential zone – Apartment precinct.</p>
Boundary clearance		
<p>PO4</p>	<p>AO4</p>	<p>Can Comply Future development will be subject to further assessment in accordance with the relevant</p>

<p>Development provides a road boundary clearance that:</p> <ul style="list-style-type: none"> a. clearly defines private and public space; b. assists in achieving visual privacy to ground floor dwellings from the street; c. contributes to the streetscape character and landscape; d. relates to the existing streetscape and setback pattern. 	<p>Development, other than an existing lawful building, provides a road boundary clearance:</p> <ul style="list-style-type: none"> a. a minimum of four metres; or b. where the building or structure aligns with the building setback of one or more adjoining buildings. 	<p>assessment benchmarks and compliance will be addresses as part of subsequent development applications.</p>
<p>Boundary clearance in the Apartment precinct</p>		
<p>PO5 A building in the Apartment precinct has side and rear boundary clearances that:</p> <ul style="list-style-type: none"> a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. enhances the visual aesthetic. 	<p>AO5 A building, other than an existing lawful building, in the Apartment precinct has minimum side and rear boundary clearances of three metres.</p>	<p>Can Comply Future development will be subject to further assessment in accordance with the relevant assessment benchmarks and compliance will be addresses as part of subsequent development applications.</p>
<p>Boundary clearance in the Townhouse precinct</p>		
<p>PO6 A building in the Townhouse precinct has side and rear boundary clearances that:</p> <ul style="list-style-type: none"> a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. enhances the visual aesthetic. 	<p>AO6 A building, other than an existing lawful building, in the Townhouse precinct has:</p> <ul style="list-style-type: none"> a. minimum side boundary clearances: <ul style="list-style-type: none"> i. where the height of part of the building or structure is: <ul style="list-style-type: none"> A. 4.5 metres or less - 1.5 metres; B. greater than 4.5 metres but not more than 7.5 metres - 2 metres; C. greater than 7.5 metres - 2 metres plus 0.5 metres for every 3 metres or part exceeding 7.5 metres; b. a minimum rear boundary clearance of three metres. 	<p>Not Applicable This application includes a variation request to vary future development on the site as if the site were in the Low-Medium Density Residential zone – Apartment precinct.</p>
<p>Building height</p>		

Building height in the Apartment precinct		
<p>PO7 A building in the Apartment precinct has a building height that:</p> <ul style="list-style-type: none"> a. is consistent with the intended character for the precinct; b. has regard to the functional requirements of the use; c. is responsive to the topography of the site; d. avoids overshadowing of premises in a residential zone category; e. transitions to land in the Townhouse precinct or Low density residential zone to protect: <ul style="list-style-type: none"> i. visual amenity; ii. privacy. 	<p>AO7 A building in the Apartment precinct has a maximum building height of:</p> <ul style="list-style-type: none"> a. 18 metres; b. 12 metres where within 15 metres of a lot in the Townhouse precinct or Low density residential zone. 	<p>Can Comply Future development will be subject to further assessment in accordance with the relevant assessment benchmarks and compliance will be addresses as part of subsequent development applications.</p>
Building height in the Townhouse precinct		
<p>PO8 A building in the Townhouse precinct has a building height that is:</p> <ul style="list-style-type: none"> a. consistent with the intended character for the precinct; b. responsive to the topography of the site; c. compatible with the height of adjoining buildings. 	<p>AO8 A building, other than an existing lawful building, in the Townhouse precinct has a maximum building height of 8.5 metres.</p>	<p>Not Applicable This application includes a variation request to vary future development on the site as if the site were in the Low-Medium Density Residential zone – Apartment precinct.</p>
Site cover		
Site cover in the Apartment precinct		
<p>PO9 Development in the Apartment precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.</p>	<p>AO9 Development in the Apartment precinct has a maximum site cover of 45 percent.</p>	<p>Can Comply Future development will be subject to further assessment in accordance with the relevant assessment benchmarks and compliance will be addresses as part of subsequent development applications.</p>
Site cover in the Townhouse precinct		
<p>PO10</p>	<p>AO10</p>	<p>Not Applicable</p>

Development in the Townhouse precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	Development in the Townhouse precinct has a maximum site cover of 60 percent.	This application includes a variation request to vary future development on the site as if the site were in the Low-Medium Density Residential zone – Apartment precinct.
For assessable development only		
Land use		
Shop		
<p>PO11 A Shop:</p> <ul style="list-style-type: none"> a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy; d. is developed in conjunction with an Accommodation activity. <p>Editor's 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>AO11 A Shop:</p> <ul style="list-style-type: none"> a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop; c. is developed in conjunction with an Accommodation activity. 	<p>Not Applicable No Shop is proposed as part of this development application.</p>
Food and drink outlet		
<p>PO12 A Food and drink outlet:</p> <ul style="list-style-type: none"> a. is small scale; b. is developed in conjunction with an Accommodation activity; c. does not impact on residential amenity. 	<p>AO12 A Food and drink outlet:</p> <ul style="list-style-type: none"> a. has a maximum gross floor area of 200m² per tenancy; b. is developed in conjunction with an Accommodation activity; c. does not include a drive-through facility. 	<p>Not Applicable No Food and drink outlet is proposed as part of this development application.</p>
Design		
Built form		
<p>PO13 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by incorporating:</p>	<p>AO13 No acceptable outcome provided.</p>	<p>Can Comply Future development will be subject to further assessment in accordance with the relevant assessment benchmarks and compliance will</p>

<ul style="list-style-type: none"> a. variations in plan shape, such as steps or projections; b. variations in vertical profile, with steps or slopes at different levels; c. variations in the treatment and pattern of façade elements, such as windows or sun protection devices; d. balconies, verandas or terraces; e. variations in materials and finish; f. planting at any or all levels, particularly on podiums. <p>Note - Planning scheme policy 8 - Urban design outlines the appropriate measures to be taken into account to achieve this outcome.</p>		<p>be addresses as part of subsequent development applications.</p>
<p>Crime prevention through environmental design</p>		
<p>PO14 Development supports the safety of users by utilising crime prevention through environmental design principles by:</p> <ul style="list-style-type: none"> a. providing casual surveillance; b. providing easy way finding for pedestrians; c. deterring unintended and illegitimate access to premises; d. limiting the opportunities for graffiti and vandalism. <p>Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p>AO14 No acceptable outcome provided.</p>	<p>Can Comply Future development will be subject to further assessment in accordance with the relevant assessment benchmarks and compliance will be addresses as part of subsequent development applications.</p>
<p>Streetscape</p>		
<p>PO15 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"> a. footpath paving; b. street trees; 	<p>AO15 No acceptable outcome provided.</p>	<p>Can Comply Future development will be subject to further assessment in accordance with the relevant assessment benchmarks and compliance will be addresses as part of subsequent development applications.</p>

c. landscaping.		
Servicing areas and parking		
<p>PO16 Development ensures vehicles entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.</p>	<p>AO16 A development:</p> <ul style="list-style-type: none"> a. locates parking areas underground or behind the building; b. screens plant, equipment, services and outdoor storage of materials from public view; c. site with more than one street frontage use the rear lane and/or street, with lesser pedestrian activity, for vehicular access to basements and parking areas; d. ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible. 	<p>Can Comply Future development will be subject to further assessment in accordance with the relevant assessment benchmarks and compliance will be addresses as part of subsequent development applications.</p>
Amenity		
General emissions		
<p>PO17 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"> a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions. 	<p>AO17 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> 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; 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; 	<p>Can Comply Future development will be subject to further assessment in accordance with the relevant assessment benchmarks and compliance will be addresses as part of subsequent development applications.</p>

	f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s ²) 1/80Hz.	
Reverse amenity		
PO18 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.	AO18 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.	Can Comply Future development will be subject to further assessment in accordance with the relevant assessment benchmarks and compliance will be addresses as part of subsequent development applications.
PO19 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.		AO19 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.7.3.2. Table 6.2.7.3.2
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	
PO20 A building in the Apartment precinct has side and rear boundary clearances that: a. allows for the separation of buildings necessary to ensure the impacts on	AO20 A building in the Apartment precinct has minimum side and rear boundary clearances of three metres.	Can Comply Future development will be subject to further assessment in accordance with the relevant assessment benchmarks and compliance will

<p>residential amenity and privacy are minimised;</p> <p>b. provides access to natural light and ventilation;</p> <p>c. enhances the visual aesthetic.</p>		<p>be addresses as part of subsequent development applications.</p>
<p>Social and health impact</p>		
<p>PO21 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>AO21.1 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>AO21.2 Development does not provide for gaming.</p>	<p>Not Applicable No land use that involves gaming is proposed as part of this development application.</p>

Multiple dwelling, Rooming accommodation and Short-term accommodation code

Performance outcomes	Acceptable outcomes	Comments
For assessable development		
Housing diversity		
PO1 A Multiple dwelling caters for a mix of household sizes having regard to local demographics and existing housing supply.	AO1 A Multiple dwelling comprising more than 20 dwellings provides that 30 percent of dwellings have a different number of bedrooms than other dwellings.	Can Comply This application is for a preliminary approval and variation request. Future development will be required to be assessed against the relevant assessment benchmarks of the code and compliance can be demonstrated at the time of detailed design.
Amenity		
PO2 A Multiple dwelling exceeding 20 dwellings provides on-site management.	AO2 A Multiple dwelling exceeding 20 dwellings has an on-site manager.	Can Comply This application is for a preliminary approval and variation request. Future development will be required to be assessed against the relevant assessment benchmarks of the code and compliance can be demonstrated at the time of detailed design.
PO3 Rooming accommodation has on-site management that protects the intended amenity for the zone and precinct.	AO3 Rooming accommodation exceeding five accommodation rooms has an on-site manager.	Can Comply This application is for a preliminary approval and variation request. Future development will be required to be assessed against the relevant assessment benchmarks of the code and compliance can be demonstrated at the time of detailed design.
Built form		
PO4 Building layout, location and design of windows or screen devices minimises adverse privacy impacts on dwellings.	AO4 Where a building is located within two metres at ground level or 9 metres above ground level of a habitable room, window or private open space, habitable rooms have:	Can Comply This application is for a preliminary approval and variation request. Future development will be required to be assessed against the relevant assessment benchmarks of the code and compliance can be demonstrated at the time of detailed design.

	<ul style="list-style-type: none"> a. an offset from a habitable room or private open space to limit overlooking as shown in Figure 9.3.5.3.1 - Window offset; or b. sill heights of a minimum 1,500mm above floor levels; or c. fixed obscure glazing in any part of the window below 1,500mm above floor level; or d. fixed external screens; or e. in the case of screening for ground floor, fencing to a minimum of 1.8 metres above ground level. 	
<p>PO5 Screening and partial enclosure of balconies is provided to address visual privacy and amenity of occupants of the dwelling and neighbouring dwellings.</p>	<p>AO5.1 Development provides screening of utilities and clothes drying racks.</p> <p>AO5.2 Development provides privacy screening at a maximum of:</p> <ul style="list-style-type: none"> a. 60 percent of total individual balcony face area, where fronting a street; b. if west-facing, to a maximum of 100 percent of the total individual balcony face area; c. 100 percent of the total individual balcony face area if a secondary balcony not fronting a street, and used for utilities or drying area. 	<p>Can Comply This application is for a preliminary approval and variation request. Future development will be required to be assessed against the relevant assessment benchmarks of the code and compliance can be demonstrated at the time of detailed design.</p>
Private open space		
<p>PO6 A Multiple dwelling provides private open space for each dwelling that:</p> <ul style="list-style-type: none"> a. is well-proportioned and functional; b. promotes outdoor living as an extension of the dwelling. 	<p>AO6 A Multiple dwelling has a private open space area:</p> <ul style="list-style-type: none"> a. for a townhouse, that: <ul style="list-style-type: none"> i. complies with Table 9.3.5.3.2 - Private and communal open space; ii. has a minimum dimension of 5 metres; iii. is directly accessible from the main living area; iv. has a gradient less than five percent; or b. for an apartment, that: 	<p>Can Comply This application is for a preliminary approval and variation request. Future development will be required to be assessed against the relevant assessment benchmarks of the code and compliance can be demonstrated at the time of detailed design.</p>

	<ul style="list-style-type: none"> i. complies with Table 9.3.5.3.2 - Private and communal open space; ii. has a minimum dimension of 2.5 metres; iii. is directly accessible from the main living area; iv. has a gradient less than five percent. 	
Communal open space		
<p>PO7 A Multiple dwelling provides adequate and useable communal open space for each dwelling to meet the needs of the residents having regard to the:</p> <ul style="list-style-type: none"> a. location and accessibility of a park within a walkable catchment; b. area of a park available for passive and active recreation. 	<p>AO7 A Multiple dwelling has a communal open space area:</p> <ul style="list-style-type: none"> a. for a townhouse, that: <ul style="list-style-type: none"> i. complies with Table 9.3.5.3.2 - Private and communal open space; ii. has a minimum dimension of 7.5 metres; iii. has a gradient less than five percent; or b. for an apartment, that: <ul style="list-style-type: none"> i. complies with Table 9.3.5.3.2 - Private and communal open space; ii. has a minimum dimension of 7.5 metres; iii. has a gradient less than five percent. 	<p>Can Comply This application is for a preliminary approval and variation request. Future development will be required to be assessed against the relevant assessment benchmarks of the code and compliance can be demonstrated at the time of detailed design.</p>
<p>PO8 A Multiple dwelling, Rooming accommodation or Short-term accommodation provides communal open space and facilities that are located and designed to be:</p> <ul style="list-style-type: none"> a. safe and attractive; b. easily accessible; c. clearly defined; d. centrally located; e. a combination of passive and active recreation; f. adequate and useable and designed for climatic comfort; g. connected to a footpath. 	<p>AO8 No acceptable outcome provided.</p>	<p>Can Comply This application is for a preliminary approval and variation request. Future development will be required to be assessed against the relevant assessment benchmarks of the code and compliance can be demonstrated at the time of detailed design.</p>

<p>PO9 A Multiple dwelling or Short-term accommodation ensures that the number and location of refuse collection bins presented for kerbside collection does not negatively impact on streetscape character, pedestrian and vehicular movement and safety or access for other service providers and utilities.</p>	<p>A09.1 A Multiple dwelling or Short-term accommodation comprising more than 10 dwellings provides on-site collection of refuse in accordance with Planning scheme policy 9 - Waste management.</p> <p>A09.2 A Multiple dwelling or Short-term accommodation comprising 10 or less dwellings provides on-site collection of refuse where there is inadequate road frontage for all wheeled bins to be presented for kerbside collection.</p> <p>Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.</p>	<p>Can Comply This application is for a preliminary approval and variation request. Future development will be required to be assessed against the relevant assessment benchmarks of the code and compliance can be demonstrated at the time of detailed design.</p>
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Filling and excavation code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Protection of natural processes and ecosystems		
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	AO1 The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address filling and excavation.
PO2 Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	AO2 Topsoil and spoil is stockpiled to comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address filling and excavation.
PO3 Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	AO3 Filling complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address filling and excavation.
Protection of existing and planned infrastructure		
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	AO4 Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address filling and excavation.
Protection and enhancement of personal health and safety and premises		
PO5 Filling or excavation works do not adversely affect personal health and safety.	AO5 Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address filling and excavation.

Surface water flow		
<p>PO6 Surface water drainage does not cause any of the following:</p> <ul style="list-style-type: none"> a. ponding on any premises; or b. a hazard or adversely affect personal health and safety and premises; or c. diversion or concentration of flow from or onto adjoining premises or infrastructure. 	<p>AO6 Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.</p>	<p>Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address filling and excavation.</p>
Batters		
<p>PO7 A batter:</p> <ul style="list-style-type: none"> a. does not adversely affect the natural physical processes and ecosystems; b. protects existing and planned infrastructure; c. is safe, stable and easily maintained; d. is landscaped to enhance visual amenity. 	<p>AO7 A batter is designed and constructed to comply with the standards specified in 3.3.6 - Batters and retaining walls in Planning scheme policy 5 - Infrastructure.</p>	<p>Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address filling and excavation.</p>
Retaining walls		
<p>PO8 A retaining wall:</p> <ul style="list-style-type: none"> a. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks; b. does not adversely affect the natural physical processes and ecosystems; c. is located to avoid conflict with adjoining premises; d. is located such that existing and planned infrastructure is not adversely affected; e. protects the visual amenity of adjoining premises or a public open space; f. is located within the premises that is being filled; 	<p>AO8 A retaining wall is designed and constructed to comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.</p>	<p>Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address filling and excavation.</p>

<ul style="list-style-type: none"> g. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot; h. is safe and stable; i. enables easy access for maintenance. 		
Filling of a dam		
<p>PO9 The filling of a dam:</p> <ul style="list-style-type: none"> a. does not adversely affect the natural physical processes and ecosystems; b. creates a safe and stable surface; c. is integrated into the landscape. 	<p>AO9 The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.</p>	<p>Not Applicable No dams are proposed to be filled.</p>

Infrastructure code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision, design, construction and location of infrastructure		
<p>PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.</p>	<p>AO1 Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.</p>	<p>Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address infrastructure requirements and design.</p>
<p>PO2 Development:</p> <ul style="list-style-type: none"> a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: <ul style="list-style-type: none"> i. protects existing and planned infrastructure networks; ii. services proposed development; iii. integrates with existing and planned infrastructure networks; iv. delivers a standard of service that is efficient and equitable; v. minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement; vi. protects personal health, safety and premises; vii. protects environmental values. 	<p>AO2 Development:</p> <ul style="list-style-type: none"> a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code; e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure; f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure; g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure; 	<p>Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address infrastructure requirements and design.</p>

	<p>h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure;</p> <p>i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure;</p> <p>j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure.</p> <p>k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure.</p> <p>Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.</p>	
Location of development		
<p>PO3 Development is located to protect trunk infrastructure networks.</p>	<p>AO3 Development is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.</p>	<p>Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address infrastructure requirements and design.</p>
Fire fighting		
<p>PO4 Development in a water service area accessed by common private title provides:</p> <ol style="list-style-type: none"> fire hydrant infrastructure; unimpeded access for emergency services vehicles. <p>Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.</p>	<p>AO4 Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with:</p> <ol style="list-style-type: none"> Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i>; QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and</i> 	<p>Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address infrastructure requirements and design.</p>

	<i>industrial lots.</i>	
<p>PO5 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.</p>	<p>AO5 Development:</p> <ul style="list-style-type: none"> a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or b. has on-site water storage in accordance with Table 9.4.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: <ul style="list-style-type: none"> i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tankwater tank. <p>Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.</p>	<p>Complies The subject site is connected to reticulated water.</p>
Waste management		
<p>PO6 Development provides refuse and recycling collection and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.</p>	<p>AO6.1 Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management.</p> <p>AO6.2 Development ensures that the location and design of refuse and recycling collection and storage facilities does not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the</p>	<p>Complies The subject site is connected to reticulated sewer.</p>

	development. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.	
Disposal of trade waste		
PO7 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	AO7 The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.	Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address infrastructure requirements and design.
Roof water drainage and surface water drainage		
PO8 Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following: a. ponding of stormwater on the premises; b. a hazard to personal health and safety; c. damage to premises; d. an increased risk of flooding to premises within the catchment.	AO8 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address infrastructure requirements and design.
Natural flow of surface water		
PO9 Development provides that the natural flow of surface water is: a. not altered so as to cause a risk to personal health and safety or damage to property; b. not increased in intensity, velocity or frequency; c. not concentrated onto adjoining premises.	AO9 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address infrastructure requirements and design.
Water sensitive urban design		
PO10	AO10	Not Applicable This application is for a preliminary approval

<p>Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to:</p> <ol style="list-style-type: none"> a. protecting existing natural features and ecological processes; b. protecting the natural hydrologic behaviour of catchments; c. protecting the existing natural flow and water quality regimes of waterways; d. protecting water quality of surface and ground waters; e. minimising demand on the water network; f. minimising sewage discharges to the natural environment; g. integrating water into the landscape to enhance visual and ecological values. 	<p>Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p>	<p>and variation request only. Subsequent development applications will address infrastructure requirements and design.</p>
<p>Movement network</p>		
<p>PO11 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.</p>	<p>AO11 Development does not cause or contribute to projected traffic levels:</p> <ol style="list-style-type: none"> a. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure. 	<p>Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address infrastructure requirements and design.</p>
<p>Integrated movement concept report</p>		
<p>PO12 Development which generates more than 3,000 vehicle trips per average weekday is designed to integrate the movement network to minimise the transportation costs required to service the use.</p>	<p>AO12 Development which generates more than 3,000 vehicle trips per average weekday provides an integrated movement concept report which integrates the planning of the movement network in accordance with part 2 and 3 of Planning</p>	<p>Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address infrastructure requirements and design.</p>

	scheme policy 5 - Infrastructure.	
For assessable development only		
Land use and transport integration		
<p>PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m² or more:</p> <ol style="list-style-type: none"> a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; b. enhances connectivity between existing and future public passenger transport facilities and other transport modes; c. optimises the walkable catchment to existing and future public passenger transport facilities; d. provides for direct and safe access to and use of existing or future public passenger transport facilities. <p>Note - SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.</p>	<p>AO13 No acceptable outcome provided.</p>	<p>Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address infrastructure requirements and design.</p>

Landscape code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Landscape design		
<p>PO1 Development provides landscaping that is designed and located to:</p> <ul style="list-style-type: none"> a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: <ul style="list-style-type: none"> i. maintaining pedestrian accessibility; ii. not obstructing sightlines for pedestrians, cyclists and motorists; iii. being consistent with the function of the road; iv. being of a scale that is in proportion with the road width; d. be responsive to and compatible with soil conditions, topography and micro climate; e. utilise species selection that: <ul style="list-style-type: none"> i. is suitable for the available space and growing conditions; ii. incorporates, where practicable, native vegetation in public open space and roads; f. protect, where practicable, existing native trees; g. conserve energy and water; h. incorporate water sensitive urban design principles; i. prevent pondage and manage overland flow; j. act as a buffer to screen adverse visual impact of development and incompatible 	<p>AO1 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>Not Applicable This application is for a preliminary approval and variation request only. Subsequent development applications will address landscaping requirements and design.</p>

<p>uses;</p> <ul style="list-style-type: none">k. define the common boundary and prevent encroachment of existing and future uses into public open space;l. rehabilitate degraded areas on the premises;m. be easily maintained. <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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Servicing, access and parking code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
<p>PO1 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"> a. the particular circumstances of the premises including the: <ul style="list-style-type: none"> i. nature, intensity and hours of operation of the use; ii. desirability of providing a car park and attracting vehicles to the premises; iii. maximum number of employees and customers to be on the premises at any one time; iv. size, levels and dimensions of the premises; b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility. 	<p>AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:</p> <ul style="list-style-type: none"> 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; 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. <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>Not Applicable This application is for a preliminary approval and variation request. Subsequent development applications will address detailed design and parking/servicing requirements.</p>
<p>PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where:</p> <ul style="list-style-type: none"> a. for an Accommodation activity; or b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation. 	<p>AO2 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>Not Applicable This application is for a preliminary approval and variation request. Subsequent development applications will address detailed design and parking/servicing requirements.</p>

<p>PO3 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>AO3 A use, other than a Residential activity or a Parking station, provides vehicle parking that:</p> <ul style="list-style-type: none"> a. is kept, used and maintained exclusively for car parking; b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors. 	<p>Not Applicable This application is for a preliminary approval and variation request. Subsequent development applications will address detailed design and parking/servicing requirements.</p>
<p>Provision of motorcycle parking</p>		
<p>PO4 Motorcycle parking is provided that is safe and functional.</p>	<p>AO4 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.</p>	<p>Not Applicable This application is for a preliminary approval and variation request. Subsequent development applications will address detailed design and parking/servicing requirements.</p>
<p>Provision of bicycle parking</p>		
<p>PO5 Bicycle parking facilities are provided that:</p> <ul style="list-style-type: none"> a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building. 	<p>AO5 Bicycle parking facilities comply with:</p> <ul style="list-style-type: none"> a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. AS2890.3-1993 - Bicycle parking facilities. 	<p>Not Applicable This application is for a preliminary approval and variation request. Subsequent development applications will address detailed design and parking/servicing requirements.</p>
<p>Provision of vehicle manoeuvring area</p>		
<p>PO6 Development provides a safe and functional vehicle manoeuvring area.</p>	<p>AO6 Development provides a vehicle manoeuvring area that:</p> <ul style="list-style-type: none"> a. enables vehicles to enter and exit the site in a forward motion where the development: <ul style="list-style-type: none"> i. is non-residential development; or ii. is for five or more dwellings; b. accommodates the design vehicle specified 	<p>Not Applicable This application is for a preliminary approval and variation request. Subsequent development applications will address detailed design and parking/servicing requirements.</p>

	<p>in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area;</p> <p>c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure.</p>	
Vehicle washing bay		
<p>PO7 A vehicle washing bay does not cause environmental harm.</p>	<p>AO7 A vehicle washing bay provides that run off is discharged to:</p> <ul style="list-style-type: none"> a. a grassed area or permeable landscape area; or b. the sewerage system. 	<p>Not Applicable This application is for a preliminary approval and variation request. Subsequent development applications will address detailed design and parking/servicing requirements.</p>
Car park access		
<p>PO8 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.</p>	<p>AO8 Vehicular queuing space to a car parking area:</p> <ul style="list-style-type: none"> a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3 - Queuing spaces; c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses. 	<p>Not Applicable This application is for a preliminary approval and variation request. Subsequent development applications will address detailed design and parking/servicing requirements.</p>
Access and driveways		
<p>PO9 A driveway is safe, functional and does not adversely affect infrastructure.</p>	<p>AO9 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>Complies Access will be via the existing and recently constructed driveway and internal road.</p>
Design and construction of a car parking area		
<p>PO10 A car parking area is designed to:</p>	<p>AO10 A car parking area is designed and constructed in</p>	<p>Not Applicable This application is for a preliminary approval</p>

<ul style="list-style-type: none"> a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space; f. provide a safe sight distance at a potential conflict point; g. provide for efficient and simple parking space search patterns; h. provide for uncongested public transport and service vehicle movements through the premises; i. keeps a heavy vehicle out of a parking aisle; j. ensure no heavy vehicle reverses across a pathway; k. prevent parking off a circulation road; l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network; m. prevent a motorist from reversing on a road; n. prevent an unnecessary space that encourages illegal parking; o. address safety of users through appropriate lighting; p. be appropriately landscaped; q. be surfaced so as to be useable in all weather conditions; r. manage stormwater flows. 	<p>accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.</p>	<p>and variation request. Subsequent development applications will address detailed design and parking/servicing requirements.</p>
<p>Waste management</p>		

<p>PO11 Development layout provides for refuse servicing which:</p> <ul style="list-style-type: none"> a. is located wholly within the site; b. is clearly defined, safe and easily accessible; c. is designed to contain potential adverse impacts of servicing within the site; d. does not detract from the aesthetics or amenity of the surrounding area. 	<p>AO11.1 Development ensures that an on-site service bay for refuse collection is designed:</p> <ul style="list-style-type: none"> a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management; b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion; c. to be located away from street frontages and screened from adjoining premises. <p>AO11.2 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>For assessable development</p>		
<p>Vehicle queuing</p>		
<p>PO12 Queuing associated with a drive through facility (including Service stations and Car 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.</p>	<p>AO12 No acceptable outcome provided.</p>	<p>Not Applicable This application is for a preliminary approval and variation request. Subsequent development applications will address detailed design and parking/servicing requirements.</p>

Overlay codes

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land in the Potential and actual acid sulfate soil area		
<p>PO1 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"> a. avoids disturbing acid sulfate soils; or b. is managed to avoid the: <ul style="list-style-type: none"> i. release of acid and metal contaminants; ii. release of nutrients that contribute to coastal algal blooms. <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>AO1.1 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"> a. excavating or otherwise removing 100m³ or more of soil or sediment; or b. filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or c. extracting ground water. <p>AO1.2 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 100m³ or more of soil or sediment at or below 5 metres AHD.</p>	<p>Complies This application is for a preliminary and variation request only. Further development applications will be required and acid sulfate soils will be able to be addressed once detailed design has been undertaken and soil disturbing works are proposed.</p>
Treatment and disposal of acid sulfate soils		
<p>PO2 Development manages the treatment and disposal of acid sulfate soils.</p>	<p>AO2 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 Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.</p>	<p>Complies This application is for a preliminary and variation request only. Further development applications will be required and acid sulfate soils will be able to be addressed once detailed design has been undertaken and soil disturbing works are proposed.</p>

Biodiversity areas overlay code

Performance outcomes	Acceptable outcomes	Comments
Biodiversity corridors		
<p>PO1 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"> (a) provide for habitat links; (b) facilitate safe wildlife movement; (c) facilitate wildlife refuge; (d) enhance habitat values; (e) rehabilitate degraded areas with native vegetation. <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>AO1 Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map—OM-02.02.</p>	<p>Not Applicable The subject site is not mapped as containing a Biodiversity corridor identified on Biodiversity areas overlay map—OM-02.02.</p>

Primary vegetation management area

PO2

Development in the Primary vegetation management area identified on Biodiversity areas overlay map—OM—02.01 is designed and located:

(a) to:

- (i) protect the current extent of native vegetation; or
- (ii) achieve a net gain of native vegetation;

(b) to rehabilitate degraded areas with native vegetation.

Note—The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map—OM—02.03.

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.

AO2.1

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:

- (a) if identified as a matter of local 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
- (b) if identified as a 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 *Environmental Offsets Act 2014*.

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.

Note—Compliance with AO2.1(b) is achieved where an environmental offset is provided to the Queensland Government in accordance with conditions imposed by a referral agency under the State Development Assessment Provisions. Alternatively, compliance is also achieved where referral agency assessment was undertaken but no environmental offset condition imposed.

Performance Outcome

It is acknowledged that the subject site is mapped within the Primary vegetation management area.

However, it is noted that the site has been previously cleared and that the extent of the mapped Primary vegetation management area over the site is minimal.

As such, it is considered that the proposed development will not result in any adverse impacts on native vegetation.

AO2.2

Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.

Performance Outcome

It is acknowledged that the subject site is mapped within the Primary vegetation management area.

However, it is noted that the site has been previously cleared and that the extent of the mapped Primary vegetation management area over the site is minimal.

As such, it is not considered necessary to rehabilitate any degraded areas.

Secondary vegetation management area**PO3**

Development in the Secondary vegetation management area identified on Biodiversity areas overlay map—OM-02.01 is designed and located to either:

- (a) protect the current extent of native trees and native habitat trees; or
- (b) achieve a net gain of native trees and native habitat trees.

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.

AO3

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:

- (a) if identified as a matter of local 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
- (b) if identified as a 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 *Environmental Offsets Act 2014*.

Note—Compliance with AO3(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.

Note—Compliance with AO3(b) is achieved where an environmental offset is provided to the Queensland

Not Applicable

The subject site is not mapped within the Secondary vegetation management area as identified on Biodiversity areas overlay mapping OM-02.01,

Government in accordance with conditions imposed by a referral agency under the State Development Assessment Provisions. Alternatively, compliance is also achieved where referral agency assessment was undertaken but no environmental offset condition imposed.

Koala corridor

PO4

Development in a Koala corridor identified on Biodiversity areas overlay map–OM–02.02 is designed and located to protect and enhance koala habitat.

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.

AO4

Development:

- (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;
- (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.

Not Applicable

The subject site is not mapped within a Koala corridor as identified on Biodiversity areas overlay map–OM-02.02.

Wildlife movement

PO5

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:

- (a) generating minimal additional night time traffic;
- (b) minimising the risk of injury or death to wildlife by vehicular traffic;
- (c) incorporating practices or measures to minimise disruption, injury or death during construction;
- (d) providing that a road or accessway has a low design speed;
- (e) providing fauna-friendly fencing.

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.

AO5

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:

- (a) the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices;
- (b) the Queensland Government Koala-sensitive Design Guideline.

Not Applicable

The subject site is not mapped within a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map–OM-02.02.

Locally significant Melaleuca irbyana buffer area

PO6

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:

- (a) edge effects;
- (b) adverse changes to the local hydrology.

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.

AO6

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.

Not Applicable

The subject site is not mapped within the Locally significant Malaleuca irbyana buffer area identified on Biodiversity areas overlay map—OM-02.03.

Landscape values

PO7

Development is designed and located to protect and enhance the landscape values of:

- (a) a ridgeline;
- (b) native vegetation.

AO7

No acceptable outcome provided.

Not Applicable

The subject site is generally level and cleared of vegetation. As such, the proposed development will not have any adverse impact on a ridgeline or native vegetation.

Lighting

PO8

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.

AO8

Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map—OM—02.02:

- (a) complies with the dark surrounds lighting levels in AS4282-1997—Control of the obtrusive effects of outdoor lighting;
- (b) is directed away from areas identified on Biodiversity areas overlay map—OM—02.00

Not Applicable

The subject site is not mapped within a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map—OM-02.02.

Bushfire hazard overlay code

Performance outcomes	Acceptable outcomes	Comments
Location, design and siting of development		
<p>PO1 Development is designed to:</p> <ul style="list-style-type: none"> (a) minimise risk of bushfire hazard; (b) provide safe premises; (c) create efficient emergency access for fire-fighting and other emergency vehicles. <p>Note—Planning scheme policy 6—Management of bushfire hazard provides guidelines on how to achieve this outcome.</p>	<p>A01 Development:</p> <ul style="list-style-type: none"> (a) does not increase the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map—OM—03.00; or (b) is on a site that a bushfire hazard assessment prepared in accordance with the methodology in planning scheme policy 6—Management of bushfire hazard determines is of low bushfire hazard. 	<p>Complies</p> <p>It is noted that only a small portion near the northern boundary of the site is mapped as being a Bushfire hazard area.</p> <p>As such, the proposed development will not increase the number of lots or persons within the Bushfire hazard area.</p>
<p>PO2 Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire.</p>	<p>A02 Development is located and constructed:</p> <ul style="list-style-type: none"> (a) where there is no bushfire management plan approved by an existing development approval: <ul style="list-style-type: none"> (i) such that the bushfire attack level is less than or equal to BAL—29; (ii) away from the most likely direction of a fire front; (iii) so that elements of the development least susceptible to fire are sited closest to the bushfire hazard; (iv) such that asset protection zones are sited on land with a slope less than 18 degrees; (v) such that asset protection zones are entirely within the boundaries of the private property of the development site; or 	<p>Complies</p> <p>Only a small portion near the northern boundary of the site is mapped as being a Bushfire hazard area. Development will be suitable separated from the areas of mapped bushfire risk.</p>

Performance outcomes	Acceptable outcomes	Comments
	<p>(b) where an approved bushfire management plan directs development to be located.</p> <p>Note—BAL = Bushfire attack level is the radiant heat flux a building will experience during a bushfire and is a measure of heat energy impacting on a surface expressed as kW/m². BAL is calculated from the following factors; vegetation type, fuel loads, distance to vegetation, Forest Fire danger Index (FDI), flame length, fire behaviour/intensity and slope. BAL is used to determine the required construction level of a building and the size of asset protection zones (inner and outer radiation zones). Further information on calculating the BAL can be obtained from AS3959–2009.</p> <p>Editor's note—Asset protection zones are not located on slopes greater than 18 degrees to ensure maintenance is practical, soil stability is not compromised and the potential for crown/canopy fires is reduced.</p> <p>Editor's note—Planning scheme policy 6–Management of bushfire hazard contains guidance on the preparation of bushfire management plans.</p>	
<p>PO3 Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.</p>	<p>A03 Lots:</p> <p>(a) are suitable for people, property and buildings by:</p> <ul style="list-style-type: none"> (i) having a bushfire attack level less than or equal to BAL–29; or (ii) containing a development envelope area that has a bushfire attack level less than or equal to BAL–29; <p>(b) provide asset protection zones that:</p> <ul style="list-style-type: none"> (i) are located on land with a slope less than 18 degrees; (ii) are located on the same lot. 	<p>Complies</p> <p>Only a small portion near the northern boundary of the site is mapped as being a Bushfire hazard area. Development will be suitable separated from the areas of mapped bushfire risk.</p>

Performance outcomes	Acceptable outcomes	Comments
Vehicular access and fire maintenance trails		
<p>PO4 Access for fire management and evacuation is provided by access that:</p> <ul style="list-style-type: none"> (a) separates premises from adjoining vegetation; (b) is safely accessible by fire fighting vehicles; (c) has regular vehicular access points for bushfire management, response and evacuation; (d) has regular vehicle passing and turning areas for bushfire management, response and evacuation; (e) allows access at all times for fire fighting vehicles; (f) allows for maintenance, burning off and bushfire response; (g) has vehicular links to an alternative through road; (h) is readily maintained. <p>Editor's note—Planning scheme policy 6– Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation</p>	<p>AO4 Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road:</p> <ul style="list-style-type: none"> (a) with a minimum reserve width of 20 metres; (b) located between the premises and adjoining vegetation; (c) with a maximum gradient of 12.5 percent; (d) constructed to otherwise comply with section 3.4–Movement infrastructure standards of planning scheme policy 5–Infrastructure; (e) that has a layout that does not include a cul-de-sac. 	<p>Complies The subject site has been subdivided and is provided with access to the road network for safe evacuation.</p>
Water supply		
<p>PO5 Development has access to adequate water supply for fire fighting purposes.</p>	<p>AO5 Development:</p> <ul style="list-style-type: none"> (a) is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or (b) has an on-site water storage in accordance with Error! Reference source not found., d 	<p>Complies The subject site is connected to reticulated water supply.</p>

Performance outcomes	Acceptable outcomes	Comments
	<p>edicated or retained for fire fighting purposes that is made of fire resistant materials and is:</p> <ul style="list-style-type: none"> (i) a separate tank; or (ii) a reserve section in the bottom part of the main water supply tank. <p>Editor's note—The requirement in AO5 is:</p> <ul style="list-style-type: none"> – in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.2—Infrastructure code: self-assessable and assessable development.; – reflected in AO5 in Table 9.4.3.3.2—Infrastructure code: self-assessable and assessable development. 	
Community infrastructure		
<p>PO6</p> <p>Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.</p>	<p>AO6</p> <p>Community infrastructure is:</p> <ul style="list-style-type: none"> (a) not located in a Bushfire hazard area identified on Bushfire hazard overlay map—OM—03.00; or (b) located to ensure that: <ul style="list-style-type: none"> (i) the core services provided by the community infrastructure is able to function effectively during bushfire events; (ii) access to the community infrastructure is not compromised by bushfire events; (iii) the safe storage of valuable records, public records and items of cultural or historic significance is able to be maintained during a bushfire event. 	<p>Not applicable</p> <p>The proposal is not for community infrastructure.</p>
Hazardous materials		
<p>PO7</p> <p>Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels,</p>	<p>AO7</p> <p>Hazardous materials:</p>	<p>Not Applicable</p> <p>The proposal will not involve the storage of any hazardous materials.</p>

Performance outcomes	Acceptable outcomes	Comments
explosives and flammable chemicals manufactured or stored in bulk on premises.	(a) storage is in compliance with AS1940—The storage and handling of flammable and combustible liquids; (b) manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map—OM-03.00.	

Flood hazard overlay code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Part A - Risk compatibility (other than a Home-based business)		
Material change of use		
<p>PO1 A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.01 unless complying with the requirements identified in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area. Note - Planning scheme policy 10 - Flood includes guidance on demonstrating the qualifying criteria in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.</p>	<p>AO1 Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.01.</p>	<p>Performance Outcome A small section of the site is mapped as being within the High flood risk area. Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO2 A vulnerable use: a. is not located in a High flood island identified on Flood hazard overlay map OM-05.03; b. is located outside of the floodplain unless located in: i. a Very low flood risk area identified on Flood hazard overlay map OM-05.01; or ii. in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.04 and involving a Hospital.</p>	<p>AO2 No acceptable outcome provided.</p>	<p>Performance Outcome A small section of the site is mapped as being within the High flood risk area. Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO3 Essential community infrastructure activities are not located in the floodplain unless: a. there is an overriding planning need for the use; b. there is no alternative site located outside of</p>	<p>AO3 No acceptable outcome provided.</p>	<p>Complies Essential community infrastructure activities are not proposed.</p>

<p>the floodplain that would address the identified need;</p> <p>c. development maintains functionality during and after all flood events, including the probable maximum flood;</p> <p>d. where for Emergency services, the development remains accessible during and after all flood events, including the probable maximum flood.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>		
<p>PO4 Development is located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.01, unless development:</p> <p>a. is demonstrated to be compatible with the level of flood risk;</p> <p>b. delivers the relevant outcomes for the flood risk area, including a:</p> <p>i. High flood risk area;</p> <p>ii. Moderate flood risk area;</p> <p>iii. Low flood risk area, Very low flood risk area and High flood island where involving essential community infrastructure activities or a vulnerable use.</p> <p>Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this performance outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO4 No acceptable outcome provided.</p>	<p>Complies The site is not mapped as being within a Flood investigation area.</p>
<p>Reconfiguring a lot</p>		
<p>Not Applicable No subdivision is proposed as part of this application</p>		
<p>Part B - Resilient building location, design and operations (other than a Home-based business)</p>		
<p>PO8</p>	<p>AO8.1</p>	<p>Performance Outcome</p>

<p>Buildings and structures are located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood Investigation Area and it is proposed to undertake a detailed localised flood risk assessment.</p>	<p>New buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02.</p> <p>A08.2 Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.</p>	<p>A small section of the site is mapped as being a High flow area. Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO9 A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.04 ensures that the location, design and operation of development:</p> <ol style="list-style-type: none"> a. mitigates the risk of flooding to buildings and structures; b. minimises risk of injury to life and damage to property and infrastructure; c. maintains functionality during and after all flood events, including the probable maximum flood. <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>A09 No acceptable outcome provided.</p>	<p>Not Applicable No hospital is proposed as part of this application.</p>
<p>PO10 Development is designed to account for the potential risk of inundation during flood events through compliance with the flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels. Editor's note - Planning scheme policy 10 - Flood provides guidance on obtaining available flood level information for a property from Council, and resilient design.</p>	<p>A010 Development complies with the minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels.</p>	<p>Complies Future development on the subject site will be able to comply with the relevant minimum flood planning levels. Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO11 Vehicle manoeuvring areas and car parking (other than a Parking station) are only located below the defined flood event where there is no increase in risk to:</p>	<p>A011 Vehicle manoeuvring areas and car parking (other than a Parking station) are located above the defined flood event.</p>	<p>Complies Future development on the subject site will be able to comply with the relevant minimum flood planning levels. Development on the site is considered to be suitable as outlined in the Flood Assessment</p>

<ul style="list-style-type: none"> a. pedestrian and vehicular safety; b. a building or other structure. <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>		prepared by SLR Consulting.
<p>PO12 Basement access and openings are designed and located to:</p> <ul style="list-style-type: none"> a. ensure safety during a flood event; b. improve resilience to flood events; c. reduce recovery time after flooding; d. minimise economic loss to individual and public assets stored in the basement. <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO12 All entry points and openings to a basement are located at or above the flood planning level in Table 8.2.5.3.3 - Minimum flood planning levels.</p>	<p>Complies Future development on the subject site will be able to comply with the relevant minimum flood planning levels. Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO13 Essential operating components of a development are located or designed to ensure their continued function during and immediately after flood events that are up to and including the:</p> <ul style="list-style-type: none"> a. defined flood event for uses other than essential community infrastructure activities or a vulnerable use; or b. probable maximum flood for essential community infrastructure activities or a vulnerable use. <p>Note - Essential building services and infrastructure may include air conditioning ducts, communication equipment, charging units, pumps, motors, sensitive electrical equipment such as transformers, low voltage switch gear, high voltage switch gear, battery charges and communal assets and materials (such as waste bins or chemicals). Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO13 The function of essential building services and infrastructure is maintained during a flood event by:</p> <ul style="list-style-type: none"> a. locating the services and infrastructure outside of a High flood risk area identified on Flood hazard overlay map OM-05.01; b. locating the services and infrastructure above the flood planning level in accordance with Table 8.2.5.3.3 - Minimum flood planning levels; or c. designing and constructing essential services and infrastructure to exclude water infiltration for flood events up to and including: <ul style="list-style-type: none"> i. the defined flood event where not involving a vulnerable use or essential community infrastructure activities; ii. the probable maximum flood where for a vulnerable use or essential community infrastructure activities. 	<p>Complies Future development on the subject site will be able to comply with the relevant minimum flood planning levels. Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO14 Screening the understorey of a building:</p>	<p>AO14 No acceptable outcome provided.</p>	<p>Complies Future development on the subject site will be able to comply with the relevant minimum flood</p>

<p>a. does not impede the passage of floodwater or overland flow in a High flood risk area identified on Flood hazard overlay map OM-05.01;</p> <p>b. maintains an attractive streetscape interaction and interface as intended by the zone, precinct or local plan.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>		<p>planning levels.</p> <p>Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
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Storage, manufacturing or handling of hazardous materials

<p>PO15 Development protects public safety and the environment from release of hazardous materials into floodwaters by:</p> <p>a. locating hazardous materials and chemicals outside of a High flood risk area or High flow area identified on Flood hazard overlay map OM-05.01 and OM-05.02;</p> <p>b. ensuring hazardous materials are stored to prevent the release or hazardous reaction of hazardous materials during flood events, including events rarer than the defined flood event.</p>	<p>AO15.1 Development involving the manufacturing or storage of hazardous materials, or involving hazardous chemicals at a hazardous chemical facility is located outside of a:</p> <p>a. High flood risk area identified on Flood hazard overlay map OM-05.01;</p> <p>b. High flow area identified on Flood hazard overlay map OM-05.02.</p> <p>AO15.2 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.01:</p> <p>a. does not involve the manufacturing or storage of hazard materials or hazardous chemicals at a hazardous chemical facility; or</p> <p>b. ensures the storage of hazardous materials is located above the 0.2% AEP flood event.</p>	<p>Not Applicable No storage or manufacturing of hazardous material is proposed.</p>
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Part C - Access and evacuation (other than a Home-based business)

<p>PO16 Development involving a vulnerable use, other than a Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.04, has a low flood hazard vehicle evacuation route that leads outside the</p>	<p>AO16 No acceptable outcome provided.</p>	<p>Performance Outcome Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
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<p>floodplain to a suitable area that supports the needs of evacuees. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>		
<p>PO17 Development where involving an accommodation land use or residential activities has a low flood hazard vehicle route to a suitable flood-free area that contains local goods and services to serve the daily needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO17 During the defined flood event, development for an accommodation land use or residential activities has: a. flood-free vehicle access to a road above the flood level; b. a flood-free vehicle route that leads to a suitable flood-free area that contains local goods and services to serve the daily needs of people.</p>	<p>Performance Outcome Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO18 Development has a low flood hazard vehicle or pedestrian route from dwellings to a flood-free or low flood hazard road.</p>	<p>AO18 Development has a flood-free vehicle or pedestrian route from onsite dwellings to the flood-free road. Editor's note - Figure 8.2.5.3.1 - Compliant dwelling with flood-free evacuation route illustrates an example of a development complying with this Acceptable Outcome. Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free evacuation route illustrates an example of a development that does not comply with this acceptable outcome.</p>	<p>Complies A flood free pedestrian route is available to the east of the site. Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO19 Development, other than a vulnerable use or accommodation land use, has low flood hazard vehicle access to a low flood hazard road.</p>	<p>AO19 Development, other than a vulnerable use or accommodation land use, has flood-free vehicle access to a road that is above the flood level during a defined flood event.</p>	<p>Performance Outcome Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO20 Development identified in Table 8.2.5.3.5 - Development requiring a flood emergency management plan appropriately plans for its safe operation and evacuation during a flood event to ensure there is no burden on emergency services, including during a probable maximum</p>	<p>AO20 No acceptable outcome provided.</p>	<p>Performance Outcome Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>

<p>flood where involving a vulnerable use. Note - Planning scheme policy 10 - Flood provides guidance preparing a flood emergency management plan to achieve this performance outcome. Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.</p>		
Part D - Preservation of floodplain function and overland flow paths (other than a Home-based business)		
<p>PO21 Filling and excavation in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.01 does not exceed:</p> <ul style="list-style-type: none"> a. a total volume of 20m³; b. a total area of 2,000m². 	<p>AO21 Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.01, filling and excavation, other than for a stormwater detention basin, does not exceed:</p> <ul style="list-style-type: none"> a. a total volume of 20m³; b. a total area of 2,000m². <p>Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basin.</p>	<p>Performance Outcome Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO22 Development does not involve earthworks that would either directly, indirectly or cumulatively:</p> <ul style="list-style-type: none"> a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. alter floodplain and overland flow path characteristics and water body storage; d. adversely impact the role and function of waterways and areas of ecological significance; e. cause a loss of floodplain storage below the 	<p>AO22 The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.01. Note - Planning scheme policy 10 - Flood provides guidance on achieving this acceptable outcome.</p>	<p>Performance Outcome Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>

<p>defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>		
<p>PO23 The existing conveyance of flood waters and existing overland flow paths are protected and maintained without adversely affecting adjoining premises, infrastructure and the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO23 No acceptable outcome provided.</p>	<p>Complies Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO24 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event: a. peak flow; b. flow of any part of the flood before the peak; c. flood flow velocity; d. level of flooding; e. flood time to peak. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO24 No acceptable outcome provided.</p>	<p>Complies Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO25 Development does not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including flood events up to and including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO25 No acceptable outcome provided.</p>	<p>Complies Development on the site is considered to be suitable as outlined in the Flood Assessment prepared by SLR Consulting.</p>
<p>PO26 A stormwater quality improvement device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quality improvement device. Note - Planning scheme policy 10 - Flood provides guidance</p>	<p>AO26 A stormwater quality improvement high flow outlet device is located: a. above the 5% AEP flood event caused by local flooding; b. above the 5% AEP flood event caused by</p>	<p>Not Applicable No stormwater quality improvement devices are proposed as part of this application.</p>

<p>on how to demonstrate compliance with this performance outcome.</p>	<p>regional flooding.</p>	
<p>PO27 A stormwater quantity management device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quantity management device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO27 A stormwater quantity management outlet device is located above the 2% AEP flood event.</p>	<p>Not Applicable No stormwater quality improvement devices are proposed as part of this application.</p>
<p>Part E - A Home-based business</p>		
<p>Not Applicable</p>		

Landslide hazard and steep slope area overlay code

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Natural physical processes and safety of people and premises		
<p>PO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00:</p> <ul style="list-style-type: none"> a. takes into account the risks associated with the natural physical processes of land movement and erosion; b. is located so that it is geologically stable in the long term and not at risk from landslide. 	<p>AO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is carried out in accordance with a site-specific geotechnical report:</p> <ul style="list-style-type: none"> a. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; b. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; c. identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; d. that includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development the subject of the report has a factor of safety greater than 1.5 against geotechnical failure. 	<p>Complies This application is for a preliminary approval and variation request. No works are proposed on site. Landslide risk will be addressed through subsequent development applications.</p>
<p>PO2 Development protects the safety of people and property and the environment from the impacts of landslide on hazardous materials stored or handled on the premises.</p>	<p>AO2 Storage of hazardous materials is in compliance with AS1940 - The storage and handling of flammable and combustible liquids.</p>	<p>Complies No storage of hazardous materials is proposed.</p>
Design		

<p>PO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is designed to be responsive to:</p> <ul style="list-style-type: none"> a. the topography of the premises; b. the visual amenity of adjoining premises, the streetscape and the locality. 	<p>A03 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 does not involve cut and fill.</p>	<p>Complies This application is for a preliminary approval and variation request. No works are proposed on site. Landslide risk will be addressed through subsequent development applications.</p>
<p>PO4 The undercroft of a building or structure located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is screened when viewed from:</p> <ul style="list-style-type: none"> a. adjoining premises; b. a road. 	<p>A04 The undercroft of the building or structure in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 has:</p> <ul style="list-style-type: none"> a. skirting or landscape screening to the full height of the undercroft; b. a maximum height at the perimeter of the building or structure of three metres above ground level. 	<p>Complies This application is for a preliminary approval and variation request. No works are proposed on site. Landslide risk will be addressed through subsequent development applications.</p>
<p>Stormwater drainage</p>		
<p>PO5 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 ensures that stormwater runoff does not increase the susceptibility of the site and neighbouring sites to landslide.</p>	<p>A05 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 manages stormwater drainage (including roof guttering and rainwater tank overflows) to avoid, on the site and on neighbouring sites:</p> <ul style="list-style-type: none"> a. redirection of the flow of surface water or groundwater; b. concentration of surface water or groundwater. 	<p>Complies This application is for a preliminary approval and variation request. No works are proposed on site. Landslide risk will be addressed through subsequent development applications.</p>

Regional infrastructure corridors and substations overlay code

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Community health and safety		
<p>PO1 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.</p> <p>Note—ARPANSA draft standard, 2008 outlines the appropriate measures to be taken into consideration to achieve this outcome.</p>	<p>AO1 A use is located outside the 275kV powerline buffer area identified on Regional infrastructure corridors and substations overlay map—OM-09.01.</p>	<p>Complies The proposed development will be located outside the 27kV powerline buffer area identified on Regional infrastructure corridors and substations overlay map—OM-00.01.</p>
<p>PO2 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>AO2 A sensitive land use:</p> <ul style="list-style-type: none"> (a) has a minimum boundary clearance of 100 metres from a Substation identified on Regional infrastructure corridors and substations overlay map—OM-09.01; (b) is located outside the Wastewater facility buffer area identified on Regional infrastructure corridors and substations overlay map—OM-09.01. 	<p>Complies The proposed development is outside of the buffer area requirements.</p>

Performance outcomes	Acceptable outcomes	Comments
Protection of electricity infrastructure		
<p>PO3</p> <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'.</p>	<p>A03</p> <p>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>.</p>	<p>Complies</p> <p>Development will be located outside of the required buffer areas and will comply with the acceptable outcome.</p>
Protection of water infrastructure		
<p>PO4</p> <p>Development protects bulk water infrastructure identified on Regional infrastructure corridors and substations overlay map–OM–09.01 by:</p> <p>(a) locating outside an easement for the pipeline;</p> <p>(b) having an adequate boundary clearance to protect its operation.</p>	<p>A04</p> <p>Development is not located within the water pipeline corridor identified on Regional infrastructure corridors and substations overlay map–OM–09.01.</p>	<p>Complies</p> <p>The proposed development will not be located within the water pipeline corridor identified on Regional infrastructure corridors and substations overlay map–OM–09.01.</p>
Protection of petroleum pipeline infrastructure		
<p>PO5</p> <p>Development does not compromise the operation of a Petroleum pipeline identified on Regional infrastructure corridors and substations overlay map–OM–09.01.</p>	<p>A05</p> <p>Development is not located on:</p> <p>(a) Emt D SP147672; or</p> <p>(b) Emt A RP104128; or</p> <p>(c) Emt B RP119561.</p>	<p>Complies</p> <p>The proposed development will not be located on:</p> <ul style="list-style-type: none"> - Emt D SP147672; or - Emt A RP104128; or - Emt B RP119561.

Performance outcomes	Acceptable outcomes	Comments
Access for infrastructure providers		
<p>PO6</p> <p>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:</p> <p>(a) 100kv and 275kv powerlines; (b) Substation; (c) Wastewater facility.</p> <p>Note—The applicable infrastructure provider will provide a padlock wherever gates and locked access to an easement is required.</p>	<p>A06</p> <p>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:</p> <p>(a) 100kV and 275kV powerlines; (b) Substation; (c) Wastewater facility.</p>	<p>Not Applicable</p> <p>The proposed development is not identified to be required to provide access for any infrastructure providers.</p>
For assessable development		
Co-location of regional infrastructure corridors		
<p>PO7</p> <p>Regional infrastructure is co-located in a Regional infrastructure corridor identified on Regional infrastructure corridors and substations overlay map–OM–09.00 to:</p> <p>(a) achieve an efficient use of land; (b) enable ease of access and maintenance; (c) limit adverse environmental impacts.</p>	<p>A07</p> <p>No acceptable outcome provided.</p>	<p>Not Applicable</p> <p>The proposed development will not incorporate any regional infrastructure.</p>

Waterway corridors and wetlands overlay code

Performance outcomes	Acceptable outcomes	Comments
Design and location		
<p>PO1 Development is designed and located to provide a buffer to a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map—OM—13.00 that protects its ecosystem processes, water quality, function, scenic amenity and landscape values.</p>	<p>A01 Development provides a buffer:</p> <ul style="list-style-type: none"> (a) to the waterway areas identified on Waterway corridors and wetlands overlay map—OM—13.01: <ul style="list-style-type: none"> (i) of a width specified in Error! Reference source not found.; (ii) measured to comply with Error! Reference source not found.; (b) to the wetlands identified on Waterway corridors and wetlands overlay map—OM—13.02 of a width specified in Error! Reference source not found.. 	<p>Performance Outcome It is acknowledged that an extremely small portion of the site (65.4m² or 0.2% of the site) is mapped as being within the Wetland buffer area. Notwithstanding the above mapping, it is noted that the mapped area has interface to Loganlea Road, is not reflective of the site characteristics and the mapped waterways are separated from the site by Loganlea Road.</p>

Performance outcomes	Acceptable outcomes	Comments
Ecosystem processes		
<p>PO2 Development is designed, constructed and managed to protect and enhance:</p> <p>(a) in-stream and riparian habitat values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map—OM—13.00;</p> <p>(b) safe wildlife movement.</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>AO2 If development does not provide a buffer to a Waterway corridors and wetlands area in accordance with AO1:</p> <p>(a) an ecological assessment report is prepared 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;</p> <p>(b) the ecological function of a Waterway corridors and wetlands area is protected and enhanced in accordance with section 3.3.1—Riparian corridor revegetation and weed control of planning scheme policy 3—Environmental management.</p>	<p>Performance Outcome It is acknowledged that an extremely small portion of the site (65.4m² or 0.2% of the site) is mapped as being within the Wetland buffer area.</p> <p>Notwithstanding the above mapping, it is noted that the mapped area has interface to Loganlea Road, is not reflective of the site characteristics and the mapped waterways are separated from the site by Loganlea Road.</p>
Natural hydrological and geomorphological processes		
<p>PO3 Development is designed, constructed and managed to ensure:</p> <p>(a) the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map—OM—13.00 are maintained;</p> <p>(b) where the natural hydrological and geomorphological processes are modified, the near natural hydrology is re-instated.</p>	<p>AO3 Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by:</p> <p>(a) providing an area equal to the buffer width identified on Waterway corridors and wetlands overlay map—OM—13.00 for either side of the existing channel to allow for the natural lateral and longitudinal movement of the channel;</p> <p>(b) stabilising banks using native vegetation in accordance with section 3.3.1—Riparian corridor revegetation and weed control and section</p>	<p>Complies The proposed development will not have any adverse impact on the hydrological and geomorphological processes of any waterway corridor or wetlands area.</p>

Performance outcomes	Acceptable outcomes	Comments
	<p>3.3.2–Near-natural hydrology reinstatement works of Planning Scheme Policy 3–Environmental Management;</p> <p>(c) reinstating the near-natural hydrology in accordance with section 3.3.2–Near-natural hydrology reinstatement works of planning scheme policy 3–Environmental management.</p>	
Erosion prone areas		
<p>PO4</p> <p>Development in an erosion prone area identified on Waterway corridors and wetlands overlay map–OM–13.03 is for coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.</p>	<p>AO4</p> <p>Development is not located in an erosion prone area identified on Waterway corridors and wetlands overlay map–OM–13.03 unless the development:</p> <p>(a) cannot be feasibly located elsewhere;</p> <p>(b) is coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.</p>	<p>Not Applicable</p> <p>The subject site is not mapped within an erosion prone area identified on Waterway corridors and wetlands overlay map–OM–13.03.</p>

Performance outcomes	Acceptable outcomes	Comments
Water quality		
<p>PO5 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–13.00 by:</p> <ul style="list-style-type: none"> (a) providing vegetated buffers; (b) incorporating water sensitive urban design principles having regard to: <ul style="list-style-type: none"> (i) protecting water quality of surface and ground waters; (ii) minimising sewage discharges to the natural environment; (c) limiting discharge of sediments and pollutants into a Waterway corridors and wetlands area. 	<p>A05 Development:</p> <ul style="list-style-type: none"> (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; (b) provides effective erosion and sediment control in accordance with section 3.3–Filling and excavation standards of planning scheme policy 5–Infrastructure; (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; (d) excludes stock from a Waterway corridors and wetlands area by providing a permanent fence and gate and utilises off-stream stock watering points. 	<p>Performance Outcome</p> <p>It is acknowledged that an extremely small portion of the site (65.4m² or 0.2% of the site) is mapped as being within the Wetland buffer area.</p> <p>However, it is considered that the proposed development will provide an appropriate buffer to the wetlands area in order to protect its ecosystem processes, water quality, function, scenic amenity and landscape values.</p>

Performance outcomes	Acceptable outcomes	Comments
Access		
<p>PO6</p> <p>Development provides for an integrated and publicly accessible pedestrian network to:</p> <p>(a) a River waterway area identified on Waterway corridors and wetlands overlay map—OM—13.01;</p> <p>(b) a Major waterway area identified on Waterway corridors and wetlands overlay map—OM—13.01;</p> <p>(c) a Major wetland identified on Waterway corridors and wetlands overlay map—OM—13.02.</p>	<p>A06</p> <p>A pedestrian path is provided and constructed in accordance with section 3.4—Movement infrastructure standards of planning scheme policy 5—Infrastructure.</p>	<p>Not Applicable</p> <p>Due to the local context, specifically the location of the subject site in relation to the wetland, it is considered that the proposed development is not required to provide for an integrated and publicly accessible pedestrian network to the wetland area.</p>
Tenure		
<p>PO7</p> <p>Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.</p>	<p>A07</p> <p>No acceptable outcome provided.</p>	<p>Not Applicable</p> <p>The subject site is not mapped as containing a wetland.</p> <p>As such, the proposed development will not provide for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.</p>