

Assessment Benchmarks

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

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1. Mixed Use Zone Code

Table 6.2.10.3.1 - Mixed use zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
PO1 A use: a. if not in a precinct of the Mixed use zone, is for uses identified in section 6.2.10.2(3)(a)(i) overall outcomes for the Mixed use zone; b. in the Abattoir precinct, is for uses identified in section 6.2.10.2(3)(c)(i) overall outcomes for the Mixed use zone; c. in the Enterprise precinct, is for uses identified in section 6.2.10.2(3)(d)(i) overall outcomes for the Mixed use zone; d. in the Industry precinct, is for uses identified in section 6.2.10.2(3)(e)(i) overall outcomes for the Mixed use zone; e. in the Retail/commerce precinct, is for uses identified in section 6.2.10.2(3)(f)(i) overall outcomes for the Mixed use zone.	AO1 A use: a. if not in a precinct of the Mixed use zone, is for uses identified in section 6.2.10.2(3)(a)(i) overall outcomes for the Mixed use zone; b. in the Abattoir precinct, is for uses identified in section 6.2.10.2(3)(c)(i) overall outcome for the Mixed use zone; c. in the Enterprise precinct, is for uses identified in section 6.2.10.2(3)(d)(i) overall outcomes for the Mixed use zone; d. in the Industry precinct, is for uses identified in section 6.2.10.2(3)(e)(i) overall outcomes for the Mixed use zone; e. in the Retail/commerce precinct, is for uses identified in section 6.2.10.2(3)(f)(i) overall outcomes for the Mixed use zone.	Complies with AO1 – the development is an extension to an abattoir within the abattoir precinct which is consistent with section 6.2.10.2(3)(c)(i) of the overall outcomes.
PO2 An office function is ancillary to a Low impact industry, Research and technology industry, Service industry, Showroom or Warehouse. Editor's note - PO2 does not apply where the defined use of 'Office' is proposed.	AO2 An office function, that is ancillary to a Low impact industry, Research and technology industry, Service industry, Showroom or Warehouse on the same site, does not exceed 40 percent of the gross floor area of a tenancy. Editor's note - AO2 does not apply where the defined use of 'Office' is proposed.	Not applicable – the development is not for an office function use.
Shop		
PO3	AO3	Not applicable – the development is not for a shop.

A Shop: a. is of a scale and character suitable to ensure that the amenity is maintained; b. serves the local workforce's daily needs; c. is not a supermarket; d. does not undermine the viability of a nearby centre or the centre hierarchy. 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.	A Shop: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop_i; c. is not a supermarket.	
Food and drink outlet		
PO4 A Food and drink outlet: a. is small-scale; b. serves the local workforces' daily needs.	AO4 A Food and drink outlet: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Food and drink outlet.	Not applicable – the development is not for a food and drink outlet
Office		
PO5 An Office: a. is small scale; b. serves the needs of the local workforce; c. is not located in the Abattoir precinct or Industry precinct.	AO5 An Office: a. is not located in the Abattoir precinct or Industry precinct; b. has a maximum gross floor area of 200m² per tenancy.	Not applicable – the development is not for an office.
Medium impact industry		
PO6 A medium impact industry: a. is limited to a spray painting workshop involving the spray painting of motor vehicles in a booth; b. is not located in the Abattoir precinct or Retail/commerce precinct; c. complies with the immission and emission standards of the Planning scheme policy 3 - Environmental management.	AO6 No acceptable outcome is provided.	Not applicable – the development is not for a medium impact industry use.

Design		
Building height		
PO7 A building has a height that: a. is responsive to the topography of the site; b. is compatible with the height of surrounding buildings; c. avoids overshadowing of premises in the residential zone category; d. transitions to the residential zone category land to protect: i. visual amenity; ii. privacy.	AO7 A building has a maximum building height of 12 metres where within 15 metres of the residential zone category, otherwise: a. 15 metres where not located in the Industry precinct; or b. 20 metres where located in the Industry precinct; or c. that complies with Figure 6.2.10.3.1 - Browns Plains Road building heights.	Complies with PO7 – the increased height is functionally required for plate freezer operations and is set back from the street frontage and screened by existing buildings, with scale and bulk consistent with surrounding development within the abattoir precinct and no adverse impacts on residential amenity. Refer to section 7.2 of the Town Planning Report .
Boundary Clearance		
PO8 Development provides boundary clearances that: a. allows for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. are consistent with the character for the zone; d. relates to the existing streetscape character.	AO8 Development, other than an existing lawful building, provides: a. a road boundary clearance: i. a minimum of four metres; or ii. where the building or structure aligns with the building setback of one or more adjoining buildings; b. a minimum side and rear boundary clearances of three metres.	Complies with AO8 – the proposed development will involve the construction of a building which will be located within the existing development footprint area of the site. As such, it is assumed that the setbacks/clearances are consistent with the existing arrangement.
Built form		
PO9 Development provides an attractive built form by: a. orientating the building to the primary road frontage; b. providing a well-articulated façade; c. incorporating detailed design measures for visual aesthetics;	AO9 No acceptable outcome provided.	Complies with PO9 – the development involves the construction of a new building which will be located within the existing development footprint over the site. The proposed building is of a consistent height, bulk and scale to other structures and buildings on site.

d. integrating with public open space; e. integrating with the street; f. having a human scale at the ground floor; g. incorporating a variety of facade colours and treatments. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.		
Amenity		
General emissions		
PO10 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	AO10 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: 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; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz.	Complies with PO10 – The proposal does not introduce new or intensified impacts and will protect the intended amenity of adjoining premises with respect to noise, air, light, radiation and vibration emissions, which will remain consistent with the existing and lawful industrial operations on the site.
Reverse amenity		
PO11 Development, being a sensitive land use, maintains the operational integrity of the	AO11 Development, being a sensitive land use, within 100 metres of government supported transport	Not applicable – the development is not a sensitive land use

government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.		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.															
PO12 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. <table><tr><th>Column 1: Separation distance</th><th>Column 2: Use</th></tr><tr><td>1,500 metres</td><td>Special industry</td></tr><tr><td>500 metres</td><td>High impact industry</td></tr><tr><td>500 metres</td><td>Intensive animal industry</td></tr><tr><td>300 metres</td><td>Intensive horticulture</td></tr><tr><td>300 metres</td><td>Wholesale nursery</td></tr><tr><td>250 metres</td><td>Medium impact industry</td></tr></table>		Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	250 metres	Medium impact industry	AO12 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.10.3.2. Table 6.2.10.3.2	Not applicable – the development is not a sensitive land use
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																
PO13 Accommodation activities being Caretaker's accommodation or Short-term accommodation mitigate potential adverse impacts from uses in other zones.		AO13 Accommodation activities being Caretaker's accommodation or Short-term accommodation comply with the immission standards of Planning scheme policy 3 - Environmental management.	Not applicable – the development is not for an accommodation activity														
PO14 A sensitive land use does not adversely affect the ongoing operation of the High impact industry (being the Teyes abattoir and associated uses)		AO14 A sensitive land use is not located within 500m from land in the Abattoir precinct.	Not applicable – the development is not a sensitive land use														

located in the Abattoir precinct.		
PO15 A land use, other than a sensitive land use, on Lots 4, 5, 6, 7, 8, 9, 10 on RP106788 and Lot 1 on RP161971 does not adversely affect the ongoing operation of the High impact industry (being the Teys abattoir and associated uses) located in the Abattoir precinct.	AO15 No acceptable outcome provided.	Complies with PO15 – the development is for a new building that will contain plate freezers to support the function and operation of the Teys abattoir.
Interface with a sensitive land use		
PO16 Development protects the visual amenity of premises in adjoining residential areas and the existing Educational establishment by providing an amenity buffer in the location identified on Figure 6.2.10.3.2 - Berrinba amenity buffer.	AO16 Development provides a 5 metre wide landscaped buffer and an acoustic fence with a height of 6 metres: - in the location identified on Figure 6.2.10.3.2 - Berrinba amenity buffer; - in accordance with the requirements of section 3.7.4 of Planning scheme policy 5 - Infrastructure.	Complies with PO16 – the subject site does not directly adjoin any residential areas or educational establishments.
PO17 Development in the Enterprise precinct or Industry precinct protects the visual amenity of residential premises interfacing with the Enterprise precinct or Industry precinct.	AO17 Development in the Enterprise precinct or Industry precinct provides a minimum of 3 metre wide landscape screening buffer where adjoining premises in the residential zone category in accordance with the requirements of section 3.7.4 of Planning scheme policy 5 - Infrastructure.	Not applicable – the subject site is not located in the Enterprise or industrial precincts
Service areas and parking		
PO18 Development ensures vehicle 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.	AO18 A development: - locates any new parking areas underground or behind the building; - screens plant, equipment, services and outdoor storage of materials from public view; - site with more than one street frontage use the rear lane and/or streets, with	Complies with PO18 – the existing vehicle access, parking and servicing arrangement will be maintained as part of the development proposal.

	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.	
For assessable development only		
Design		
Built form		
PO19 Development ensures that glass or any other surface likely to reflect specular rays does not impose undue nuisance, discomfort or hazard on the surrounding locality.	AO19 No acceptable outcome provided.	Complies with PO19 – The proposed new buildings and structures are appropriately setback into the site to avoid any potential disturbances to surrounding areas. The materials to be used on the new buildings are limited to concrete, brick, and tin cladding/framework, which do not generate high level of reflectivity that would impose a risk, hazard or discomfort.
Crime prevention through environmental design		
PO20 Development supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles by: 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. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	AO20 No acceptable outcome provided.	Complies with PO20 – the subject site is under surveillance and restricted in access from the general public.
Streetscape		

PO21 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 zone through the use of: a. footpath paving; b. street trees; c. landscaping.	AO21 No acceptable outcome provided.	Complies with PO21 – the development does not change the existing streetscape and maintains all footpath paving, street trees and landscaping.
Social and health impact		
PO22 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.	AO22.1 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. AO22.2 Development does not provide for gaming.	AO22.1 is not applicable Complies with AO22.2 – the development does not provide for gaming.
Service areas and parking		
Logan River Road		
PO23 Development with a frontage to Logan River Road between Teys Road and Gardiner Road does not provide access to Logan River Road.	AO23 No acceptable outcome provided.	Complies with PO23 – the development does not involve a new access to Logan River Road.

2. Filling & Excavation Code

Table 9.4.2.3.1 - Filling and excavation code: accepted development (subject to requirements) and assessable development

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 – the proposed development does not involve any earthworks.	
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 – the proposed development does not involve any earthworks.	
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 – the proposed development does not involve any earthworks.	
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 – the proposed development does not involve any earthworks.	
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 – the proposed development does not involve any earthworks.	
Surface water flow			
PO6 Surface water drainage does not cause any of the following:	AO6 Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning	Not applicable – the proposed development does not involve any earthworks.	

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.	scheme policy 5 - Infrastructure.	
Batters		
PO7 A batter: 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.	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.	Not applicable – the proposed development does not involve any earthworks.
Retaining walls		
PO8 A retaining wall: 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; 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.	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.	Not applicable – the proposed development does not involve any earthworks.
Filling of a dam		
PO9	AO9	Not applicable – the proposed development

The filling of a dam: a. does not adversely affect the natural physical processes and ecosystems; b. creates a safe and stable surface; c. is integrated into the landscape.	The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	does not involve any earthworks.
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3. Infrastructure Code

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision, design, construction and location of infrastructure		
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	AO1 Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	Complies with PO1 – the new buildings as part of the proposed development will be connected to appropriate and necessary infrastructure.
PO2 Development: a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: 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.	AO2 Development: 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; h. provides road lighting in accordance with	Complies with PO2 – the new buildings as part of the proposed development will be connected to appropriate and necessary infrastructure.

	part 3.5 of Planning scheme policy 5 - Infrastructure; i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure; j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure. k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure. 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.	
Location of development		
PO3 Development is located to protect trunk infrastructure networks.	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.	Complies with AO3 – the proposed extension is located outside a network identified in Local government infrastructure plan maps.
Fire fighting		
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure; b. unimpeded access for emergency services vehicles. 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.	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: a. Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i>; b. QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots</i>.	Complies with AO4 – appropriate fire fighting equipment and infrastructure will be provided in the new building.
PO5 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire	AO5 Development: a. is connected to a reticulated water supply scheme that has sufficient flow and	Complies with AO5 – the proposed extension will utilise existing infrastructure connections on the site.

fighting purposes.	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: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tankwater tank. 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.	
Waste management		
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.	AO6.1 Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management. 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 development. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.	Complies with AO6.1 and AO6.2 – the development proposal does not amend the waste management process/operations that currently exist over the site.
Disposal of trade waste		
PO7 The disposal of trade waste in a sewerage supply service area does not adversely affect the	AO7 The disposal of trade waste in a sewerage supply service area complies with the sewer admission	Not applicable – the proposed development does not involve the disposal of trade waste.

sewerage network.	standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.	
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.	Complies with AO8
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.	Complies with PO9 – the development does not increase the impervious areas on site. The new building will connect into existing stormwater drainage infrastructure over the site as to maintain effective.
Water sensitive urban design		
PO10 Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to: 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;	AO10 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Complies with PO10 – conditions can be imposed to this effect.

f. minimising sewage discharges to the natural environment; g. integrating water into the landscape to enhance visual and ecological values.		
Movement network		
PO11 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	AO11 Development does not cause or contribute to projected traffic levels: 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.	Complies with PO11 – The proposed development seeks to replace the existing plate freezer with a new plate freezer building to support the operation of the existing abattoir. The development does not create an intensification of the use and does not result in an increase in staff numbers and staff movements that would increase expected traffic to the site and in turn create an implication on the road network.
Integrated movement concept report		
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.	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 scheme policy 5 - Infrastructure.	Not Applicable – the existing abattoir does not generate 3,000 vehicle trips per weekday and the proposed development does not create an intensification of the use to which would result in an increase in average trips.
For assessable development only		
Land use and transport integration		
PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m ² or more: 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;	AO13 No acceptable outcome provided.	Complies with PO13 – the proposed development is an extension to an existing abattoir and does not alter the existing pedestrian connections throughout and external to the site. The closest public transport facility are bus stops located on Holmview Road near Logan River Road serviced by routes 562 and 564, approximately 160m from the site.

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. Note - SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.		
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4.Landscape Code

Table 9.4.4.3.1 - Landscape code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Landscape design		
PO1 Development provides landscaping that is designed and located to: a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: 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: 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 uses;	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.	Not Applicable – the development does not seek to amend the existing landscaping design on site.

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. Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.		
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5. Management of Emissions & Hazardous Activities Code

Table 9.4.5.3.1 - Management of emissions and hazardous activities code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Air, noise and odour pollution		
PO1 A sensitive land use is not exposed to air, noise and odour emissions from Industry activities, Major sport, recreation and entertainment facility, Motor sport facility or Outdoor sport and recreation that have the potential to adversely impact on human health, amenity and wellbeing.	AO1 An Industry activity, Major sport, recreation and entertainment facility, Motor sport facility or Outdoor sport and recreation is designed, constructed and operated to ensure that: a. the indoor objectives of the Environmental Protection (Noise) Policy 2008 are met; b. the requirements identified in Table 3.2.1.1 - Noise emission standards for the protection of residential amenity are met; c. the requirements identified in Table 3.2.1.2 - Noise emission standards for the protection of general amenity are met; d. the air quality objectives in the Environmental Protection (Air) Policy 2008 are met; e. the requirements identified in Table 3.2.2.1 - Air emission standards are met; f. noxious and offensive odours are not experienced at the boundary of a sensitive land use.	Complies with AO1 – the development is an expansion of the existing abattoir for the purposes of upgrading the plate freezer facilities and demolishing the existing facilities, and does not materially intensify noise, air and odour impacts on the site.
Flammable and combustible liquids		
PO2 A Service station is designed and constructed to ensure that on-site operations: a. do not cause environmental harm; b. do not result in the release of untreated pollutants; c. prevent the emission of contaminant to land, surface water or groundwater.	AO2 A Service station: a. is designed and constructed to comply with: i. AS1940-2004 - The storage and handling of flammable and combustible liquids; ii. AS/NZS 1596:2008 - The storage and handling of LP Gas; iii. Equipment Level 1 of AS4897-2008 -	Not applicable – development is not for a service station.

	The design, installation and operation of underground petroleum storage systems; iv. AS4977-2008 - Petroleum products - Pipeline, road tanker compartment and underground tank identification; b. has installed and maintains and operates Stage 1 and Stage 2 Vapour Recovery Systems in compliance with NSW DECC Standards and Best Practice Guidelines for Vapour Recovery at Petrol Service Stations; c. is designed and managed to prevent the discharge of contaminants to the stormwater system by discharging contaminants in the fuel dispensing area (under canopy) and underground storage tank remote fill point to a blind sump with a minimum capacity of 10kL; d. has a spill activated cut-off valve installed.	
PO3 Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to ensure that on-site operations: a. do not cause environmental harm; b. do not result in the release of untreated pollutants; c. prevent the emission of contaminant to land, surface water or groundwater.	AO3 Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to comply with: a. AS1940-2004 - The storage and handling of flammable and combustible liquids; b. AS1692-2006 - Steel tanks for flammable and combustible liquids; c. AS1657-2013 - Fixed platforms, walkways, stairways and ladders - Design, construction and installation; d. UL 142-1968 - Steel Above Ground Tanks for Flammable and Combustible Liquids; e. ULC S601.00 - Standard for Shop Fabricated Steel Aboveground Horizontal Tanks for Flammable and Combustible Liquids.	Not applicable – the proposed development does not involve the storing or dispensing of petroleum.
PO4 Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are	AO4 Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are removed in accordance with	Not applicable – the proposed development does not involve the storing or dispensing of petroleum.

decommissioned appropriately.	AS4976-2008 - The removal and disposal of underground petroleum storage tanks.	
Hazardous chemicals		
PO5 Buildings containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.	AO5 Buildings containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.	Not applicable – the proposed development does not involve buildings containing fire-risk hazardous chemicals.
PO6 Aboveground storage areas containing hazardous chemicals and fuels are designed with spill containment systems.	AO6 Bunded areas for the storage of hazardous chemicals and fuels are provided: a. in a separate enclosed area with an impervious floor; b. of a capacity at least 100 percent of the capacity of the largest tank or package plus 25 percent of the combined capacity; c. covered by sufficient roofing to prevent the egress of rainwater entering the bunded area if the storage area is outside.	Not applicable – the proposed development does not involve storing of hazardous chemicals and fuels on site.

6. Servicing, Access & Parking Code

Table 9.4.7.3.1 - Service, access and parking code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
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: a. the particular circumstances of the premises including the: 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.	AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided: 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. 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.	Complies with AO1 – the development does not change or amend the existing vehicle parking area and servicing area.
PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where: a. for an Accommodation activity; or b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.	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.	Complies with AO2 – the development does not change or amend the existing vehicle parking area and servicing area.
PO3	AO3	Complies with AO3 – the development does not change or amend the existing vehicle

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.	A use, other than a Residential activity or a Parking station, provides vehicle parking that: 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.	parking area and servicing area.
Provision of motorcycle parking		
PO4 Motorcycle parking is provided that is safe and functional.	AO4 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.	Complies with AO4 – the development does not change or amend the existing vehicle parking area and servicing area.
Provision of bicycle parking		
PO5 Bicycle parking facilities are provided that: a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building.	AO5 Bicycle parking facilities comply with: 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.	Complies with AO5 – the development maintains sufficient bicycle parking facilities on site.
Provision of vehicle manoeuvring area		
PO6 Development provides a safe and functional vehicle manoeuvring area.	AO6 Development provides a vehicle manoeuvring area that: a. enables vehicles to enter and exit the site in a forward motion where the development: i. is non-residential development; or ii. is for five or more dwellings; b. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area; c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme	Complies with AO4 – the development does not change or amend the existing vehicle parking area and servicing area. The road access is to be maintained allowing all vehicles to exit in a forward gear at a controlled intersection.

	policy 5 - Infrastructure.	
Vehicle washing bay		
PO7 A vehicle washing bay does not cause environmental harm.	AO7 A vehicle washing bay provides that run off is discharged to: a. a grassed area or permeable landscape area; or b. the sewerage system.	Not applicable – the development does not proposes a vehicle washing bay.
Car park access		
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.	AO8 Vehicular queuing space to a car parking area: 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.	Complies with AO8 – the development does not change or amend the existing vehicle parking area and servicing area.
Access and driveways		
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	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.	Complies with AO4 – the development does not change or amend the existing access.
Design and construction of a car parking area		
PO10 A car parking area is designed to: 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	AO10 A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.	Complies with AO10 – the development does not change or amend the existing vehicle parking area and servicing area.

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.		
Waste management		
PO11 Development layout provides for refuse servicing which: 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	AO11.1 Development ensures that an on-site service bay for refuse collection is designed: 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;	Complies with AO11.1 and AO11.2 – the development does not change or amend the existing vehicle parking area and servicing area.

or amenity of the surrounding area.	c. to be located away from street frontages and screened from adjoining premises. 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.	
For assessable development		
Vehicle queuing		
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.	AO12 No acceptable outcome provided.	Not applicable – development is not for a drive through facility.

7. Acid Sulfate Soils Overlay Code

Table 8.2.1.3.1 - Acid sulfate soils overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land in the Potential and actual acid sulfate soil area		
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: a. avoids disturbing acid sulfate soils; or b. is managed to avoid the: i. release of acid and metal contaminants; ii. release of nutrients that contribute to coastal algal blooms. 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.	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: 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. 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.	Complies with AO1.1 and AO1.2 – the development involves the removal of existing buildings and the construction of a replacement building in an already established portion of the site. It is not envisaged that the development would involve any fill or excavation that would exceed 100m³.
Treatment and disposal of acid sulfate soils		
PO2 Development manages the treatment and disposal of acid sulfate soils.	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.	Complies with PO2 – reasonable and relevant conditions can be imposed to ensure that appropriate treatment and disposal of acid sulfate soils is undertaken if uncovered during the construction of the proposed development.

8. Bushfire Hazard Risk Overlay Code

Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Location, design and siting of development		
PO1 Development is designed to: a. minimise risk of bushfire hazard; b. provide safe premises; c. create efficient emergency access for fire-fighting and other emergency vehicles. Note - Planning scheme policy 6 - Management of bushfire hazard provides guidelines on how to achieve this outcome.	AO1 Development: 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.	Complies with AO1 – the development is for the purposes of an abattoir extension only.
PO2 Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire. Editor's note - Planning scheme policy 6 - Management of bushfire hazard contains guidance on the preparation of bushfire management plans.	AO2 Development is located and constructed: a. where there is no bushfire management plan approved by an existing development approval: 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 b. where an approved bushfire management	Complies with AO2 – development is located entirely within an existing development footprint. Given the low risk in relation to the proposed extension, a bushfire impact assessment has not been provided and it is likely reasonable and relevant conditions can be imposed to address this overlay if necessary.

	plan directs development to be located. 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. 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.	
PO3 Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.	AO3 Lots: a. are suitable for people, property and buildings by: 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; b. provide asset protection zones that: i. are located on land with a slope less than 18 degrees; ii. are located on the same lot.	Not applicable – the proposed development is not for reconfiguring a lot.
Vehicular access and fire maintenance trails		
PO4 Access for fire management and evacuation is provided by access that: 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	AO4 Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road: 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	Complies with PO4 – safe evacuation is achieved and separated from bushfire impacts.

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. Editor's note - Planning scheme policy 6 - Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation	standards of Planning scheme policy 5 - Infrastructure; e. that has a layout that does not include a cul-de-sac.	
Water supply		
PO5 Development has access to adequate water supply for fire fighting purposes.	AO5 Development: 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 Table 8.2.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tank. 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 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.	Complies with AO5 – the development is to be appropriately connected to existing infrastructure to service the proposed extension.
For assessable development		
Community infrastructure		

PO6 Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.	AO6 Community infrastructure is: a. not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. located to ensure that: 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.	Not applicable – the proposed development does not involve community infrastructure.
Hazardous materials		
PO7 Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.	AO7 Hazardous materials: 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.	Not applicable – The proposed development does not involve the storage or manufacturing of hazardous materials.

9. Biodiversity Areas Overlay Code

Table 8.2.2.3.1 - Biodiversity areas overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Biodiversity corridors		
PO1 Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: 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. 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.	AO1 Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.	Complies with AO1 – Development is located outside a Biodiversity corridor.
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	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 and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or b. if identified as Both matters of local and state environmental significance or Matter of state environmental significance on	Complies with AO2.1 and AO2.2 – development is located in an already disturbed portion of the site and does not require any removal of native vegetation or the degradation of vegetation management areas.

scheme policy 3 - Environmental management.	Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act 2014</i> 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 - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions. Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation. AO2.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.	
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 clearing less than 10 native trees, compensatory planting is provided of: i. two trees of the same species for every native tree cleared in a secondary vegetation management area; ii. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area; b. if identified as a Matter of local	Complies with AO3 – development avoids the need to clear native habitat trees over the site and does not contain a secondary vegetation management area.

	environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or c. if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act</i> Note - Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management. Note - For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions. Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.	
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	Not applicable – the subject site does not contain a koala corridor.

	Queensland Ecological Restoration Framework.	
Locally significant vegetation area		
PO5 Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from: a. encroachment; b. edge effects. 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 is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.	Complies with AO5 – development is located outside the locally significant vegetation area.
For assessable development		
Wildlife movement		
PO6 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.	AO6 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 development is not located in a biodiversity corridor.

Locally significant Melaleuca irbyana buffer area		
PO7 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.	AO7 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 as containing Melaleuca Irbyana.
Landscape values		
PO8 Development is designed and located to protect and enhance the landscape values of: a. a ridgeline; b. native vegetation.	AO8 No acceptable outcome provided.	Complies with PO8 – the development involves the construction of a replacement building within an already disturbed portion of the site. All landscaping and existing native vegetation on site will be maintained.
Lighting		
PO9 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.	AO9 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 development is not located in a biodiversity or koala corridor.

10. Flood Hazard Overlay Code

Table 8.2.5.3.1 - Flood hazard overlay code: accepted development (subject to requirements) and assessable development

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		
PO1 A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04 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.	AO1 Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04.	Complies with PO1 – the proposed buildings and structures are located outside the high flood area.
PO2 Vulnerable use activities: a. are not located in a High flood island identified on Flood hazard overlay map OM-05.01; b. are located outside of the floodplain unless located in: i. a Low flood risk area identified on Flood hazard overlay map OM-05.04; or ii. the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 and involving a Hospital.	AO2 No acceptable outcome provided.	Not applicable – the development is not for a vulnerable use.
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 the floodplain that would address the	AO3 No acceptable outcome provided.	Not applicable – the development does not involve essential community infrastructure activities.

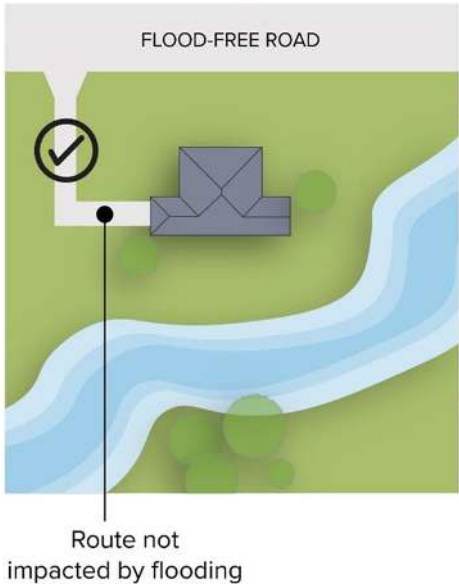
identified need; c. development maintains functionality during and after all flood events, including the probable maximum flood; d. where for Emergency services, the development remains accessible during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.		
PO4 Development is located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04, unless it: a. is demonstrated to be compatible with the level of flood risk; b. delivers the relevant outcomes for the flood risk area, including a: i. High flood risk area; ii. Moderate flood risk area; iii. Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities. 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.	AO4 No acceptable outcome provided.	Complies with PO4 – Development is located outside a flood investigation area.
Reconfiguring a lot		
PO5 Development provides a development envelope area that is: a. above the flood level during the defined flood event; b. of an area and dimensions to accommodate the activities associated with the intended use.	AO5 Development provides a development envelope area above the flood level during the defined flood event with a minimum size and dimension specified in Table 8.2.5.3.4 - Development envelope area.	Not applicable – development does not involve a reconfiguring a lot.
PO6	AO6	Not applicable – development does not

Each lot has a development envelope area located outside a High flood risk area identified on Flood hazard overlay map OM-05.04, except where limited to: a. the rearrangement of boundaries and flood risk is not materially increased on new lots; or b. creating an additional lot for the purpose of a drainage or environmental reserve.	No acceptable outcome provided.	involve a reconfiguring a lot.
PO7 Reconfiguring a lot involving a development envelope area located in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is limited to: a. the realignment of boundaries where the development envelope area is located outside a High flow area identified on Flood hazard overlay map OM-05.02; or b. the development is demonstrated to be compatible with the level of flood risk, including delivering the relevant outcomes for a: i. High flood risk area; ii. Moderate flood risk area; iii. Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving Performance Outcome 7(b).	AO7 Each lot has a development envelope area located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04.	Not applicable – development does not involve a reconfiguring a lot.
Part B - Resilient building location, design and operations (other than a Home-based business)		
PO8 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.	AO8.1 New buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02. AO8.2 Enclosure of existing structures or areas underneath an existing building, such as an	Complies with AO8.1 and AO8.2 – The proposed buildings and all other works are located outside the high flow area.

	undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.	
PO9 A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 ensures that the location, design and operation of development: 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. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO9 No acceptable outcome provided.	Not applicable – development is not in the Meadowbrook flood assessment area.
PO10 Buildings are designed to account for the potential risk of inundation during flood events by complying with the Minimum 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.	AO10 No acceptable outcome prescribed.	Complies with AO10 – the proposed development is located outside the 0.2% AEP flood level.
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: a. pedestrian and vehicular safety; b. a building or other structure. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO11 Vehicle manoeuvring areas and car parking (other than a Parking station) are located above the defined flood event.	Not applicable – the development does not involve the construction of new vehicle manoeuvring areas and car parking and will maintain the existing parking lot.
PO12 Basement access and openings are designed and located to: a. ensure safety during a flood event;	AO12 All entry points and openings to a basement are located at or above the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum	Not applicable – the development proposal does not involve a basement.

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. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	flood planning levels.	
PO13 Essential building services and infrastructure is located or designed to ensure their continued function during and immediately after flood events that are up to and including the: a. defined flood event for uses other than Essential community infrastructure activities or Vulnerable use activities; or b. probable maximum flood for Essential community infrastructure activities or Vulnerable use activities. 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.	AO13 The function of essential building services and infrastructure is maintained during a flood event by: a. locating the services and infrastructure outside of a High flood risk area identified on Flood hazard overlay map OM-05.04; 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: i. the defined flood event where not involving Essential community infrastructure activities or Vulnerable use activities; ii. the probable maximum flood where for Essential community infrastructure activities or Vulnerable use activities.	Complies with AO13 – the development is located outside major flood event levels and appropriately designed to withstand any flood risk.
PO14 Screening the understorey of a building: a. does not impede the passage of floodwater or overland flow in a High flood risk area identified on Flood hazard overlay map OM-05.04; b. maintains an attractive streetscape interaction and interface as intended by the zone, precinct or local plan. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO14 No acceptable outcome provided.	Complies with PO14

Storage, manufacturing or handling of hazardous materials		
PO15 Development protects public safety and the environment from release of hazardous materials into floodwaters by: a. locating hazardous materials and chemicals outside of a High flood risk area or High flow area identified on Flood hazard overlay map OM-05.04 and OM-05.02; 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.	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: a. High flood risk area identified on Flood hazard overlay map OM-05.04; b. High flow area identified on Flood hazard overlay map OM-05.02. AO15.2 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04: a. does not involve the manufacturing or storage of hazard materials or hazardous chemicals at a hazardous chemical facility; or b. ensures the storage of hazardous materials is located above the 0.2% AEP at 2100 flood event.	Not applicable – the proposed new building does not involve the storage and manufacturing of hazardous chemicals or materials.
Part C - Access and evacuation (other than a Home-based business)		
PO16 Development involving Vulnerable use activities, other than a Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03, has a low flood hazard vehicle evacuation route that leads outside the floodplain to a suitable area that supports the needs of evacuees. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO16 No acceptable outcome provided.	Not applicable – the development is not for a vulnerable use.
PO17 Development involving an accommodation land use has a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance	AO17 During the defined flood event, development for an accommodation land use has a: a. flood-free vehicle access to a road above the flood level; b. flood-free vehicle route that leads to a	Not applicable – the development is not for an accommodation use.

on achieving this performance outcome.	suitable flood-free area that contains essential goods.	
PO18 Development has a low flood hazard vehicle route from dwellings to a flood-free or low flood hazard road.	AO18 During the defined flood event, development involving a new dwelling or an increase in bedrooms, has a flood-free vehicle route from dwellings to the flood-free road. Editor's note - Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle 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 vehicle route illustrates an example of a development that does not comply with this acceptable outcome.	Not applicable – the development does not involve a dwelling.
Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route 		
Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route		



Route impacted
by flooding

PO19

Reconfiguring of a lot intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use ensures each lot has internal low flood hazard vehicle access to a road and a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people.

Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.

AO19

Reconfiguring of a lot in a residential zone category or Emerging community zone, or intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use, ensures each lot during the defined flood event has a:

- flood-free vehicle access to a road above the flood level;
- flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.

Not applicable – the development does not involve reconfiguring a lot.

PO20

Development, other than where PO16-PO19 is applicable:

- ensures safe self-evacuation by having, for a period of at least 10 hours, low flood hazard vehicle access to a low flood

AO20

Where AO16-AO19 is not applicable, development has flood-free vehicle access to a road that is above the flood level during the defined flood event.

Not applicable – the development proposal seeks to maintain the existing access and does not propose any new access or alteration of the new access.

hazard road; or b. is only isolated for a period of less than 4 hours from a low flood hazard road and there is a suitable area on site that is: i. above the defined flood event; ii. not a Low flood island identified on Flood hazard overlay map OM-05.01 or an area impacted by flash flooding during the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.		
PO21 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 flood where involving Vulnerable use activities. 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.	AO21 No acceptable outcome provided.	Not applicable – the development does not require a flood emergency management plan as per table 8.2.5.3.5 of the Flood Hazard Overlay Code. The development does not involve an access easement to provide flood-free or low flood hazard vehicle access to a flood-free or low flood hazard road.
Part D - Preservation of floodplain function and overland flow paths (other than a Home-based business)		
PO22 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO22 Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation, other than for stormwater quantity and quality infrastructure, does not exceed: a. a total volume of 20m³;	Not applicable – development is not in a high flood risk area or flood investigation area.

	b. a total area of 2,000m ² .	
PO23 Development does not involve earthworks that would either directly, indirectly or cumulatively cause a loss of floodplain storage below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO23 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-05.04.	Complies with AO23 – development does not require cut and fill.
PO24 Development does not involve works that would either directly, indirectly or cumulatively: 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. result in a loss of floodplain storage up to and including the defined flood event; d. adversely impact the role and function of waterways and areas of ecological significance; e. adversely affect adjoining premises, infrastructure and the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO24 No acceptable outcome provided.	Complies with AO24 – development does not require cut and fill.
PO25 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.	AO25 No acceptable outcome provided.	Complies with PO25 – the development does not increase the impervious areas on site and will be appropriately connected to drainage infrastructure over the site.

PO26 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.	AO26 No acceptable outcome provided.	Complies with PO26 – the proposed development does not increase the safety risks or damage during a flood event.
PO27 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 on how to demonstrate compliance with this performance outcome.	AO27 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 regional flooding.	Not applicable – the development will utilise existing stormwater infrastructure on the site.
PO28 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.	AO28 A stormwater quantity management outlet device is located above the 2% AEP flood event.	Not applicable – the development will utilise existing stormwater infrastructure on the site.
PO29 Stormwater infrastructure does not result in a loss of floodplain storage below the defined flood event.	AO29 Filling and excavation associated with stormwater quantity and quality infrastructure has a total volume of fill equal to or less than the total volume of cut where below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basins.	Not applicable – the development does not involve filling and excavation.
Part E - A Home-based business		
PO30 A Home-based business does not put additional people at risk of flooding during the defined flood event. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional	AO30.1 In a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, a Home-based business does not involve: a. non-resident staff or visitors to the premises;	Not applicable – the development is not for a home-based business.

Engineer of Queensland with expertise in flood studies may be required to determine the relevant defined flood event and demonstrate compliance with this outcome. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	b. new buildings or structures associated with the home-based business. AO30.2 Buildings, structures and storage of items associated with a Home-based business are located outside of a High flow area identified on Flood hazard overlay map OM-05.02.	
PO31 A Home-based business being a bed and breakfast or farm stay has: a. low flood hazard vehicle manoeuvring areas; b. low flood hazard vehicle access to a low flood hazard road.	AO31 A Home-based business being Short-term accommodation where a bed and breakfast or farm stay has: a. flood-free vehicle manoeuvring areas during a defined flood event; b. flood-free vehicle access to a road above the flood level during a defined flood event.	Not applicable – the development is not for a home-based business.

11. Landslide Hazard & Steep Slope Overlay Code

Table 8.2.8.3.1 - Landslide hazard and steep slope area overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Natural physical processes and safety of people and premises		
PO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00: 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.	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: 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.	Complies with PO1 – development is not sited on an area mapped as being steep slope.
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.	AO2 Storage of hazardous materials is in compliance with AS1940 - The storage and handling of flammable and combustible liquids.	Not applicable – the proposed development does not involve the storage of hazardous materials.
Design		

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: a. the topography of the premises; b. the visual amenity of adjoining premises, the streetscape and the locality.	AO3 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.	Complies with AO3 – development is not sited on an area mapped as being steep slope.
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: a. adjoining premises; b. a road.	AO4 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: 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.	Not applicable
Stormwater drainage		
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.	AO5 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: a. redirection of the flow of surface water or groundwater; b. concentration of surface water or groundwater.	Complies with AO5 – development is not sited on an area mapped as being steep slope.

12. Waterway Corridors & Wetlands Overlay Code

Table 8.2.12.3.1 - Waterway corridors and wetlands overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Design and location		
PO1 Development is designed and located to protect the ecosystem processes, water quality, function, scenic amenity and landscape values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00.	AO1 Development is located outside the: a. waterway areas identified on Waterway corridors and wetlands overlay map OM-14.01; b. wetlands and wetland buffers identified on Waterway corridors and wetlands overlay map OM-14.02.	Complies with PO1 – the development is located in an area identified as a waterway, though is sited within an already disturbed portion of the site. Consequently, the development does not further impact on ecosystems, water quality and function of the waterway.
For assessable development only		
Location and ecosystem processes		
PO2 Development is: a. designed and located such that a waterway area or wetlands and wetland buffer is protected; b. designed, constructed and managed to protect and enhance: i. in-stream and riparian habitat values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00; ii. safe wildlife movement and fish passage. 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.	AO2 Development: a. demonstrates that locating outside the waterway area of wetland and wetland buffer is not reasonably possible; b. prepares an ecological assessment report in accordance with part 2 of Planning scheme policy 3 - Environmental management that demonstrates how the development protects and enhances in-stream and riparian habitat values and results in no loss of connectivity which supports wildlife movement; c. protects and enhances the ecological function of a Waterway corridor and wetlands area in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.2 - Waterway terrestrial and aquatic fauna movement of Planning scheme policy 3 - Environmental	Complies with PO2 – the development is located in an area identified as a waterway, though is sited within an already disturbed portion of the site. Consequently, the development does not further impact on ecosystems, water quality and function of the waterway.

	management.	
Natural hydrological and geomorphological processes		
PO3 Development is designed, constructed and managed to ensure: a. the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 are maintained; b. where the natural hydrological and geomorphological processes are modified, the near natural hydrology is re-instated.	AO3 Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by: a. stabilising banks using native vegetation in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.3 - Near-natural hydrology reinstatement works of Planning Scheme Policy 3 - Environmental Management; b. reinstating the near-natural hydrology in accordance with section 3.3.3 - Near-natural hydrology reinstatement works of Planning scheme policy 3 - Environmental management.	Complies with PO3 – the development is located in an area identified as a waterway, though is sited within an already disturbed portion of the site. Consequently, the development does not further impact on ecosystems, water quality and function of the waterway.
Erosion prone areas		
PO4 Development in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 is for coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.	AO4 Development is not located in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 unless the development: a. cannot be feasibly located elsewhere; b. is coastal dependent development, or	Not applicable – Development is not located in an erosion prone area.

	temporary, readily relocatable or able-to-be-abandoned development.	
Water quality		
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-14.00 by: a. providing vegetated buffers; b. incorporating water sensitive urban design principles having regard to: 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.	AO5 Development: 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.	Complies with PO5 – the development is located in an area identified as a waterway, though is sited within an already disturbed portion of the site. Consequently, the development does not further impact on ecosystems, water quality and function of the waterway.
Access		
PO6 Development provides for an integrated and publicly accessible network of waterways and wetlands to facilitate activation and maintenance of: a. a River waterway identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River where located within the urban footprint; b. a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02.	AO6 Development provides: a. road access in the form of an access road or collector road to a River waterway, identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River, where the premise adjoins the River waterway and is located within the urban footprint; b. a pedestrian and cycle network along a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02 where the premises adjoins the Major wetland.	Not applicable

Tenure		
PO7 Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.	AO7 No acceptable outcome provided.	Not applicable

13. State Code 1 – Development in a State Controlled Road Environment

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and utilities		
PO1 The location of the development does not create a safety hazard for users of the state-controlled road .	AO1.1 Development is not located in a state-controlled road . AND AO1.2 Development can be maintained without requiring access to a state-controlled road .	Complies with AO1.1 and AO1.2 – The site is accessible via an existing approved access to the State-controlled road and the proposal does not alter this access arrangement.
PO2 The design and construction of the development does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO2 – the proposed development is contained within the bounds of the subject site, separated from the State-controlled road corridor. Any works are not likely to create any structural integrity issues or alter the physical condition of the State-controlled road corridor.
PO3 The location of the development does not obstruct road transport infrastructure or adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	Complies with PO3 – the location of the proposed extension is well distanced from the State-controlled road corridor and is not likely to impact the operating performance of the State-controlled road. All infrastructure connections to service the site are wholly contained within the subject site.
PO4 The location, placement, design and operation of advertising devices, visible from the state-controlled road , do not create a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	Not applicable – no advertising signs are proposed.
PO5 The design and construction of buildings and structures does not create a safety hazard by distracting users of the state-controlled road .	AO5.1 Facades of buildings and structures fronting the state-controlled road are made of non-reflective materials. AND AO5.2 Facades of buildings and structures do not direct or reflect point light sources into the	Complies with AO5.1 to AO5.4

Performance outcomes	Acceptable outcomes	Response
	face of oncoming traffic on the state-controlled road. AND AO5.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road. AND AO5.4 External lighting of buildings and structures does not involve flashing or laser lights.	
PO6 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto the state-controlled road .	AO6.1 Road, pedestrian and bikeway bridges over the state-controlled road include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	Not applicable – the proposal does not involve road, pedestrian and bikeway bridges over the state-controlled road.
Landscaping		
PO7 The location of landscaping does not create a safety hazard for users of the state-controlled road .	AO7.1 Landscaping is not located in a state-controlled road. AND AO7.2 Landscaping can be maintained without requiring access to a state-controlled road. AND AO7.3 Landscaping does not block or obscure the sight lines for vehicular access to a state-controlled road.	Complies with PO7 – the proposal does not alter the existing landscaping arrangement on site.
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or	No acceptable outcome is prescribed.	Complies with PO8 – The proposed development will connect to existing stormwater drainage infrastructure

Performance outcomes	Acceptable outcomes	Response
exacerbate a safety hazard for users of the state-controlled road .		and convey stormwater to the legal point of discharge being the waterway to the east of the site. It is noted that the State-controlled road is of a higher elevation to the subject site.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO9 – refer to PO8
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO10 – refer to PO8
PO11 Development ensures that stormwater is lawfully discharged.	AO11.1 Development does not create any new points of discharge to a state-controlled road . AND AO11.2 Development does not concentrate flows to a state-controlled road . AND AO11.3 Stormwater run-off is discharged to a lawful point of discharge . AND AO11.4 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road .	Complies with PO11 – refer to PO8
Flooding		

Performance outcomes	Acceptable outcomes	Response
PO12 Development does not result in a material worsening of flooding impacts within a state-controlled road .	AO12.1 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (within +/- 10mm) to existing flood levels within a state-controlled road. AND AO12.2 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a state-controlled road. AND AO12.3 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a state-controlled road.	Complies with AO12.1 – AO12.3
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the state-controlled road .	AO13.1 Drainage infrastructure is wholly contained within the development site, except at the lawful point of discharge. AND AO13.2 Drainage infrastructure can be maintained without requiring access to a state-controlled road.	Complies with AO13.1 – AO13.2
PO14 Drainage infrastructure associated with, or within, a state-controlled road is constructed, and designed to ensure the structural integrity and physical condition of	No acceptable outcome is prescribed.	Complies with PO14

Performance outcomes	Acceptable outcomes	Response
existing drainage infrastructure and the surrounding drainage network.		

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection		
PO15 The location, design and operation of a new or changed access to a state-controlled road does not compromise the safety of users of the state-controlled road .	No acceptable outcome is prescribed.	Not applicable – The development does not change the existing access arrangement
PO16 The location, design and operation of a new or changed access does not adversely impact the functional requirements of the state-controlled road .	No acceptable outcome is prescribed.	Not applicable – The development does not change the existing access arrangement
PO17 The location, design and operation of a new or changed access is consistent with the future intent of the state-controlled road .	No acceptable outcome is prescribed.	Not applicable – The development does not change the existing access arrangement
PO18 New or changed access is consistent with the access for the relevant limited access road policy : 1. LAR 1 where direct access is prohibited; or 2. LAR 2 where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	Not applicable – The development does not change the existing access arrangement
PO19 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not compromise the safety of users of the state-controlled road .	No acceptable outcome is prescribed.	Not applicable – The development does not change the existing access arrangement
PO20 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	Not applicable – The development does not change the existing access arrangement
Public passenger transport and active transport		
PO21 Development does not compromise the safety of users of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO21

Performance outcomes	Acceptable outcomes	Response
PO22 Development maintains the ability for people to access public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO22
PO23 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO23
PO24 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO24

Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the state-controlled road network.	No acceptable outcome is prescribed.	Complies with PO25 – The proposed development involves an extension to the existing abattoir for the purpose of enhancing abattoir operations. The extension does not increase the meat processing practices on site and in turn does not increase the expected number of staff and vehicle intended to access and service the site. Based on the above it is understood that the development would not create a worsening effect to the State-controlled road network and a Traffic Impact Assessment is deemed to be unnecessary.
PO26 Development ensures no net worsening of the operating performance of the state-controlled road network.	No acceptable outcome is prescribed.	Complies with PO26 – refer to PO25 response
PO27 Traffic movements are not directed onto a state-controlled road where they can be accommodated on the local road network.	No acceptable outcome is prescribed.	Complies with PO27 – the proposed development does not alter the existing signalised intersection and does not create an intensification of the use that would warrant any modifications of the existing access.

Performance outcomes	Acceptable outcomes	Response
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a state-controlled road .	No acceptable outcome is prescribed.	Not applicable
PO29 Development does not impede delivery of planned upgrades of state-controlled roads .	No acceptable outcome is prescribed.	Not applicable
PO30 Development does not impede delivery of corridor improvements located entirely within the state-controlled road corridor .	No acceptable outcome is prescribed.	Not applicable

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies with PO31 – refer to PO25 response
PO32 Development does not adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	Complies with PO32 – refer to PO25 response
PO33 Development does not undermine, damage or cause subsidence of a state-controlled road .	No acceptable outcome is prescribed.	Complies with PO33
PO34 Development does not cause ground water disturbance in a state-controlled road .	No acceptable outcome is prescribed.	Complies with PO34
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or structural integrity of a state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Not applicable
PO36 Filling and excavation associated with the construction of new or changed access do not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road .	No acceptable outcome is prescribed.	Not applicable

Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO37 Development minimises free field noise intrusion from a state-controlled road .	AO37.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR AO37.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound. OR AO37.3 Development provides a solid gap-free fence or other solid gap-free structure along the full extent of the boundary closest to the state-controlled road.	Not applicable
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		

Performance outcomes	Acceptable outcomes	Response
PO38 Reconfiguring a lot minimises free field noise intrusion from a state-controlled road .	AO38.1 Development provides noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR AO38.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	Not applicable
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor		
PO39 Development minimises noise intrusion from a state-controlled road in private open space .	AO39.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for private open space at the ground floor level; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management	Not applicable

Performance outcomes	Acceptable outcomes	Response
	Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR AO39.2 Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for private open space by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
PO40 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from a state-controlled road in habitable rooms at the facade.	AO40.1 Development (excluding a relevant residential building or relocated building) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.	Not applicable

Performance outcomes	Acceptable outcomes	Response
	OR AO40.2 Development (excluding a relevant residential building or relocated building) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
PO41 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	Not applicable
Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO42 Balconies, podiums, and roof decks include: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.	No acceptable outcome is provided.	Not applicable
PO43 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	Not applicable
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO44 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item	No acceptable outcome is provided.	Not applicable

Performance outcomes	Acceptable outcomes	Response
2.3) for all outdoor education areas and outdoor play areas; b. in accordance with: i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.		
PO45 Development involving a childcare centre or educational establishment: 1. provides a noise barrier or earth mound that is designed, sited and constructed: 2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 3. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;	No acceptable outcome is provided.	Not applicable

Performance outcomes	Acceptable outcomes	Response
b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.		
PO46 Development involving: 1. indoor education areas and indoor play areas; or 2. sleeping rooms in a childcare centre; or 3. patient care areas in a hospital achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	Not applicable
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO47 Development involving a childcare centre or educational establishment which have balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a state-controlled road are provided with: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated outdoor play areas.	No acceptable outcome is provided.	Not applicable

Performance outcomes	Acceptable outcomes	Response
PO48 Development including: 1. indoor education areas and indoor play areas in a childcare centre or educational establishment ; or 2. sleeping rooms in a childcare centre ; or 3. patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	Not applicable
Air, light and vibration		
PO49 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a state-controlled road .	AO49.1 Each dwelling or unit has access to a private open space which is shielded from a state-controlled road by a building, solid gap-free fence , or other solid gap-free structure . OR AO49.2 Each outdoor education area and outdoor play area is shielded from a state-controlled road by a building, solid gap-free fence , or other solid gap-free structure .	Not applicable
PO50 Patient care areas within hospitals are protected from vibration impacts from a state-controlled road or type 1 multi-modal corridor .	AO50.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1\text{m/s}^{1.75}$. AND AO50.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of $0.4\text{m/s}^{1.75}$.	Not applicable

Performance outcomes	Acceptable outcomes	Response
PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a state-controlled road or type 1 multi-modal corridor , does not: - intrude into buildings during night hours (10pm to 6am); - create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	Not applicable

Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a future state-controlled road .	AO52.1 Development is not located in a future state-controlled road . OR ALL OF THE FOLLOWING APPLY: AO52.2 Development does not involve filling and excavation of, or material changes to, a future state-controlled road . AND AO52.3 The intensification of lots does not occur within a future state-controlled road . AND AO52.4 Development does not result in the landlocking of parcels once a future state-controlled road is delivered.	Not applicable
PO53 The location and design of new or changed access does not create a safety hazard for users of a future state-controlled road .	AO53.1 Development does not include new or changed access to a future state-controlled road .	Not applicable
PO54 Filling, excavation, building foundations and retaining structures do not undermine, damage	No acceptable outcome is prescribed.	Not applicable

Performance outcomes	Acceptable outcomes	Response
or cause subsidence of a future state-controlled road .		
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Not applicable
PO56 Development ensures that stormwater is lawfully discharged.	AO56.1 Development does not create any new points of discharge to a future state-controlled road. AND AO56.2 Development does not concentrate flows to a future state-controlled road. AND AO56.3 Stormwater run-off is discharged to a lawful point of discharge. AND AO56.4 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road.	Not applicable