
Appendix M

Code Responses

Prepared by RPS

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
SO Development is limited to development which is 'Consistent Development' as identified in Table 3.2.7 Consistent Development in the Mt Lindesay Corridor Zone.	S1.1 No Solution is prescribed.	A/S	While the current use not permissible within this area, it is recognised as a legal existing use and benefits from existing use rights under the provisions of the <i>Sustainable Planning Act 2009</i> .	
Amenity, Environment Management and Greenspace				
SO2 Development – a. Protects and enhances residential amenity, residential character and a pleasant and safe living and working environment; and b. has a built form which is consistent with the scale and form of development in the Zone generally; and c. provides buffering between non-residential uses and residential uses; and d. provides buffering between residential uses and major transport routes.	S2.1 No Solution is prescribed.	✓	The proposed development will have minimal impact of amenity of the area and will provide a built form similar to the existing home park. Landscaped buffers will be provided along the boundaries of the development screening the use where any potential impacts may be apparent.	
SO3 Development – a. protects and enhances the values of areas of ecological significance and, where possible, provides for the areas to be linked; and b. provides for areas of ecological significance to be retained in public ownership; and c. provides that buildings and structures are set back from areas of ecological significance or buffers are provided.	S3.1 No Solution is prescribed.	✓	Whilst we acknowledge there are mapped features on site, the site has been significantly disturbed and it is considered the mapped features on site contribute little ecological process or value. Noting this, the proposal retains and protects relevant ecological features where possible and relevant.	
SO4 Development – a. protects and enhances scenic amenity; and b. avoids adverse impacts upon areas of scenic amenity and ecologically significant areas; and c. avoids encroachment upon areas identified	S4.1 No Solution is prescribed.	✓	Whilst the proposal incorporates significantly more relocatable home sites, the proposed planting and additional facilities will enhance the amenity of the existing area. Required buffers have been provided, in addition to landscape treatments and retention of environmental features	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
as buffers for other development; and d. (where involving Building Work), is undertaken within defined building envelopes where lots are constrained by environmental factors.				
SO5 Development – Development provides that degraded land is rehabilitated and reused in a way that does not compromise the safety of the community or the amenity of the Zone or Precinct.	S5.1 No Solution is prescribed.	✓	The proposed development will not compromise the safety or amenity of the area but rather enhance it.	
Community Identity, Urban Design Principles and Image				
SO6 Development for urban residential purposes protects and enhances the amenity and character of the Zone and Precincts by providing that – a. traffic within urban residential areas is managed effectively; and b. there is no adverse impact on streetscape; and c. landscaping and other treatments are provided to adequately buffer or screen non-residential from residential uses; and d. development along a major road achieves a high standard of visual amenity and landscaping treatment; and e. the level of crime and the fear of crime, is not increased; and f. the safe and efficient use of an existing or planned Community Care Centre is not disadvantaged.	S6.1 No Solution is prescribed.	✓	The proposal will not impact the existing character of the area with an existing relocatable park located on site, and the extension covers land already degraded through its use as a golf course.	
SO7 Development for non-residential purposes within the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct is consistent with existing and intended scale and built form by providing that development –	S7.1 No Solution is prescribed.	N/A	Site is not located within the Town Centre Core Precinct, Frame Precinct or Mixed Use Precinct and is for residential purposes.	

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N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
a. is of a scale and form which is compatible with existing and planned buildings or structures having regard to – i. height, mass and proportions; and ii. roof form and pitch; and iii. building materials, patterns, textures and colours and other decorative elements; and iv. windows and doors; and v. verandahs, towers and eaves; and vi. fencing, landscaping and entry treatments; and vii. parking, manoeuvring and access areas; and viii. existing buildings, structures and plants. b. is consistent with the pattern of development shown on a structure plan map or master plan prepared for Jimboomba or Logan Village; and c. has an attractive and functional appearance; d. is orientated toward the road network; and e. contributes positively to streetscape and built form; and f. is integrated with existing buildings; and g. provides a cohesive built form.				
S08 Development is designed to provide for social interaction.	S8.1 No Solution is prescribed.	✓	Development will support and promote social interaction in the park.	
Community Services				
S09 Development supports a range of community services commensurate with need.	S9.1 No Solution is prescribed.	✓	The proposed development will provide community facilities appropriate for affordable seniors living, thus providing a further housing option in the local community.	
S010 Development provides for community services to be located in existing or planned nodes of urban development.	S10.1 No Solution is prescribed.	✓	The development will be provided with mini bus parking that will allow residents to commute to local centres and facilities.	

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SO11 Development contributes to the provision of community services by not compromising opportunities to establish new, or enhance existing, community services and community service facilities.	S11.1 No Solution is prescribed.	✓	The development will not impact development of future community services.	
Cultural Heritage – N/A no heritage features on site				
Defence Facility Area – N/A not a defence facility area				
Ecological Sustainability				
SO14 Development within non-reticulated areas makes provision for the on-site storage of potable water.	S14.1 Development makes provision for the on-site storage of potable water to the standards outlined in <i>Planning Scheme Policy 7</i> .	✓	Development will be connected to reticulated water supply.	
SO15 Development conserves the use of non-renewable energy resources by providing that development – a. augments the use of non-renewable resources with renewable resources to provide for sustainability; and b. takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of – i. layout; and ii. materials; and iii. orientation on the site; and iv. relationship to adjoining uses.	S15.1 No Solution is prescribed.	✓	Development will be designed to incorporate passive design features and conserve the use of non-renewable energy sources.	
SO16 Development protects and enhances natural catchments, river and stream systems, riparian vegetation and recognises the importance of the individual ecosystems within each catchment and system.	S16.1 No Solution is prescribed.	✓	While there is a mapped waterway on site, a large area traversing south of Koppick Road has been impacted by previous development of the existing village. The remaining southern portion of the waterway will be maintained and utilised as a stormwater treatment area and will be replanted to form an open space feature. The area will not be impacted by proposed development.	
SO17 Development identifies, protects and enhances habitat for State and regionally significant flora and fauna.	S17.1 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species, as identified in <i>Planning</i>	✓	While a small portion of the site to the west is mapped as category B regulated vegetation, this portion of the site will remain intact as a result of providing adequate bushfire buffers.	

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
<i>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report should address the information outlined in Planning Scheme Policy 3 - Ecological Assessment Reporting.</i>	<i>Scheme Policy 3 - Ecological Assessment Reporting, Appendix C - Significant Flora and Fauna Species.</i> S17.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community. S17.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of a conservation envelope.		No endangered species are known to be located on site, thus no conservation envelope is required.	
SO18 Development identifies, protects and enhances Ecologically Significant Areas (including their biodiversity) and other nature conservation values from the adverse impacts of – a. land degradation, land contamination or land b. subsidence; and c. a worsening or nuisance; and d. stormwater pollution through the application of e. water sensitive design principles; and environmental harm, environmental nuisance or a nuisance; and f. an invasive weed or noxious plant; and g. a contaminant or a waste; and h. acid sulfate soils; and i. a hazard or a disaster. <i>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a</i>	S18.1 No Solution is prescribed.	✓	While a portion of the site is mapped as being ecologically significant, a large portion of the site is already developed as a relocatable home park, with the additional land being disturbed for the establishment of a golf course. Accordingly there are considered to be no ecologically significant areas on site. Where relevant particular areas will be protected.	

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<i>suitably qualified and experienced person. The report should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i>				
Economic Development				
SO19 Development provides a range of employment opportunities for residents within the Zone.	S19.1 No Solution is prescribed.	✓	The proposed development will create economic opportunities through the provision of on site management and care.	
SO20 Development, being a 'Home Based Business' within the Rural Residential Precinct immediately to the east of the Industrial Precinct and fronting Quinzeh Creek Road, provides for Category 3 'Home Based Business' uses generally consistent with concept option A of the GHD Logan Village Industrial Area Study dated August 2001.	S20.1 No Solution is prescribed.	N/A	Not for a home based business.	
SO21 Development for non- residential purposes within the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct, Minor Convenience Precinct and Industry Precinct provides a benefit to a nd satisfies both a community need and an economic need of the residents of the Zone.	S21.1 No Solution is prescribed.	N/A	For residential purposes.	
Housing				
SO22 Development provides a diversity of housing forms and a variety in housing types to meet the housing needs of the community.	S22.1 No Solution is prescribed.	✓	The proposed extension will consist of 256 relocatable home sites ranging from 192m ² to 221m ² with a mix of housing types including: - Site Frontages: 12 metres through to 13 metres - Site Depths: 16 metres and 17 metres. Accordingly the development is considered to provide adequate housing choice.	
SO23	S23.1	A/S	While not located in a residential zone the subject site is	

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Development being Aged Care Accommodation (and ancillary facilities) is carried out in the Residential Precinct.	No Solution is prescribed.		recognised as a legal existing use and benefits from existing use rights under the provisions of the <i>Sustainable Planning Act 2009</i> .	
S024 Development being a House limits a diverse impacts on existing residential amenity and character and provides residential neighborhoods with a strong and positive identity through – a. providing a safe, efficient and legible road network; and b. the location and design of development; and c. integration with the surrounding development; and d. the protection and enhancement of personal health, safety and property; and e. achieving a sense of place.	S24.1 No Solution is prescribed.	✓	Any proposed dwellings will be applied through Building approvals and will provide a strong and positive identity.	
S025 Development provides that the orientation and form of buildings and the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by – a. maximising solar access to the north in winter; and b. minimising solar access to the east and west in summer; and c. maximising access to any prevailing summer breezes; and d. minimising exposure to prevailing winter winds.	S25.1 No Solution is prescribed.	✓	Passive design features and orientation of buildings will be utilised to respond to climatic conditions.	
S026 Development being a secondary dwelling is consistent in building form and scale to existing residential uses and maintains the character and amenity of the Precinct.	S26.1 No Solution is prescribed.	N/A	No second dwellings will be located on site.	

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
Infrastructure Efficiency				
S027 Development being Building Work and Engineering Work does not – a. interfere with or adversely impact upon any existing or planned infrastructure; and b. place an adverse loading on any existing or planned infrastructure.	S27.1 Development is located in a Precinct suitable for the intended use. S27.2 Development is extended only where it can be readily supported by appropriate infrastructure.	✓	As noted above the subject site is recognised as a legal existing use and benefits from existing use rights under the provisions of the Sustainable Planning Act 2009. The development will be connected to required urban services.	
S028 Development maintains an adequate safe distance From all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.	S28.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the Electricity Regulation 1994. S28.2 Development involving the construction of buildings and other structures (including swimming pools, sheds, tennis courts and the like) is not undertaken directly under electricity distribution lines, or within defined electricity easements.	✓	Development will maintain an adequate safe distance from all electricity infrastructure.	
S029 Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.	S29.1 No Solution is prescribed.	✓	Electrical infrastructure will be maintained.	
Landscaping				
S030 Development within the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct and Minor Convenience Centre Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precinct.	S30.1 No Solution is prescribed.	N/A	Located within the Mt Lindesay Corridor (Countryside) Zone.	
S031 Development within the Industry Precinct provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which	S31.1 No Solution is prescribed.	N/A	As above	

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
are carried on outside a building when				
Noise, Air and Light Emissions				
S032 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding or mitigating the adverse emission of noise and vibration.	S32.1 No Solution is prescribed.	✓	The proposal will mitigate and protect against any potential emissions hazards.	
S033 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.	S33.1 No Solution is prescribed.	✓	As above.	
S034 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, Minimizing or mitigating the adverse emission of light or glare.	S34.1 No Solution is prescribed.	✓	As above.	
Open Space, Sport and Recreation Facilities				
S035 useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport	S35.1 No Solution is prescribed.	✓	The proposal will create an integrated open space network.	
S036 Development supports a range of outdoor sporting activity including sportsgrounds, parks and linear corridors for non-motorised recreation.	S36.1 No Solution is prescribed.	✓	The relocatable home park will adequately provide sport and recreation facilities through provision of the community facility.	
S037 Development provides opportunities for the establishment, expansion or enhancement of district level playing fields serving the needs of residents.	S37.1 No Solution is prescribed.	N/A	Use is for a relocatable home park	
S038	S38.1	✓	Proposed facilities will be highly accessible to any future	

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Development supports the maintenance of individual recreational opportunities and maximizes access to areas of public recreational activity.	No Solution is prescribed.		residents. A bus will also be provided which will enable residents to access surrounding site.	
Protection of Personal Health, Safety & Property				
SO39 Development is not to exacerbate or be adversely affected by flood events.	S39.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood. S39.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2% AEP flood.	✓	Subject site is not identified as being impacted by flooding and is above the 0.2%AEP flood level.	
SO40 Development protects and enhances personal health and safety and property by incorporating features and measures designed to improve safety and minimise the risk of crime through – a. the design of public access ways and pedestrian areas to avoid dark corners and encourage casual surveillance; and b. the provision of entry points to buildings which are clearly visible; and c. the avoidance of fencing and landscaping which obstruct or limit casual surveillance.	S40.1 Development does not provide – a. blind corner involving a change in direction of 75 degrees or greater; and b. a pathway that is longer than 20 metres; and c. if a non-residential development, an entry to or an exit (other than an emergency exit) from a building which is not located at the front of the building.	✓	Development will provide movement network to ensure personal health and safety is present on site.	
SO41 Development is sympathetic to natural hazard constraints.	S41.1 Development avoids flood prone, steep slope and high bushfire hazard areas. S41.2 Development provides for building envelopes where lots are constrained by environmental factors.	✓	The proposal incorporates a fire setback to ensure natural hazards are minimised on site.	
SO42 Development, being a residential use, protects	S42.1 Development is not located on premises which	N/A	The site is not located on contaminated land.	

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A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
the personal health, safety and property of the community from the adverse impacts of chemical use, gases and other potential contaminants on the premises that would not be reasonably associated with the use.	is contaminated land.			
Transport and Access				
SO43 Development protects and enhances existing and planned road transport infrastructure and rail transport infrastructure.	S43.1 No Solution is prescribed.	✓	Development supports the provision of an integrated efficient, safe and attractive transport network both internal and externally.	
SO44 Development provides road transport infrastructure which – a. services the development; and b. integrates with the existing and planned road transport infrastructure; and c. protects and enhances the road hierarchy.	S44.1 No Solution is prescribed.	✓	Proposed development will provide a safe and efficient movement network for any future residence. Further, it will ensure that people with disabilities are able to move within the site efficiently.	
SO45 Development provides for an integrated and efficient transport 'network' that meets the needs of the community.	S45.1 No Solution is prescribed.	✓	Development supports the provision of an integrated efficient, safe and attractive transport network that meets the needs of the community.	
SO46 Development within the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Jimboomba makes provision for public transport services which – a. service the development; and b. integrate with existing public transport services; and c. protect and enhance the safe, efficient and legible operation of public transport services.	S46.1 No Solution is prescribed.	N/A	Site is located within the Mt Lindesay Corridor (Countryside) Zone.	
Growth Management				
SO47 Development in respect of land in the Mt Lindesay Corridor Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East	S47.1 No Solution is prescribed.	✓	Development is in alignment with the South East Queensland Regional Plan.	

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
Queensland Regional Plan which provides that – a. the land is not necessarily suitable for urban development; and b. the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and c. the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and d. structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.				
Intensity of Development				
SO48 Development being – a. Material Change of use is consistent with the scale, form and intensity of development in the Zone; and b. Reconfiguring a Lot is to comply with- i. the standards in Table 5.4.6B (Lot Design Specifications); and ii. the Regulatory Provisions of the South East Queensland Regional plan.	S48.1 No Solution is prescribed.	✓	Again, whilst the proposal is recognised as an inconsistent use the proposed scale, form and intensity is considered suitable for the proposed use, establishing a use and housing type required by the community. Furthermore, under the Draft Logan Planning Scheme the site is recognised as an Emerging Community Area. Within this zoning a relocatable home park, specifically a seniors living development, is considered consistent development.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal



CARAVAN/ RELOCATABLE HOME PARK/ CAMPING GROUND CODE
Specific Outcomes and Probable Solutions
Beaudesert Shire Planning Scheme

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTIONS*	COMMENTS	COUNCIL USE ONLY
SO1 Development has an appropriate area and configuration to accommodate the use, landscaped buffer areas and ancillary amenities and facilities.	S1.1 Development has a minimum site area of 20,000m ² with an average depth to width ratio that does not exceed 4 to 1.	✓	Development has an area is >15ha.	
SO2 Development provides that an area for a relocatable home, caravan, cabin and tent— (a) is designed and equipped to ensure orderly and convenient use and servicing; and (b) has a sufficient size and dimension to accommodate the intended use, having regard to the length of stay and varying styles and sizes of accommodation.	S2.1 Development provides that an area allocated to accommodate a caravan— (a) is a minimum of 75m ² with an average of 100m ² ; and (b) has a frontage of at least 7.5 metres to a ny internal accessway; and (c) has a concrete pad for the stationing of a caravan and the erection of an annex (for a minimum of 75% of all sites); and (d) is connected with electricity, water and has suitable site drainage and sullage points; and (e) is delineated on the ground and prominently numbered. S2.2 Development provides that an area allocated to accommodate a cabin—	✓	No new caravan, camping or cabin sites proposed as part of the extension. Relocatable home sites range in size from 12m x 16m to 13 x 16m. Whilst this means that a portion of the relocatable home sites are smaller than 200m ² and will be 1m short of the required 13m frontage, the proposed sites will be able to accommodate: - Structure that are setback 3m from the frontage and 1.5m from the side boundaries - contains a POS of at least 30m², with a minimum length and width of 3 metres; - connected to required services; and - is easily identifiable	

Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

12 May 2015



SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTIONS*	COMMENTS	COUNCIL USE ONLY
	(a) is at least 100m² ; and (b) has a frontage of at least 10 metres to any internal accessway; and (c) is connected with electricity, water and has suitable site drainage and sullage points; and (d) is delineated on the ground and prominently numbered; and (e) is separated from any other occupation area by a minimum of 3 metres to allow for pedestrian movement.			
	S2.3 Development provides that— (a) a camping area has facilities connected with electricity and water and has suitable site drainage and sullage points; and (b) an area allocated to accommodate a tent is delineated on the ground and prominently numbered.			

Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

12 May 2015



SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTIONS*	COMMENTS	COUNCIL USE ONLY
	S2.4 Development provides that— (a) an area allocated to accommodate a relocatable home— (i) is at least 200m² ; and (ii) has a frontage of at least 13 metres to any internal accessway; and (iii) contains a private Open Space Area of at least 30m², with a minimum length and width of 3 metres; and (iv) is connected to electricity, telecommunications, water and underground drainage; and (v) is delineated on the ground and prominently numbered; and (vi) is separated from any other occupation area by a minimum of 1. 5 metres to allow for pedestrian movement; and			

Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

12 May 2015



SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTIONS*	COMMENTS	COUNCIL USE ONLY
	(b) a relocatable home and associated structures is set back within a relocatable home area, by at least 3 metres from an internal accessway frontage and 1.5 metres from the side and rear site boundaries except for an open carport structure which may be located within the side and rear setbacks.			
SO3 Development provides communal open space that is— (a) useable; and (b) clearly defined; and (c) safe and attractive; and (c) (d) available for recreational use by all occupants and visitors.	S3.1 Development provides a communal Open Space Area of at least 10% of the site area that— (a) is provided in addition to landscape buffer areas; and (b) is clear of obstacles including clothes hoists, accessways, parking spaces and garbage receptacles; and (c) has an average dimension of 15 metres; and (d) has a fenced children's playground with safe and good quality play equipment.	✓	The proposed development provides for a community facility located central of the development that contains: TV lounge rooms, dining room, fire place, library, kitchen, store room, toilets; - Gym; - Managers office; - Shop; - PWD spaces; - Health care facilities; and - pool; The proposed facility meets the requirement and intent for communal space.	

Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

12 May 2015



CARAVAN/ RELOCATABLE HOME PARK/ CAMPING GROUND CODE
Specific Outcomes and Probable Solutions
Beaudesert Shire Planning Scheme

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTIONS*	COMMENTS	COUNCIL USE ONLY
SO4 Development provides safe and accessible recreation facilities in a central location.	S4.1 Development provides a games room or common room.			
SO5 Development does not give rise to an increased risk to people's health, safety and general welfare.	S5.1 No Solution is prescribed.	✓	The proposed development will improve safety and provide for enhanced health services and general well being.	
SO6 Development provides that laundry, toilet and ablution facilities are conveniently provided for the occupants.	S6.1 Development provides that where communal laundry, toilet and ablution facilities are provided, such facilities are located within 100 metres of, but not closer than 6 metres to every caravan, cabin or tent or camping area. S6.2 Development provides that where a private ensuite facility is provided for the exclusive use of occupants the facility is closer than 6 metres to the caravan, cabin or tent.	✓	Each relocatable home site is provided with required facilities, in addition to the community facility providing facilities conveniently provided for occupants.	
SO7 Development provides for the safe and convenient movement of pedestrians and vehicles within the site to communal open space and facilities and external roads.	S7.1 Development provides that where an internal accessway services less than 20 relocatable homes, caravans, cabins or tents— (a) the internal accessway has a minimum width of 4 metres for one way traffic and 5.5 metres for two way traffic, with widening on curves; and (b) a turning bay is provided at the end of the internal accessway that is capable of allowing conventional	✓	A 10m road is provided as the main access through the development, while 6.5m roads are provided off this. These roads are provided with additional verge areas and are commensurate with the existing facility.	

Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

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SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTIONS*	COMMENTS	COUNCIL USE ONLY
	service trucks to reverse direction with multiple movements; and (c) the internal accessway has a dual function for pedestrian and vehicular movement. S7.2 Development provides that where an internal accessway services 20 or more caravans, cabins or tents— (a) the internal accessway has a minimum width of 4 metres for one way traffic and 5.5 metres for two way traffic with widening on curves; and (b) a pedestrian path with a minimum width of 1.5 metres is provided between the internal accessway and the caravan, cabin or tent area; and (c) a turning bay is provided at the end of the internal accessway that is capable of allowing conventional service trucks to reverse direction with a maximum of			

Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

12 May 2015



SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTIONS*	COMMENTS	COUNCIL USE ONLY
	2 movements.			
	S7.3 Development provides that where an internal accessway services 20 or more relocatable homes— (a) the internal accessway has a minimum width of 6 metres; and (b) the width of the internal accessway and verges is a minimum of 9 metres with a minimum verge width at any point of 1.5 metres; and (c) a turning bay is provided at the end of the internal accessway that is capable of allowing conventional service trucks to reverse direction with a maximum of 2 movements; and (d) a pedestrian path with a minimum width of 1.2 metres is provided in addition to the internal accessway.			
	S7.4 Development provides that an internal accessway and pedestrian path is provided with adequate—			

Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

12 May 2015



CARAVAN/ RELOCATABLE HOME PARK/ CAMPING GROUND CODE
Specific Outcomes and Probable Solutions
Beauresort Shire Planning Scheme

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTIONS*	COMMENTS	COUNCIL USE ONLY
	(a) directional signage; and (b) night lighting; and (i) opportunities for public surveillance.			
SO8 Development provides adequate lighting to facilitate the safe use of roads and pedestrian paths within the site.	S8.1 No Solution is prescribed.	✓	Adequate lighting will be provided within the facility.	
SO9 Development provides that fire hydrants that are installed are easy to locate and use in times of emergency and are to a standard consistent with service needs.	S9.1 No Solution is prescribed.	✓	Fire hydrants will be easily locatable	
SO10 Development provides a central waste collection area that is located for convenient use, is accessible to service vehicles and buffered from sensitive uses on the site and on adjoining sites.	S10.1 No Solution is prescribed.	✓	Appropriate waste facilities will be provided.	
SO11 Development ensures that night lighting does not cause annoyance or disturbance to residents in the surrounding area.	S11.1 Development ensures that illumination levels 1.5 metres outside the site do not exceed 8 lux.	✓	Lighting will not disturb surrounding residents.	
SO12 Development ensures that noise emissions from the site do not cause annoyance or disturbance to residents in the surrounding area.	S12.1 No Solution is prescribed.	✓	Noise emissions will not be an issue on site.	
SO13 Development presents a view from the street that complements the existing built form and Streetscape.	S13.1 Development provides Aesthetic Landscaping and Screen Landscaping on all site boundaries.	✓	Suitable landscaping will be provided within the development to screen and delineate relevant features.	
SO14 Development maintains the existing amenity and character of the surrounding area.	S14.1 Development that adjoins a residential or rural residential use	✓	Buffer landscaping will be provided along boundary in the form of a green edge.	

Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

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CARAVAN/ RELOCATABLE HOME PARK/ CAMPING GROUND CODE
Specific Outcomes and Probable Solutions
Beaudesert Shire Planning Scheme

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTIONS*	COMMENTS	COUNCIL USE ONLY
	provides Buffer Landscaping between the development and the adjoining use.			

Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

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PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Parking Provision Rates				
S01 Development provides for sufficient vehicle parking on-site to meet the demand likely to be generated by the development having regard to—	S1.1 Development provides for onsite vehicle parking spaces in accordance with Table 5.3.15A (Car and Service Vehicle Parking).	A/S	Onsite Car Parking provision is generally compliant with table 5.3.15A of the Parking & Servicing Code. Details of Car Parking Provision can be seen in TTM's Report 15BRT0241	
a) any existing parking facilities on the site and the premises they service; and b) the feasibility of physically providing parking on-site; and c) the hours of operation of the proposed use and the opportunity for sharing parking spaces with other uses; and d) the availability of public parking in the surrounding area; and e) the content of any Planning Scheme policy or infrastructure Charges Plan dealing with monetary contributions in lieu of providing on-site parking; and	S1.2 Development provides that all off-street parking areas are constructed and available for use before the use commences.	✓	Off street parking areas will be constructed before the use commences	

Solution: ✓ = Acceptable Solution OR Probable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
f) existing and future traffic conditions in the surrounding area.				
Vehicle Access				
S02 Development provides that vehicle access arrangements are appropriate for the—	S2.1 Development provides vehicle accesses and queuing areas that comply with AS2890.	✓	Complies with Australian Standards.	
a) capacity of the parking area; and b) volume, frequency, and type of vehicle usage; and	S2.2 Development provides that no parking or turning movements or intersection aisles are provided in vehicle queuing areas.	✓	Complies.	
c) function and configuration of the access road; and d) ensuring the safety of drivers and pedestrians; And e) free influx of traffic into parking areas; and f) unimpeded access for emergency and essential	S2.3 Development provides that where access driveways are to cater for a high volume and turnover of vehicles, accesses are located— a) off side roads rather than main thoroughfares; and b) away from areas of high pedestrian traffic; and c) so that right turning traffic movements do	N/A	The proposed access will only cater for moderate traffic volumes. Chambers Flat Road and Koplick Road have minimal pedestrian volumes. The existing road design of Koplick Road and Chambers Flat Road allows through traffic to pass turning traffic	

Solution: ✓ = Acceptable Solution OR Probable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
service vehicles; and g) prevention of adverse effects on traffic movements on streets external to the site.	not obstruct through traffic; and so that the access does not conflict with the operation of bus stops, taxi ranks, and pedestrian crossings.			
S03 Development provides that vehicle accesses have minimal adverse effects on the— a) safety and efficiency of the access road; and b) integrity of infrastructure within the road reserve; and c) amenity of premises in the surrounding area.	S3.1 Development provides that the maximum number of driveways accessing a Lot or premises is one, unless it can be demonstrated that multiple driveways will improve ingress/egress, internal traffic operation and pedestrian safety without comprising the safety and efficiency of the access road.	A/S	The proposed development will utilise the two existing accesses. This is considered reasonable as the site has two road frontages and will minimise external impacts. This dual access arrangement will also enhance internal operation and vehicle circulation.	
Car Park Design				
S04 Development provides that the siting of a parking area has regard to— (a) the type of road frontage; and (b) the safety and convenience of ingress and egress points; and (c) the effect of vehicle parking on adjacent uses; and (d) minimisation of vehicle and	S4.1 No Solution is prescribed.	✓	No Parking will be directly accessible from Chambers Flat Road or Koplick Road Ingress and egress points are existing arrangements. These ingress and egress points are compliant with AS2890.1 Vehicle parking in isolation will have no effect on adjacent users. Pedestrian paths will be located throughout the site minimising conflict between vehicles	

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N/A = Not applicable to this proposal

PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
pedestrian conflicts; and (e) potential for site landscaping; and (f) issues relating to public safety and security; and (g) linkages between car parks on adjacent properties; and (h) co-location and multi-use opportunities for shared parking arrangements.			and pedestrians. The development will provide crime prevention through environmental design measures by minimising potential entrapment areas, ensuring that the development is well lit and that casual surveillance opportunities are maximised. Car parking provided is to be used exclusively for the proposed development. It is proposed that the community centre will share its parking demand with resident visitor spaces, as the majority of community centre users will originate from the subject site.	
S05 Development provides that the parking spaces are— (a) useable by the occupants and visitors including disabled persons; and (b) easily accessible from the Building; and (c) located to encourage off-street parking; and (d) located and designed to maintain or improve the character of the surrounding area; and (e) located within the development	S5.1 Development provides that— (a) entry and exit points to the car park are clearly signposted; and (b) all parking spaces are freely available for use by a development's staff and visitors during the business hours of the use; and (c) visitor and customer car spaces are located in the most accessible position to the main entrance of the Building; and (d) above ground or multi level parking areas are designed, articulated and use finishes of a quality equal to or better than adjoining	✓	The development does not have one specified car park. Parking is spread out across the development to ensure that all lots are within walking distance to designated bays. Visitor and staff spaces will be freely accessible throughout the day. Visitor parking is spread out across the site to ensure that all lots are within walking distance to parking bays. All parking is located on ground level. The development is a residential development	

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PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
site.	development; and (e) 60% of the car parks for non-residential development are easily visible from the street.			
S06 Development provides that the parking area has— (a) clearly marked parking spaces of adequate dimensions; and (b) adequate manoeuvring area for parking spaces; and (c) a clear, safe, and effective circulation system; and (d) sufficient queuing area for vehicles entering or leaving the site.	S6.1 Development provides that the vehicle parking area is designed in accordance with AS2890.1 – <i>Parking Facilities – Off-Street Car Parking</i> , except that small car parking is— (a) limited to a maximum of 10% of the total spaces provided; and (b) physically separated from standard sized spaces; and (c) signposted as small car parking.	✓	Complies.	
	S6.2 Development provides that the layout of the parking area assists in controlling traffic circulation and parking movements, and in limiting vehicle speeds.	✓	Complies.	
	S6.3 Development provides that no parking or turning movements or intersection aisles are located in a queuing area.	✓	Complies.	

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PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY								
	S6.4 Development provides queuing spaces in accordance with the table below – <table><tr><th>Static Capacity of Car Park</th><th>Queue Spaces</th></tr><tr><td>1 to 60 spaces</td><td>2</td></tr><tr><td>61 to 100 spaces</td><td>3</td></tr><tr><td>Greater than 100 spaces</td><td>As per table 3.3 AS2890.1</td></tr></table>	Static Capacity of Car Park	Queue Spaces	1 to 60 spaces	2	61 to 100 spaces	3	Greater than 100 spaces	As per table 3.3 AS2890.1	✓	Complies with AS2890.1	
	Static Capacity of Car Park	Queue Spaces										
	1 to 60 spaces	2										
	61 to 100 spaces	3										
	Greater than 100 spaces	As per table 3.3 AS2890.1										
	S6.5 Development which is located on a minor road, provides one queuing space with a minimum length of 6 metres measured from the property boundary.	✓	Complies.									
S07 Development provides that vehicle parking does not have an adverse effect on the natural	S7.1 Development does not have an adverse effect on existing street trees.	✓	Refer to landscaping report for details									

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PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
environment.	S7.2 Development provides that where any part of a parking area is designated and used as a vehicle cleaning or washing area that contaminants are not released into the environment.	✓	Vehicle Wash Bays will be provided with appropriate drainage to ensure chemicals are not released into the natural environment	
	S7.3 Development ensures that a parking area with a capacity in excess of 100 vehicles is designed with an appropriately located gross pollutant trap.	N/A	Excluding private parking, the total parking supply is less than 100 spaces.	
SO8 Development provides that the parking area minimises the effects of heat radiation, glare, dust, and noise on the amenity of the surrounding area.	S8.1 Development provides for Screen Landscaping and Aesthetic Landscaping throughout the parking area.	N/A	Parking is not provided as a single parking area. Rather car parks are spread out throughout the development to ensure that all lots are within walking space to a parking bay.	
	S8.2 Development provides that parking spaces are sealed.	✓	Complies	
	S8.3 Development provides for a solid 1.8 metre fence or wall along rear and side boundaries of the parking area where the parking area adjoins a residential or other noise sensitive use.	N/A	Parking is not provided as a single parking area. Rather car parks are spread out throughout the development to ensure that all lots are within walking space to a parking bay.	
	S8.4 Development provides for shade structures in a parking area with a capacity in excess of 100 vehicles.	N/A	Excluding private parking, the total parking supply is less than 100 spaces.	

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PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
S09 Development provides for safe and segregated pedestrian paths within the parking area that provide access to the use.	S9.1 No Solution is prescribed.	N/A	Parking is not provided as a single parking area. Rather car parks are spread out throughout the development to ensure that all lots are within walking space to a parking bay.	
Pick Up and Set Down Areas				
S010 Development provides for a bus pick up and set down area in a safe and adequate manner where the development involves— (a) a Passenger Terminal; or (b) a Community Facilities; or (c) an Educational Establishment; or (d) a Hospital; or (e) a major recreational facility; or (f) an institution; or (g) a Motel or Hotel with more than 20 units or rooms; or (h) a major Aged Person Accommodation; or (i) a Shopping Centre with a gross floor area in excess of 5,000m ² .	S10.1 Development provides a bus pick up and set down area that allows— (a) a bus to manoeuvre in accordance with <i>Austroads Standards</i> for a long rigid bus; and (b) passengers to safely board and alight from the bus; and (c) buses to avoid obstructing access for circulating traffic within the site or on the street.	N/A	The proposed development does not provide any of the specified uses except for the community centre which is designed to be used by local residents and resident visitors only.	
S011 Development provides for car pick up and set down areas in a safe and adequate manner where the development involves—	S11.1 <i>Development provides for a car pick up and set down area within the site that allows— (a) several cars at one time to manoeuvre in accordance with Austroads Standards; and</i>	N/A	The proposed development does not provide any of the specified uses except for the community centre which is designed to be used by local residents and resident visitors only.	

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PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
(a) a Passenger Terminal; or (b) a Cemetery or Crematorium; or (c) a Child Care Facility; or (d) a Community Facilities; or (e) an Educational Establishment; or (f) a Hospital; or (g) a major recreational facility; or (h) an institution; or (i) a licensed club; or (j) a place of Public Worship; or (k) a Shopping Centre with a gross floor area in excess of 5,000m ² .	(b) passengers to safely board and alight from the vehicle; and (c) cars to avoid obstructing access for circulating traffic within the site.			
Service Vehicle Provision				
SO12 Development provides for the loading, unloading, manoeuvring, and access by service vehicles on-site in a manner that— (a) is sufficient for the service vehicles to gain ready access to loading or unloading facilities associated with the uses on site; and (b) is safe and efficient; and (c) does not impede vehicular and pedestrian circulation within or external to the site; and (d) does not detract from the amenity of the locality and in	S12.1 Development provides for service parking in accordance with Table 5.3.15A (Car and Service Vehicle Parking).	✓	1 HRV loading bay is provided in accordance with Table 5.3.15A	
	S12.2 Development provides for service bays and access driveways in accordance with the provisions of AS2890.2 – 1989 – Off Street Parking – Commercial Vehicle Facilities.	✓	Service bays and driveways are designed in accordance with AS2890.2.	
	S12.3 Development provides that service vehicles can enter and exit the site in a forward direction.	✓	Complies.	
	S12.4 Development provides that service vehicle loading and unloading areas are screened from view from adjacent incompatible uses.	✓	Complies.	

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N/A = Not applicable to this proposal

PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
particular adjoining properties.				
SO13 Development provides that refuse trucks are able to readily access on-site refuse storage facilities.	S13.1 Development provides for access and manoeuvring areas for an on-site refuse storage facility to enable access by a refuse collection vehicle in accordance with Austroads Standards Australia, HB72 Design Vehicles and Turning Path Templates.	✓	Complies.	
	S13.2 Development provides that extra pavement depth is provided on the route the refuse truck will take through the car park.	✓	Complies.	
Parking for People with Disabilities				
SO14 Development provides that vehicle parking for people with disabilities is provided in sufficient numbers and is well located, and has appropriate dimensions to meet user needs.	S14.1 Development provides that vehicle parking for people with disabilities is located in close proximity to main Building entries or uses.	✓	PWD parking is located in proximity to the Community centre.	
	S14.2 Development provides parking spaces for people with disabilities at the rates specified in Appendix C of AS 2890.1, Part 1: Off Street Car Parking.	✓	Complies.	
	S14.3 Development provides that parking spaces for people with disabilities are designed in accordance with Appendix C of AS 2890.1, Part 1: Off Street Car Parking.	✓	Complies.	

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PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	S14.4 Development provides that pathways and ramps link disabled car spaces with the entrances to Buildings or uses, in accordance with AS1428.1: Design for Access and Mobility.	✓	Complies.	
	S14.5 Development provides for readily visible signs at the entrance to the car park and within the car park to indicate the location of disabled parking and disabled access ways to destinations within the site.	✓	PWD bays will be appropriately line marked and signed.	
Parking for Motorcycles				
SO15 Development provides parking for motorcycles in a manner to meet user needs.	S15.1 Development provides parking spaces for motorcycles in accordance with Section 2.4.7 of AS 2890.1, Part 1.	A/S	The development does not provide motorcycle bays. Due to the small amount of space required by to park a motorcycle, visitors will be able to park motorbikes at the lots of the people they are visiting.	
Parking for Bicycles				
SO16 Development provides for bicycle parking in a n adequate manner to meet user needs where the development involves— (a) a Community Facilities; or (b) a sport, leisure or entertainment centre; or (c) a library or other public Building; or	S16.1 Development provides for bicycle parking in accordance with AS2890.3, Part 3: Bicycle Parking Facilities.	✓	Complies.	
	S16.2 Development provides for long term bicycle parking space together with the following end of- trip facilities— (a) 1 locker per 2 bicycle parking spaces; and (b) 1 shower cubicle and change room per 10	A/S	End of trip facilities will be provided at the community centre. End of trip facilities will only service bicycle parking outside the community centre.	

Solution: ✓ = Acceptable Solution OR Probable Solution
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N/A = Not applicable to this proposal

PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
(d) an Educational establishment; or (e) a Hospital or medical centre; or (f) a transit centre; or (g) a major park or recreation area; or (h) a Shopping Centre.	bicycle parking spaces.			
	S16.3 Development provides that short-term, bicycle parking areas are located within 15 metres of the main entry to the Building or facility they serve.	✓	Short term parking will be provided within 15 m of the community centre.	
Lighting				
SO17 Development provides for lighting to increase safety and security in and around parking areas.	S17.1 Development provides for security lighting in accordance with AS 4 282 – 1997 – The Control of Obtrusive Effects of Outdoor Lighting.	N/A	Parking is not provided as a single parking area. Rather car parks are spread out throughout the development to ensure that all lots are within walking space to a parking bay.	
	S17.2 Development provides that night lighting is controlled by photoelectric cells rather than time switches.	N/A	Parking is provided in modules with no more than 5 spaces per module, as such regular street lighting is enough to provide adequate illumination.	
	S17.3 Development provides that areas not intended for night use are closed off from public access.	N/A		
	S17.4 Development provides that— (a) light spillage onto adjoining land and roadways is avoided; and (b) illumination levels outside the boundary of the site do not exceed 8 lux when measured 1.5 metres outside the boundary of the site at any level upwards from the ground.	N/A		
	S17.5 Development provides that lighting is appropriately placed to avoid shadows and	N/A		

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A/S = Alternative Solution
N/A = Not applicable to this proposal

PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	glare which might put pedestrians or vehicles at risk (i.e. lighting sources are shielded at eye level).			
	S17.6 Development provides that lighting within parking structures complies with AS 1680 – Interior Lighting.	N/A		
SO18 Development provides that outdoor public spaces and car parking areas, which are used after dark, are appropriately and consistently lit to reduce the contrast between shadows and illuminated areas.	S18.1 Development provides that areas intended for night-time use (such as principal pedestrian and bicycle movement routes, car park walkways, public spaces, etc) are lit in accordance with AS 1158 – Public Lighting Code.	✓	Complies – refer to architectural drawings and planning report for details.	
	S18.2 Development provides that areas that are heavily used by pedestrians, including main entries, walkways, and toilets are well lit with the power of 50- 110 lux.	✓	Complies – refer to architectural drawings and planning report for details.	
Public Safety				
SO19 Development enhances the public safety of a parking area by ensuring that a parking area— (a) optimises informal surveillance and controls inappropriate access; and (b) is well-lit to enable surveillance of all of the parking area and accessways; and	S19.1 Development provides that a tree or shrub which is planted in or adjacent to a parking area— (a) has a clean trunk for a minimum height of 2 metres; or (b) is low-growing to a maximum height of 1.2 metres. S19.2 Development provides that a parking area—	✓	The car parking area and general streetscape will be designed so that casual surveillance is maximised – refer to landscape report for details. Design will ensure that potential entrapment areas are minimised. The parking areas and street scape will incorporate appropriate vandal proof lighting.	

Solution: ✓ = Acceptable Solution OR Probable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
(c) is well-signed and provided with emergency facilities; and (d) incorporates features which control vehicle speeds.	(a) is located where it can be monitored by passers-by and occupants of the development; and (b) with more than 100 spaces, has an attendant to provide surveillance and manage emergencies. S19.3 Development provides that a parking area is well lit, with vandal-proof lighting, to enable visibility of all parts of the parking area. S19.4 Development provides that a parking area does not contain concealment areas. S19.5 Development provides that a parking area is provided with signage identifying exits, destinations, and the location of emergency facilities such as fire extinguishers, telephones, or emergency buttons. S19.6 Development provides for the installation of speed humps in accordance with Australian Standard AS 2890.1 and in a manner that reduces vehicle speeds, avoids damage to vehicles, and enables the bumps to be easily seen by both drivers and pedestrians.		Speed humps will be provided along the internal road way in accordance with AS2890.1	
Parking Structures				
SO20 Development provides that parking structures have adequate clearance from walls, columns,	S20.1 Development provides that parking structures comply with AS 2890.1 Part 1: Off Street Car Parking.	N/A	All parking is provided on grade. No parking structures are proposed.	

Solution: ✓ = Acceptable Solution OR Probable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions
(prepared by TTM Consulting)

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
roofs, and other obstructions, to facilitate ease and safety of use.	S20.2 Development does not incorporate tandem or stacked parking.			
SO21 Development provides that parking structures are designed to minimise the visual impact of the structure on the Streetscape and adjacent uses.	S21.1 Development provides that— (a) parking structures complement the visual amenity of the Streetscape in terms of Building bulk, height, materials, colours, and façade articulation, and (b) where structures adjoin residential uses the shadows cast by the structure, and the nature of the façade does not detrimentally impact on the residential use. S21.2 Development provides that parking structures are an integral part of the Building they serve. S21.3 Development provides that a free-standing, parking area Building is compatible with other nearby Buildings. S21.4 Development provides that Probable Solutions where a parking area façade fronts directly on to a commercial or retail street, the street level incorporates retail or commercial uses in a manner that contributes to a pedestrian environment.	N/A	All parking is provided on grade. No parking structures are proposed.	
Parcel Pick Up and Trolley Bay Areas				
SO22 Development provides that parcel pick up areas—	S22.1 No Solution is prescribed.	N/A	The proposed development has no need for parcel pick up areas.	

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N/A = Not applicable to this proposal

PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
(a) do not interrupt the flow of vehicles in circulation driveways; and (b) enable pedestrians to move freely and safely around vehicles in the pick up area without being put at risk by traffic.				
SO23 Development provides for trolley bays in parking areas associated with retail development to enable the orderly storage of shopping trolleys.	S23.1 Development provides trolley bays in accordance with AS 2890.1 Part 1 – Off Street Car Parking.	N/A	The proposed development has no retail function.	
Signage				
SO24 Development provides for signage within parking areas to— (a) direct and inform drivers entering and circulating within parking areas about vehicle entry points, exits, and the location of parking for disabled persons; and (b) warn against hazards to safety or potential damage to vehicles; and (c) identify rows of parking to enable users to locate their vehicles; and (d) direct users to lifts, stairs, amenities, exits and other destinations; and	S24.1 Development provides for signage in accordance with AS 2890.1 Part 1: Off Street Car Parking and AS 174 2: Code of Uniform Traffic Control Devices. S24.2 Development provides that all traffic signage and traffic control measures comply with a Local Government approved layout plan for the parking area. S24.3 Development provides that signage intended for night use is illuminated. S24.4 Development provides that parking spaces are clearly marked and their location clearly signed to identify parking for site occupants,	N/A	Parking is not provided as a single parking area. Rather car parks are spread out throughout the development to ensure that all lots are within walking space to a parking bay. As such the requirement for signs and line marking is minimal.	

Solution: ✓ = Acceptable Solution OR Probable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
(e) inform users about security measures.	visitors, disabled persons, motorcyclists and cyclists.			
Landscaping				
SO25 Development provides for landscaping in parking areas to— (a) enhance the amenity of the site; and (b) reduce the heat reflection, glare and the harsh visual effect of large expanses of concrete or asphalt; and (c) provide shade for vehicles and pedestrian walkways; and (d) separate and define different use areas in the parking area; and (e) reduce light spill-over; and (f) separate incompatible uses.	S25.1 Development provides for landscaping throughout parking areas, which— (a) incorporates shade trees at the rate of one shade tree for every fourth car space; and (b) provides a minimum 1.2 metres square planting area for each shade tree; and (c) incorporates ground covers around the base of each shade tree; and (d) uses shade tree species that are robust, provide an appropriate canopy, and do not create a nuisance from fruit or sap. S25.2 Development provides a landscaped strip 3 metres in width along all street frontages to the parking area, and a 2 metre strip is provided along all boundaries with residential or other sensitive uses. S25.3 Development protects landscaping areas from vehicular traffic by barrier kerb, bollards, or similar devices.	✓	Complies - Refer to landscaping report for details.	
SO26 Development provides that landscaping is maintained on a regular basis to ensure the	S26.1 Development provides that landscaping is designed and constructed for minimum maintenance, and is maintained at the	✓	Complies - Refer to landscaping report for details.	

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 N/A = Not applicable to this proposal

PARKING & SERVICING CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
continued growth and survival of the vegetation.	property owner's expense.			
Drainage				
SO27 Development provides that all stormwater drainage from sealed or paved areas is— (a) collected within the site and piped to a nominated legal point of discharge; and (b) designed to accommodate a 1 in 2 year return interval; and (c) provided with a gross pollutant trap.	S27.1 Development provides that all stormwater drainage is in accordance with the Institute of Engineers, Australia, 1999: "Australian Rainfall and Runoff: A Guide to Flood Estimation" for a two year return period.	✓	Refer to civil engineering drawings for details	
	S27.2 Development provides that where an internal driveway drains towards the street, a grated catch drain of appropriate size is installed immediately inside the property boundary.	✓		
Parking Area Usage				
SO28 Development provides that all parking areas are operated solely for the use of the tenants, customers and staff of the development.	S28.1 Development provides that the parking area is to be used solely by the users of the development site on which it is located and no parking spaces are to be leased or sold to other persons.	✓	Complies.	

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 A/S = Alternative Solution
 N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
Conservation Estate Area				
Ecological Corridor				
SO1 Development on a site containing the Ecological Corridor provides for the retention and establishment of an Ecological Corridor that – a. is based on existing Ecologically Significant Areas and other nature conservation values such as a watercourse, related riparian vegetation, areas of local, regional or state biodiversity significance, significant vegetation or remaining vegetation, which are continuous with the Ecological Corridor area or other Ecologically Significant Area or are able to be restored; and b. maximises connectivity between Ecologically Significant Areas and functions as an Ecological Corridor taking into account the habitat and nature conservation values of adjoining land; and c. protects and enhances the Ecological Corridor area to maximise the potential for the movement of native flora and fauna and the genetic interchange of native plants and native animals between Ecologically Significant Areas; and d. protects the Ecological Corridor on the site and adjacent to the site from being fragmented in a way that it loses its ecological functioning Or become vulnerable to greater adverse impacts such as weed invasion; and e. is rehabilitated with locally occurring native plants where the Ecological Corridor includes a cleared or partially cleared area.	S1.1 Development ensures that vegetation within the Ecological Corridor is not disturbed or degraded. S1.2 Development through revegetation using locally occurring native species maximises the connectivity of the Ecological Corridor with other areas of habitat retained on site or on neighbouring sites. S1.3 Development ensures that retained Ecological Corridor vegetation is configured to provide a low edge to a ratio and avoids narrowing or the creation of bottlenecks within the corridor. S1.4 Development minimises edge effect impacts upon the Ecological Corridor and its values through the provision of a vegetated Buffer using locally occurring native species. S1.5 Development provides that the Ecological Corridor is either dedicated as open space or is protected by inclusion in a conservation envelope. S1.6 Development provides that disturbed areas and cleared areas within the Ecological Corridor are revegetated using the same locally occurring native plant species or compatible species to the native vegetation forming the Ecological Corridor so as	A/S	The site is mapped as being located within an ecological corridor.. Whilst it is understood that there are features on site, the site has been significantly disturbed as a result of historical development including the establishment of the existing home park and golf course located on site. These works have impacted upon the sites ecological function and value with key disturbances including the alteration of ground levels for roads and work areas on site, as well as earthworks to establish bunkers within the golf course. This has resulted in altered flow paths within and through the site, and has influenced the extent of regularly inundated areas. Additionally the majority of mapped vegetation has already been cleared to allow for previous development to take place. Subsequently the mapped features are considered to be of little to no ecological value. Accordingly, whilst the proposed plan will affect a considerable amount of the mapped corridor, the retention and enhancement of the waterway corridor, in conjunction with the already disturbed areas of the site is considered to meet the intent of planning scheme and enhance the existing make-up of the site	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
	not to displace or alter native faunal populations. S1.7 Development does not use or retain vegetation species that are or have the potential to be invasive weeds in an Ecological Corridor. S1.8 Development provides that native fauna can traverse the Ecological Corridor in a reasonable degree of safety.			
SO2 Development on a site containing the Ecological Corridor avoids or minimises (in order of preference) the extent to which fauna habitat and connectivity between Ecologically Significant Areas and Ecological Corridor areas is disrupted by a road and other infrastructure.	S2.1 Development – a. provides for the movement of wildlife in the Ecological Corridor by – i. ensuring that road or utility services infrastructure is not located in the Ecological Corridor; or ii. providing fauna over passes or under passes; and b. minimises the degree of the intrusion into the Ecological Corridor.	✓	Development will minimise the impact on ecological where possible.	
Irbyana Sensitive Area – N/A				
Conservation Estate Area – N/A				
Local Nature Conservation Area and Regional				
Landscape Amenity Area – N/A				
Vegetation Management Area				
SO12 Development in the Vegetation Management Area maximises the retention of significant trees to	S12.1 Development locates in an existing cleared area.	✓	Development will be located in already disturbed areas of the subject site.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Nature Conservation Overlay Code
Performance Criteria and Acceptable Solutions

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
maintain and protect the character and visual amenity of the Zone.				
SO13 Development in the Vegetation Management Area maintains and enhances a pre dominantly forested character when viewed from a road.	S13.1 No solution is prescribed.	✓	Although the development may alter the view from the road, a densely planted landscape buffer will boarder the development which will ensure amenity and visual streetscape has minor impacts, if any. It is also noted that there are no forested areas on site.	
SO14 Development in the Vegetation Management Area protects and enhances significant trees on a ridgeline which contributes to the character and visual amenity of the Zone.	S14.1 No solution is prescribed.	N/A	No significant trees on ridgelines within the subject site.	
SO15 Development in the Vegetation Management Area avoids or minimises disturbance to significant trees on steep slopes to prevent erosion and slippage.	S15.1 No solution is prescribed.	✓	Development will avoid disturbance to significant trees where possible.	
SO16 Development in the Vegetation Management Area protects and enhances a significant tree which – a. is of significant historical, cultural, educational and aesthetic value; or b. is an uncommon species in the locality; or c. positively contributes to the character and visual amenity of the Zone; or d. is of a great height, trunk circumference or canopy spread; or e. contains a hollow or is a nesting tree for native fauna.	S16.1 No solution is prescribed.	✓	Where possible the development will protect and enhance significant trees. Based off a preliminary assessment there are very few significant trees on site.	
SO17 Development in the Vegetation Management Area contributes towards the maintenance of biodiversity by providing for the linking of and expansion of areas of regional and state biodiversity significance.	S17.1 Development retains and replants vegetation that – a. links areas of forest; and b. provides for the expansion of an area of forest; and c. where the location would support areas of state	✓	The proposed development will enhance and improve the mapped biodiversity features on site, with the current site comprising little ecological value or processes having been significantly disturbed from previous development.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Nature Conservation Overlay Code
Performance Criteria and Acceptable Solutions

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
	biodiversity significance provides for the reestablishment of forest; and d. provides for such areas to be included in a conservation envelope or retained in public ownership.			

1. Solution: ✓ = Acceptable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
S01 Development provides landscaping that makes a positive contribution to environmental values.	S1.1 Development ensures that landscaping— a) reflects the specific character of the locality by using planting on-site that is similar to existing plantings except where plantings include an invasive weed species; and b) is comprised of native species; and c) incorporates tree species in private or communal Open Space Areas; and d) incorporates shade trees in turfed areas greater than 20m²; and e) incorporates planted landscaping over a minimum of half the landscape area.	✓	Landscaping on site will be provided in accordance with the planning scheme and contribute to environmental values and reflect the character of the area.	
S02 Development ensures that landscaping incorporates significant existing vegetation where possible.	S2.1 Development ensures the retention of existing trees. S2.2 Development ensures that established significant vegetation that is removed or damaged is replaced with mature vegetation. S2.3 Development ensures that new Buildings, car parks and driveways are located so as to enable the retention and long term	✓	Where possible existing vegetation will be retained on site. Additional landscape features and treatments will be provided on site to improve amenity on site.	

Solution: ✓ = Acceptable Solution OR Probable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	performance of significant on-site vegetation.			
S03 Development ensures that landscaping design promotes safety and casual surveillance.	S3.1 Development ensures that trees with a minimum 1.8 metres of clear trunk are located near pathways, entries, parking areas, street corners, street lighting and driveways. S3.2 Development provides that landscaping allows adequate visibility for casual surveillance of public and semi-public places including entrances to and exits from sites and Buildings. S3.3 Development provides that plantings do not obscure doors and windows overlooking public and communal spaces and isolated areas.	✓	Landscaping has been designed to promote casual surveillance with communal areas and focal recreational areas provided. Landscape treatments will also delineate movement networks throughout the site.	
S04 Development ensures that the location and type of planting does not have an adverse effect on Building foundations or electricity infrastructure such as overhead and underground utility services.	S4.1 Development is to ensure that planting is not undertaken within a public utility easement or within 3 metres of overhead or underground utility services. S4.2 Development is to ensure that plant species will not damage Building foundations or overhead and underground utility services. S4.3 Development provides that vegetation used in landscaping adjacent to	✓	Proposed landscaping will not impact on building foundations or structures with adequate setbacks and placement considered.	

Solution: ✓ = Acceptable Solution OR Probable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary.			
S05 Development ensures that landscaping design promotes the efficient use of water so as to minimise the demand for potable water and site runoff.	S5.1 Development provides that landscaping— a) maximises water infiltration on site through— i. draining hard surfaced areas towards permeable surfaces; and ii. incorporating turf and garden beds; and iii. maximising the extent of permeable surfaces; and b) incorporates locally occurring native plant species with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements, where the site is not readily accessible or on-site maintenance is limited.	✓	Proposed landscaping has been designed to promote water efficiency with native plant species and infiltration measures considered.	
S06 Development ensures that all paved areas and turf and mulched garden beds incorporate measures that facilitate adequate drainage	S6.1 Development provides that where landscaping incorporates paved areas and turf and mulched garden beds that such areas — a) are adequately drained through the provision and treatment of swales,	✓	Suitable drainage will be provided on site.	

Solution: ✓ = Acceptable Solution OR Probable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	spoon drains, field gullies, subsurface drainage and stormwater connections; and b) do not restrict overland flow paths.			
S07 Development provides landscaping which enhances the appearance of the premises and makes a positive contribution to the Streetscape.	S7.1 Development in an industrial area ensures that landscaping comprises 10% of the site. S7.2 Development is to provide a mixture of trees and shrubs which have— a) a minimum height when planted of— i. 750 millimetres for trees; and ii. 500 millimetres for shrubs; and b) a minimum mature height of— i. 4 metres for trees; and ii. 1 metre for shrubs. S7.3 Development provides that trees and shrubs are planted at a minimum density of 1 tree or shrub per 16m² of landscaped area.	✓	A minimum of 10% of the subject site will comprise landscaping. Notable the mapped corridor on site will serve as a focal recreational feature while other landscape treatments will be used throughout the site to delineate areas and movement networks. Additionally a mixture of shrubs and trees will be implemented on site in accordance with the specifications of the planning scheme.	
S08 Development provides landscaping which— a) screens visually intrusive Buildings,	S8.1 Development provides for a landscaped strip of not less than 3 metres in width, unless a greater width is specified in a Use Code.	✓	Where appropriate landscape buffers and treatments will be provided to screen various facilities and potential impacts (such as road) on site, in addition to providing privacy between dwellings.	

Solution: ✓ = Acceptable Solution OR Probable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
structures, open space storage areas and the like from public places, residences and other sensitive development; and b) maintains privacy between adjoining residences.	S8.2 Development provides that— a) evenly spaced spreading trees and shrubs are provided in all landscape areas; and b) landscaped areas along the frontage of the site include large trees that together, can achieve a canopy spread over a minimum of 50% of the site frontage within 10 years of planting; and c) at least 4 trees with a mature height of at least 4 metres are provided for every 20 metres of site frontage. S8.3 Development involves a mixture of trees and shrubs which have— a) a minimum height when planted of— i. 750 millimetres for trees; and ii. 500 millimetres for shrubs; and b) a minimum mature height of— i. 4 metres for trees; and ii. 1 metre for shrubs.			
S09 Development provides that landscaping	S9.1 No Solution is prescribed.	✓	Development will be suitable screened by landscape buffers where required.	

Solution: ✓ = Acceptable Solution OR Probable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal



SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
along the boundary between developments visually screens incompatible activities and serves to enhance the visual appearance of the development.				

Solution: ✓ = Acceptable Solution OR Probable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
Major Transport Routes, Other Transport Routes and Railways				
SO1 Development provides for bike, road or rail transport corridors.	S1.1 Development reserves land required for the creation of a proposed road or rail transport corridor, or the widening of an existing transport corridor.	✓	The site is identified as Local Road of Significance. The proposed development is adequately setback and will not impact future development or expansion of either road.	
SO2 Development does not limit the future use of land for a proposed road or rail transport corridor.	S2.1 Development other than a fence is not located within land proposed or reserved for a road or rail transport corridor.	✓	Proposed development will not impact the future use of Chambers Flat Road as a transport corridor.	
SO3 Development maintains the acoustic amenity of residences and other sensitive uses.	S3.1 Development meets the following noise exposure levels, based on projected road traffic volumes assessed 1 metre in front of the most exposed part of the noise sensitive place – a. 63 dB(A) L10 (18 hour) for a public road; and b. 60 dB(A) for the highest one hour equivalent continuous A-weighted sound pressure level between 10.00 pm and 6.00 am; and c. 80 dB(A) for a single event maximum sound pressure level.	✓	The proposed development is well setback from both road frontages, in addition to dense landscaped buffers. These features combined are considered to adequately mitigate noise impacts.	
SO4 Development maintains the visual amenity of a residential use or other sensitive use.	S4.1 Development that adjoins a major transport route provides a vegetation buffer with a minimum width of 20 metres along the boundary to the major transport route.	✓	Development will maintain visual amenity through setbacks and landscape treatments.	
SO5 Development provides a buffer to a railway to maintain the acoustic amenity of a residential use or other sensitive land use.	S5.1 Development meets the following noise exposure levels, assessed 1 metre in front of the most exposed part of the noise sensitive place – a. 65 dB(A), for the 24 hour average equivalent continuous A-weighted sound pressure level;	N/A	Site is not located adjoining or adjacent to a railway corridor.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
	and b. 87 dB(A), for a single event maximum sound pressure level. <i>Note: Noise sensitive receptors may be shielded from unacceptable railway noise by the use of adequate separation distances, natural or man-made barriers to noise transmission, or by the appropriate design and construction of buildings.</i>			
SO6 Development limits the number of property accesses to the major transport routes consistent with the operational requirements of the major transport routes.	S6.1 No Solution is prescribed.	✓	Existing three (3) access points will be utilised as part of the development.	
State Controlled Roads – N/A				
Restricted Access Roads and Future Transport Routes				
SO8 Development does not provide direct lot access to a restricted access road or a future transport route.	S8.1 Development provides access to a restricted access road or a future transport route from – a. an alternative constructed road; or b. a service road.	N/A	Not located on a restricted access road.	
SO9 Development preserves opportunities for the future provision of roads along a future transport route.	S9.1 Development other than for a fence is not located within land required for the future provision of a future transport route. S9.2 Development provides for a corridor that provides sufficient room for the proposed road based on its role in the road hierarchy as outlined in Table 1.5E - Parameters for Road Design and Construction in <i>Planning Scheme Policy No. 7 (Standards for Construction and Infrastructure) 2007</i>.	✓	Development does not impact future development of Chamber Flat or Koplick Road. An adequate setback in conjunction with a landscape buffer will ensure amenity and noise and air impacts are mitigated.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
S10 Development maintains the visual amenity of a residential use or other sensitive use adjoining a future transport route based on its future role in the road hierarchy.	S10.1 Development that adjoins a future transport route provides a vegetation buffer with a minimum width of 20 metres along the future boundary to the future transport route where the route would perform the function of a sub-arterial or arterial road.	✓	Landscape buffer is provided should either road be developed in the future.	
Electricity Network – N/A				
Water Cycle Infrastructure – N/A				
Recreation Trails – N/A				
Aviation Facilities – N/A				

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
Natural Hazards Management – Flood – N/A site is not identified as a flood hazard area				
Natural Hazards Management – Landslide – N/A				
Natural Hazards Management - Bushfire				
SO11 Development maintains the safety of people and property by – a. avoiding High Bushfire Hazard Areas b. appropriate siting.	S11.1 No Solution prescribed.	✓	The proposed development will maintain safety of people and property. Required fire setbacks have been implemented on site. With a minimum 11.5m setback provided along the western boundary. Refer Bushfire assessment for further details.	
SO12 Development being the Reconfiguration of a Lot minimises the risk of damage to life and property from bushfires, by providing – a. adequate permanent access for fire-fighting; and b. adequate roads and permanent fire trails for the safe evacuation of people; and c. adequate permanent fire breaks; and d. allotments with low fire risk building sites; and e. an adequate water supply for fire fighting purposes.	S12.1 Development, being the reconfiguration of a lot including the opening of a new road in a medium bushfire hazard area or high bushfire hazard area – a. provides through roads; and b. avoids culs-de-sac and dead end roads; and S12.2 c. provides a suitably located and maintained, minimum 6 metres wide, constructed fire-trail which allows for safe access in an alternative direction to the road where the use of a single entry road is unavoidable because of topographical constraints. Development being the reconfiguration of a lot in a medium bushfire hazard area or high bushfire hazard area, provides a building envelope which is – a. located in the lowest bushfire hazard location on each allotment having regard to aspect, elevation, slope and vegetation; and b. of a sufficient size to enable a building or structure to achieve a setback the greater of 10 metres or 1.5 times the predominant mature	N/A	Development is not for a reconfiguration.	

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SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
	canopy height from hazardous vegetation, and at least 10 metres from retained vegetation; and c. of sufficient size and shape to allow for efficient access by fire fighting and emergency vehicles. <i>Note: Appendix 7 (Principles for siting buildings in high and medium bushfire areas) of State Planning Policy 1/03 Guideline (Mitigating the adverse impacts of flood, bushfire and landslide) provides matters for consideration in the siting of development in bushfire hazard areas.</i> S12.3 Development being the reconfiguration of a lot which incorporates a reticulated water supply provides a reliable water supply that has a minimum flow and pressure of 10 litres per second at 200 kPa. S12.4 Development being the reconfiguration of a lot, provides a firebreak that comprises either – a. a minimum 20 metre wide constructed road reserve located between the development site and the surrounding bushfire hazard vegetation; or b. a secure fire trail located between the development site and surrounding bushfire hazard vegetation which – i. has a minimum cleared width of 6 metres; and ii. has a minimum formed width of 4 metres; and iii. has a maximum gradient of 12.5%; and iv. is constructed and maintained to prevent erosion and to provide continuous access for fire fighting and other emergency vehicles;			

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SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
	- and v. allows for vehicle access every 200 metres; and vi. has vehicle access at either end from a constructed road; and vii. provides turning areas and passing bays every 400 metres; and viii. is located on public land or within a easement that is granted in favour of the local government and the Queensland Fire Rescue Service.			
Water Supply for Fire Fighting				
SO13 Development has permanent access to an adequate water supply for bushfire fighting purposes.	S13.1 a. is connected to a reticulated water supply with – i. sufficient pressure for fire fighting purposes; and ii. water supply outlet pipes of 55 millimetre diameter fitted with a male camlock located within 40 metres of the premises; or b. has a dam, lake, water tank or swimming pool with – i. a minimum capacity of 5,000 litres which is available for fire-fighting vehicle; and ii. adequate vehicle access to the water supply for a fire fighting vehicle; and iii. a water supply outlet pipes of 55 millimetres diameter fitted with a male camlock where the water supply source is a water tank.	✓	Development will be connected to reticulated water supply and have adequate water supply for fire fighting purposes.	
SO14 Development provides that public safety and the environment are not effected by the detrimental impacts of bushfire upon – a. the bulk storage or manufacture of hazardous materials in a High Bushfire Hazard Area or	S14.4 No Solution is prescribed. <i>Note: Appendix 8 (Undertaking a bushfire management plan) of State Planning Policy 1/03 Guideline provides information on the preparation</i>	✓	No hazardous good will be stored or located on site.	

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SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
Medium Bushfire Hazard Area; or b. a material increase in the number of people living or working (except for single dwelling on existing lots) in a High Bushfire Hazard Area.	<i>of a bushfire management plan.</i>			
Key Resource Area – N/A				
Extractive / Mineral Resource – N/A				
Agricultural Protection Areas – N/A				
View Protection Areas – N/A				
Water Supply Catchment Areas and Water Supply Source and Buffer – N/A				
Water Cycle Investigation Area – N/A				
Defence Establishment – N/A				

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

CONSTRUCTION AND INFRASTRUCTURE CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions
(prepared by ETS Consulting Engineers)

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
CONSTRUCTION MANAGEMENT				
Sediment Management				
SO1a The design, construction and operation of uses and other development limits the exposure of the soil surface to stormwater or wind and the discharge of sediment laden stormwater from the Lot or premises is controlled through the implementation of erosion and sedimentation control measures.	S1.1 Development provides that the area of exposure (disturbance) is less than (a) 600m ² where located in the- i. Residential Precinct; or ii. Village Precinct; or iii. Medium Density Residential Precinct; or iv. Gallery Walk Precinct; or v. Curtis Falls Precinct; or vi. Village Residential Precinct; or (b) 1000m ² otherwise. S1.2 Development provides that the area of exposure (disturbance) does not involve the removal of any native plants that have a height greater than 2 metres, other than plants within the Building Envelope or, where no Building Envelope, the area approved for Building or Operational Work associated with the development. S1.3 Erosion and run-off of sediment from the site is controlled through- (a) the use of- i. sediment fences or similar trapping measures at stormwater discharge points; and	A/S	The proposed development will incur soil disturbance during the earthworks phase of construction. Construction will be phased so that the minimum area of disturbance is made at any one time. Erosion and sediment control measures will be implemented during construction to ensure eliminate the release of sediment laden stormwater from the site. These measures will be designed during the operational works phase.	

Solution: ✓ = Acceptable Solution OR Probable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

CONSTRUCTION AND INFRASTRUCTURE CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	ii. silt sausages or silt bags across open drains; and iii. mesh fabric on steep slopes; and iv. turf filter strips on down slopes to act as a final filter; and v. sediment traps and detention ponds that are designed to hold water and allow sediment to settle; and (b) providing all weather vehicle access to the Lot or premises before disturbance of the site occurs; and (c) stockpiling of erodible materials are- i. contained within the Lot or premises; and ii. protected from erosion by sediment fences; and iii. covered where prone to wind erosion; and (d) controlling and diverting run-off around disturbed areas by using diversion drains and earth banks; and (e) discharging down pipes away from the Building site and onto a stabilised area within the Lot or premises, until roof run-off pipes are provided.			
EARTHWORKS				
Slope Stability				
SO2 Filling or Excavation does not result in increased instability of the subject or adjoining lands.	S2.1 Development provides for Filling or Excavation to only occur on slopes less than 15%.	✓	Earthworks design and construction will be in accordance with Logan City Council Policies.	

Solution: ✓ = Acceptable Solution OR Probable Solution
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 N/A = Not applicable to this proposal

CONSTRUCTION AND INFRASTRUCTURE CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	S2.2 Development provides that where Filling or Excavation results in an embankment that the embankment complies with Schedule 5, Division 5 of the <i>Standard Building Regulations 1993</i>. S2.3 Development provides that where Filling and Excavation requires a retaining wall that the retaining wall- (a) (is designed in accordance with Section 3 of <i>Australian Standard 4678:2002 - Earth Retaining Structures</i>; and (b) has a design life of not less than 60 years; and (c) do not include timber products where located or proposed to be located on public land. S2.4 Development provides that all areas of fill are compacted in accordance with- (a) <i>Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments</i>; and (b) <i>Australian Standard 2870:1996 - Residential slabs and footings - construction</i>.			
Impacts on Flood Levels				
S03 Development is sited to avoid damage to life and property from flood impacts.	S3.1 Development ensures that where a Building Envelope is provided Building	✓	All proposed habitable site area will be above the DFE and clear of water courses.	

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N/A = Not applicable to this proposal

CONSTRUCTION AND INFRASTRUCTURE CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
<i>Note: Information on the flood level affecting a property can be obtained from Council where records are held. Records held include 1974 and 1991 flood events where mapped as Flood Hazard on the Development Constraints Overlay and in limited other locations the calculated 1% AEP flood.</i>	Work and Operational Work occurs within the Building Envelope. S3.2 Development ensures that where Building Work and Operational Work occurs outside of a Building Envelope it is located clear of the DFE. S3.3 Development provides for Buildings to be sited having a minimum freeboard of 300 millimetres and habitable Buildings 500 millimetres above the DFE. S3.4 Development provides an access from the Building platform to the street frontage which is above the DFE.			
Proximity to Underground Services				
SO4 Development is sited to not interfere with maintenance and replacement of underground services.	S4.1 Development ensures that where a Building Envelope is provided, development (other than for fences) is located within the Building Envelope. S4.2 Development ensures that where no Building Envelope is provided, development (other than for fences) is located at least 3 metres from underground services. S4.3 Development provides that fences located within 3 metres of underground services	✓		

Solution: ✓ = Acceptable Solution OR Probable Solution
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N/A = Not applicable to this proposal

CONSTRUCTION AND INFRASTRUCTURE CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	are- (a) of a type involving timber or steel posts imbedded in isolated concreted piers in the ground; and (b) constructed so that posts are not located over the underground service; and (c) designed so the panels in between the posts can be easily removed. <i>Note: Construction of timber rails and palings, or light weight metal panels, cement sheet product with frame would comply with (c).</i>			
Services				
SO5 Development contributes toward the provision of Trunk Infrastructure.	S5.1 Development contributes towards the provision of Trunk Infrastructure in accordance with <i>Planning Scheme Policy 5 (Infrastructure Contributions)</i> prior to the establishment of the use. <i>Note: Credits may apply for prior development. The existence of credits should be confirmed with Council. (E.g. for a residential Lot normally one equivalent tenement {ET} credit would exist.)</i>	✓		
SO6 Development within a service area is connected to the service provided.	S6.1 Development is connected to the Lot connection point for the respective infrastructure available at the location. <i>Note: The style of connection to water, sewer and stormwater mains (including valve sizes) is determined in the plumbing application.</i>	✓	Where required, the site will be connected to existing infrastructure.	
SO7 Development outside an infrastructure service area provides for the management	S7.1 Development provides for the treatment and disposal of wastewater within the			

Solution: ✓ = Acceptable Solution OR Probable Solution
 A/S = Alternative Solution
 N/A = Not applicable to this proposal

CONSTRUCTION AND INFRASTRUCTURE CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
of the service within the confines of the Lot.	subject Lot. <i>Note: The type, capacity and location of the wastewater system are determined through the plumbing application</i> S7.2 Development for a House or Caretaker's Residence is not located on a Lot with an area smaller than 2000m² where not connected to the reticulated sewerage network. S7.3 Development provides for the storage of sufficient water to cater for the needs of the occupiers of the Lot. <i>Note: The type, capacity and location of water storage for potable and nonpotable purposes are determined through the plumbing application.</i>			
SO8 Development outside a Stormwater Service Area provides for roof water to be discharged in a manner that does not cause soil erosion.	S8.1 Development provides a hard surface such as concrete for roof water to discharge onto such that the hard surface covers the entire splash affected area.	✓		
SO9 Discharges to the Local Government sewer network shall not include trade waste which is not acceptable trade waste.	S9.1 Development provides for the disposal of trade waste, which is not acceptable trade waste, by other than discharge to the Local Government sewer network.	N/A		
CROSSOVERS AND DRIVEWAYS				
Safety				
SO10 Crossovers are designed and constructed to maintain the safe movement of traffic	S10.1 Where Self-assessable, development provides that crossovers are designed	✓	All construction will be in accordance with Logan City Council standard drawings and policies.	

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CONSTRUCTION AND INFRASTRUCTURE CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
along the road and to provide for the safe movement of traffic into, and from, the Lot.	and constructed in accordance with Standard Drawing 50413 in <i>Planning Scheme Policy 8 (Standard Drawings)</i>. S10.2 Where other than Self-assessable, development provides that crossovers are designed and constructed in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>. S10.3 Development provides crossovers or driveways which are not located within 1 metre of an electricity, lighting or telephone pole.			
SO11 Crossovers are located to ensure safe sight distances are provided and do not access roads carrying high traffic volumes.	S11.1 Where Self-assessable development, provides that crossovers are located- (a) 6 metres from the kerb tangent point of a minor intersection; or (b) 20 metres from the kerb tangent point of a major intersection; or (c) 10 metres from the island nose of a median island; or (d) 3 metres from another driveway; or (e) clear of queue areas and turning lanes at traffic lights. S11.2 Where other than Self-assessable development provides that driveways and crossovers are located in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.	✓		

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CONSTRUCTION AND INFRASTRUCTURE CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
SO12 Driveways and crossovers are located to avoid flood prone areas or areas with high water flows.	S12.1 Where Self-assessable, development provides that driveways and crossovers are not located below the DFE. S12.2 Where other than Selfassessable, development provides that driveways and crossovers are not located below the DFE unless no other location is suitable in accordance with SO11. S12.3 Development provides that, where located on the lower side of the road, the driveway or crossover must be designed so that stormwater at the level of the top of the kerb cannot penetrate into the Lot.			
SO13 Driveways and crossovers are constructed of materials that do not result in a safety hazard to pedestrians, cyclists or horse riders.	S13.1 Development provides that driveways and crossovers are paved and sealed with concrete or bitumen.	✓		
SO14 Development provides that vehicle access to the site is of a standard that is safe and convenient and provides for the level and type of traffic to be generated by activities on the site.	S14.1 Development provides that the finished slope between the road and the Building location does not exceed- (a) 1 in 6 for residential uses; and (b) 1 in 10 for commercial or industrial uses.	✓		
Impact on Other Infrastructure				
SO15 Driveways and crossovers are constructed of materials to ensure that- (a) other infrastructure is not damaged; and	S15.1 Development provides that driveways and crossovers are paved and sealed with concrete or bitumen and that there is a minimum 600 millimetres cover to	✓		

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CONSTRUCTION AND INFRASTRUCTURE CODE
Performance Criteria and Acceptable Solutions OR Specific Outcomes and Probable Solutions

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
(b) the maintenance or construction of other infrastructure is not unnecessarily impeded or costly.	underground infrastructure.			
SO16 Gates are located so that a vehicle entering the property can be parked clear of the traffic lanes while the gate is being opened.	S16.1 Development provides that gates are at least setback from the roadway such that in an industrial area a B-double, or in other areas, a HRV can be parked between the edge of the pavement and the gate and provides for the gate to be opened.	✓		

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
Ecological Assessment and Development Design				
SO1 Development protects and enhances the ecological functioning and associated nature conservation values of catchments, waterways, wetlands and adjacent areas. <i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of –</i> a. an Ecological Assessment Report, prepared by a suitable qualified person addressing the information in Planning Scheme Policy 3 - Ecological Assessment Reporting; and b. a Vegetation Management Plan prepared by a suitably qualified person addressing the information in Planning Scheme Policy 4 – Vegetation Management Plan.	S1.1 No Solution prescribed.	✓	There is an identified waterway corridor on site that is currently used as a drainage corridor. The village has been designed in response to the existing waterway corridor with a 15m wide landscaped buffer provided along each edge of the central line of the mapped waterway corridor. The buffer area will be revegetated and form a prominent landscape feature that will be embellished and utilised for recreational purposes. The total width of the corridor (30m) satisfies Council's requirement for a waterway.	
SO2 Development provides that vehicular or pedestrian access ways that cannot avoid and must cross over or through a Waterway, Wetland, aquatic or riparian communities on the site – a. minimise the area and form of disturbance; and b. facilitate the unimpeded movement of water and fauna; and c. provides compensatory habitat using locally occurring native vegetation.	S2.1 No Solution prescribed.	✓	The existing drainage corridor (mapped as waterway) has little ecological significance. As noted above the mapped feature will be retained and revegetated and feature as a central focal point of the development. Whilst preserving a large majority of the corridor there is one vehicular crossing that will be provided. This crossing is unavoidable and will not impact the corridor's ecological process or value, due to the existing value and make-up of the waterway corridor. As a result of the existing waterway having little value, the proposed works will enhance the value of the pre-existing drainage corridor.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
S03 Development maintains, protects and enhances the in-stream habitat for aquatic flora and fauna, bank stability and channel integrity from degradation.	S3.1 Development does not involve the lining or engineering of a stream channel, bed or banks, except where essential works are required to rectify a pre-existing problem. S3.2 Development provides that in-stream habitat elements such as fallen logs, overhangs and rocks are left in place, replaced or restored. S3.3 Development provides for channel designs that simulate natural Waterway conditions with meanders, pools, riffles, and bars where practical. S3.4 Development provides that hydraulic conditions allow for the presence or establishment of a vegetated (closed canopy) waterway area to improve bank stability and in-stream ecological values.			
S04 Development incorporates best practice water quality management including water sensitive urban design to protect, maintain and enhance water quality values of Waterways and Wetlands.	S4.1 No Solution is prescribed.	✓	Development will incorporate best practice water quality management systems and processes.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
S05 Development retains or establishes a S5.1 riparian buffer to a Waterway or Wetland to maintain and enhance ecological functioning, water quality, habitat values and associated nature conservation values. Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of – a. an Ecological Assessment report, by a suitably qualified person, which identifies the values and functions of the Waterway, Wetland, aquatic and riparian areas and their associated Nature Conservation Values on and adjacent to the site; and demonstrating that the proposed Buffer is of a sufficient width and type to protect the identified values.	S5.1 Where a vegetated Buffer is appropriate, development provides a riparian Buffer calculated in accordance with schedule 4 (Catchment Management – Riparian Buffer Zone Determination). S5.2 Development in the Tamborine Mountain Zone ensures buildings and waste water disposal areas maintain a minimum setback distance of 50 metres from – a. Sandy Creek; b. Guanaba Cree; and c. Cedar Creek.	✓	Development will provide for a 15m buffer either side of the centre line of the mapped waterway corridor. This allows a 30m wide buffer around the corridor, in accordance with the specifications of the planning scheme.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
SO6 Development protects and enhances Ecologically Significant Areas including waterways, wetlands, riparian and aquatic vegetation and habitat for State and regionally significant flora and fauna.	S6.1 Development provides a Buffer zone to a Waterway, Wetland, aquatic or riparian community in accordance with Schedule 4 (Catchment Management-Riparian Buffer Zone Determination). S6.2 Development – a. locates outside of a Buffer Zone to a Waterway, Wetland, aquatic or riparian community; and b. does not involve the clearing or disturbance of riparian vegetation associated with a Waterway, Wetland or aquatic habitat; and c. does not involve the clearing or disturbance of habitat for State or regionally significant flora and fauna as identified in Appendix C - Significant Flora and Fauna Species 01 Planning Scheme Policy 3 – Ecological Assessment Reporting; and d. rehabilitates cleared or degraded areas of riparian vegetation to a Waterway or Wetland using locally occurring native species complementary to the values of the riparian community; and e. provides that a Buffer Zone to a Waterway or Wetland is either dedicated as open space or protected through the application of a Conservation Envelope.	✓	Development will be located outside the specified buffer area. Where necessary ecological features will be preserved, however as noted above the existing corridor has previously been utilised as a drainage corridor and hold very little ecological value.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
S07 Development adjacent to or within 100 metres of a Wetland listed in the <i>Directory of Important Wetlands in Australia</i> maintains, protects or rehabilitates the Nature Conservation Values and long term hydrological and ecological functioning of the Wetland.	S7.1 Development – a. does not involve the clearing, disturbance or modification to a Wetland; and b. provides a 100 metre Buffer; and c. locates outside the Buffer Zone to the Wetland and d. does not involve the clearing or disturbance of vegetation communities associated with a Wetland; and e. rehabilitates a cleared or degraded Wetland area using locally occurring native species complementary to the Wetland community; and f. provides that the Wetland and the Buffer Zone is either dedicated as open space or protected through the application of a Conservation Envelope.	N/A	No wetlands identified on site.	
S08 Development avoids adverse impacts from sediment, nutrient filtration and ground water seepage to protect water quality values and the ecological and hydrological functioning of a Waterway, Wetland and riparian community.	S8.1 Development provides a Buffer Zone in accordance with Schedule 4 (Catchment Management-Riparian Buffer Zone Determination).	✓	Buffer in accordance with the planning scheme is provided.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
SO9 Development provides that a degraded Wetland, riparian community or Waterway is rehabilitated to enhance ecological functioning and habitat values. Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of an Ecological Assessment Report and a rehabilitation plan, by a suitably qualified person, addressing the information in Planning Scheme Policy 2 - Specific Information the Local Authority may Request and Planning Scheme Policy 3 - Ecological Assessment Reporting.	S9.1 Development provides that the full length of a degraded, cleared or otherwise disturbed Waterway, riparian community or Wetland is rehabilitated using locally occurring native species that – a. reflects the species composition of native remnant vegetation on the site and surrounds; and b. consolidates existing habitats on the site; and c. does not displace native flora species or degrade fauna habitat; and d. does not materially alter natural water flow paths.	✓	Although the existing mapped waterway is a drainage corridor with little ecological value, a 30m buffer will be provided, in addition to the area being revegetated and serving as a focal point of the village. Thus enhancing and improving the value of the mapped corridor.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
SO10 Development maintains, protects or enhances the natural hydrological regimes and water quality values of Wetlands and Waterways, including water quality, quantity and surface and groundwater conditions. <i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of a sediment and erosion control management plan, prepared by a suitably qualified person addressing the information in Planning Scheme Policy 2 - Specific Information the Local Authority may Request.</i>	S10.1 Development incorporates best practice stormwater quality management including but not limited to – water sensitive urban design principles; and methods to treat stormwater prior to discharging into a wetland or waterway to remove or reduce contaminants such as sediment, litter, and excess nutrients; and discharging stormwater at appropriate locations on a Waterway; and ensuring the velocity, quantity and quality of stormwater does not degrade the water quality and Nature Conservation Values of the Waterway or Wetland. S10.2 Development does not involve the use of chemical fertilisers, herbicides, or pesticides in a waterway, riparian area or Wetland Buffer Zone. S10.3 Development does not alter existing flows of surface and underground water through the construction of flow channels or the redirection or interruption of flows, including areas immediately upslope or upstream of the Wetlands. S10.4 Development ensures that water and water flows are retained on the original surface area wherever possible through the use of retention and detention systems that are designed to maximise ecological values.	✓	Development will implement best practice stormwater quality management in alignment with Council and State provisions.	

1. Solution: ✓ = Acceptable Solution
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Catchment Management, Waterways & Wetland Overlay Code
Performance Criteria and Acceptable Solutions

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
SO11 Development protects Wetlands and Waterways and their associated Nature Conservation Values from the adverse impacts of on-site sewage treatment systems.	S11.1 No Solution prescribed.	✓	Where required, development will protect the mapped corridor from adverse impacts of on-site sewage treatment systems.	
SO12 Development maintains, protects and enhances Ecological Corridors to link Waterway, Wetland and riparian areas, to facilitate the movement of native flora and fauna along these corridors. <i>Note: The demonstration of compliance with this specific outcome would be assisted by an Ecological Assessment Report prepared by a suitably-qualified and experienced person, which identifies ecologically corridors linking significant wetland, aquatic, and riparian areas on and adjacent to the site.</i>	S12.1 No Solution is prescribed.	✓	Development will enhance and improve the existing mapped drainage corridor.	
SO13 Development provides for public access to the waterway which is appropriately located and designed to minimise visual and ecological impacts.	S13.1 No Solution is prescribed.	✓	The proposed development has been designed around the mapped corridor and will be accessible by existing and future residents.	
SO14 Development maintains, protects or enhances the ecological values and functions of a local nature conservation area, regional nature conservation area or World Heritage Area from stormwater or groundwater impacts.	S14.1 No Solution is prescribed.	✓	As above.	

1. Solution: ✓ = Acceptable Solution
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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
SO15 Development in or adjoining a tidal area maintains and protects the Erosion Prone Area and its ability to function as a buffer for physical coastal processes, without the need for property protection works. Note: The Tidal Influence Area is indicative only. Refer to the statutory Erosion Prone Area Plan - SC4071 to determine the extent of the Erosion Prone Area. The Erosion Prone Area for the Beaudesert Shire includes all Queensland waters to the limit of highest astronomical tide (HAT). The landward boundary of the area is defined as a line measured 40 m landward of the plan position of the mean high water spring time level (MHWST), whichever provides the greater width.	S15.1 Development other than tidal works is set back a minimum distance of 80 metres from the high bank of the tidal area or, is located outside of the Erosion Prone Area, whichever provides the greatest distance S15.2 Development in or adjoining a tidal area does not involve hard property protection works such as concrete revetments or boulder walls. S15.3 For existing developed areas, development is set back a distance from the Tidal Influence Area equal to or greater than the building line established by existing buildings on the site.	N/A	Development does not adjoin a tidal area.	
SO16 Development maintains, protects and enhances the banks of natural tidal Waterways and their associated ecological and nature conservation values in a natural state.	S16.1 No Solution is prescribed.	✓	Development will not impact or affect the banks of natural tidal Waterways and their associated ecological and nature conservation values in a natural state.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
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SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Built Form and Signage Location—General				
S01 Development provides that Advertising Devices fixed to Buildings are appropriately located, scaled and designed to enhance the appearance of the subject Building.	S1.1 Development provides that an Advertising Device is placed in a consistent location in accordance with Appendix 1 (Consistent and Inconsistent Sign Locations).	✓	Any advertising will be placed in a suitable location in accordance with the planning scheme	
S02 Development provides that an Advertising Device— a) does not extend beyond or obscure any part of the outline of the Building, structure or fence; and b) does not obstruct or obscure any architectural design features, window or door frame, verandah balustrade, bargeboard, exposed decorative bracket, cornice, gable, parapet, quoin or other decorative feature; and c) is located and designed to minimise visual clutter on the Building and the Streetscape; and complements the design of the Building and the Streetscape; and d) presents an attractive outlook to all public places; and e) does not create a hazard or nuisance in terms of—	S2.1 Development provides that an Advertising Device is placed in a consistent location in accordance with Appendix 1 (Consistent and Inconsistent Sign Locations). S2.2 Development within the Gallery Walk Precinct or Curtis Falls Precinct provides that any material advertising the tourist business (including an Advertising Device on a Building or a freestanding sign) is limited to the equivalent of 1 double sided sign with a sign face area of 2m ² on each side or 1 single sided sign with a sign face area of 4m ² .	✓	Any advertising devices will be in a consistent location.	

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SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
i. lighting, glare or reflectivity; and ii. clearance for pedestrians; and iii. the movement of goods along or across a footpath or carriageway; and iv. obstructions or distractions to road users, including v. providing access to loading or parking areas; and vi. obstruction of windows or doorways; and f) where located in Curtis Falls Precinct or Gallery Walk Precinct is compatible with the existing character of the surrounding area.				
S03 Development provides that the total sign face area per site, is complementary to the character of the surrounding area.	S3.1 Development in a Rural or Open Space Area has a total sign face area per site which does not exceed 5m ² . S3.2 Development in a Residential Area, has a total sign face area per site which does not exceed 1.5m ² , except where the site is used for an approved or lawful non-residential use in a non residential Building, in which case the total sign face area does not exceed 5m ² . S3.3	A/S	Although signage may be in excess of 5m ² , the proposed signage will be of a similar size and scale of the existing signage on the subject site. Signage >5m ² is also considered to be consistent given the size and use of the proposed site.	

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SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	Development in a Business and Industry Area has a total sign face area which does not exceed 10m² for every 10 metres of site frontage, or 40m² in total, whichever is the lesser area. S3.4 Development in a Special Area has a total sign face area which does not exceed 5m².			
Illumination of Advertising Devices				
S04 Development provides that the level of illumination for an Advertising Device— a) is consistent with the nature of the surrounding area; and b) does not create a nuisance to the surrounding area.	S4.1 Development provides that the luminance level for an Advertising Device is— a) 400 cd/m² in a business area; and b) 300 cd/m² in all other areas. S4.2 Development provides that illuminated Advertising Devices are only provided for businesses that are open or operate at night.	✓	If any proposed signage is illuminated it will be not be above 300 cd/m ² .	
S05 Development provides that an Advertising Device located in a Rural, Open Space, Residential or Special Use Area is not illuminated, except where used in association with an approved or lawful non-residential use on a non-residential Building.	S5.1 No Solution is prescribed.	✓	Complies	
S06 Development provides that all conduits, wiring, switches or other electrical	S6.1 No Solution is prescribed.	✓	Any electrical apparatus will be concealed.	

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SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
apparatus are concealed from general view.				
Above Awning Signs – N/A				
Animated or Flashing Signs				
Awning Fascia Signs				
Banner Signs and Bunting				
Billboards				
Boundary Fence Signs				
S015 Development being a Boundary Fence Sign is consistent with the scale and proportion of the fence on which it is erected.	S15.1 Development being a Boundary Fence Sign does not extend beyond the extremities of any boundary fence.	✓	Should a boundary fence be proposed it will not extend beyond the extremities of any boundary fence.	
S016 Development which is attached to a boundary fence, provides that the fence structure is capable of withstanding the additional weight and wind loading created by the development.	S16.1 Development is not attached to chain wire fencing or other types of see through fencing	✓	Should a boundary fence be implemented it will not be attached to transparent fencing.	
S017 Development being a Boundary Fence Sign does not detract from the Streetscape character.	S17.1 Development provides for a maximum of 1 Boundary S17.2 Development provides that supporting structures for a boundary fence sign are not visible from public land or any adjoining site. S17.3	✓	Should a boundary fence be used it will be in accordance with the specification of the planning scheme.	

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SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	Development for a Boundary Fence Sign does not exceed 1.2 metres in height.			
Canopy Signs				
Created Fascia/Awning Signs				
Ground Signs				
S022 Development being a Ground Sign complements the style and architecture of the Buildings in the surrounding area.	S22.1 No Solution is prescribed.	✓	The existing ground sign on Koplick road will be updated as part of the development. The proposed amendments will complement the style and architecture of the Buildings in the surrounding area.	
S023 Development being a Ground Sign forms part of the landscape area surrounding a development and incorporates landscape elements where possible.	S23.1 No Solution is prescribed.	✓	Proposed sign will integrate into the surrounding development.	
S024 Development being a Ground Sign is located at the front of the property it is promoting.	S24.1 No Solution is prescribed.	✓	Signage will be located off Koplick road and will identify the name of the seniors living village.	
Pole Signs				
Projected Image Signs				
Projecting Signs				
Pylon Signs				
S032	S32.1	✓	Development will only utilize existing pylon signs on	

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SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Development being a Pylon Sign in an area, other than a Business and Industry Area, is associated with an approved or lawful nonresidential use in a nonresidential Building.	No Solution is prescribed.		site.	
S033 Development being a Pylon Sign is located as close to the centre of the site frontage as is reasonably possible.	S33.1 Development being a Pylon Sign is located at the front of the property it is promoting. S33.2 Development being a Pylon Sign does not project beyond the boundary of a property and is located at least 3 metres from a side boundary.	✓	Should the pylon sign be retained it will be positioned upon entry of the development.	
S034 Development being a Pylon Sign which is illuminated involves— a) internal illumination; or b) other forms of lighting where there is no adverse impact on any nearby site or public street.	S34.1 No Solution is prescribed.	✓	Any proposed lighting will not impact on the nearby uses or surrounds.	
S035 Development being a Pylon Sign is located within a landscaped setback area and complements the materials and plantings within the landscaped area.	S35.1 No Solution is prescribed.	✓	Development will be suitably located.	
S036 Development being a Pylon Sign does not detract from the Streetscape character.	S36.1 Development being a Pylon Sign has a maximum— a) cumulative sign face area of 20m ² ; and	✓	Any use of a pylon sign will be landscaped and not dominate the frontage.	

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SPECIFIC OUTCOMES	PROBABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	b) of 2 faces, which are perpendicular to the streetfrontage. S36.2 Development provides for a maximum of 1 Pylon Sign per site. S36.3 Development provides that where a site contains more than 1 business, the Pylon Sign allows for each business to be advertised on the same Pylon Sign. S36.4 Development being a Pylon Sign provides that supporting structures are not visible from public streets or adjoining sites.			
Signs on Blinds				
Under Awning Signs				
Wall Signs				
Window Signs				
Playing Field and Stadium Signage				

Solution: ✓ = Acceptable Solution OR Probable Solution
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