

APPENDIX C

Code Responses

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6.2.9 MEDIUM IMPACT INDUSTRY ZONE CODE

Table 6.2.9.3.1 – Medium impact industry zone code – accepted development (subject to requirements) and assessable development

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Land use		
PO1 A use in the Medium impact industry zone is for uses identified in section 6.2.9.2(3)(a) overall outcomes for the Medium impact industry zone.	AO1 A use in the Medium impact industry zone is for uses identified in section 6.2.9.2(3)(a) overall outcomes for the Medium impact industry zone.	AO1 Complies The proposed development involves medium impact industry and warehouse which are anticipated land uses within the Medium Impact Industry Zone.
PO2 Retail sales or display activities occur at a size and scale that is incidental to and has a direct nexus with a use.	AO2 Retail sales or display activities: <ul style="list-style-type: none"> (a) are restricted to the sale or display of items produced on the premises; (b) do not exceed 10 percent of the gross floor area of a tenancy. 	AO2 Not Applicable The proposed development does not involve retail sales or display activities.
Design		
Building height		
PO3 A building has a building height that is: <ul style="list-style-type: none"> (a) consistent with the intended character for the zone; (b) responsive to the topography of the site; (c) compatible with the height of surrounding buildings. 	AO3 A building has a maximum building height of 12 metres.	AO3 Complies The proposed industrial buildings do not exceed a maximum building height of 12 metres.

Performance Outcomes	Acceptable Outcomes	Response
Building clearance		
PO4 A building has a road boundary clearance that provides a consistent streetscape.	AO4 A building has a minimum road boundary clearance of: <ul style="list-style-type: none"> (a) 10 metres from the primary street frontage; (b) six metres from a secondary street frontage. 	AO4 Complies The proposed industrial building is setback 10.2m from the primary street frontage.
Site cover		
PO5 A building or structure has a site cover that facilitates the operational and amenity requirements of a use having regard to: <ul style="list-style-type: none"> (a) servicing; (b) loading and unloading; (c) storage; (d) car parking and manoeuvring; (e) landscaping. 	AO5 A building or structure has a maximum site cover of 80 percent.	AO5 Complies The proposed development has a total site cover of 29%.
Amenity		
General emissions		
PO6 Development protects the intended amenity for the zone and precinct and an adjoining premises in a residential zone category by having regard to: <ul style="list-style-type: none"> (a) noise emissions; (b) air emissions; (c) light emission; (d) radiation emissions; (e) vibration emissions. 	AO6 Development complies with the following emissions standard of planning scheme policy 3– Environmental management: <ul style="list-style-type: none"> (a) Table 3.2.1.1–Noise emission standards for the protection of residential amenity where adjoining a residential zone category; (b) Table 3.2.1.2–Noise emission standards for the protection of general amenity; (c) Table 3.2.2.1–Air emission standards; (d) Table 3.2.3.1–Light emission standards; 	AO6 Will Comply The proposed development involves tenancies for medium impact industry and warehouse. The proposed uses are not anticipated to have adverse emissions that will affect adjoining premises.

Performance Outcomes	Acceptable Outcomes	Response
	(e) section 3.2.4–Radiation emission standards; (f) Table 3.2.5.1–Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s ²) 1/80Hz.	
PO7 A non-industrial or business use mitigates potential adverse impacts from a Medium impact industry, Low impact industry, Service industry, Transport depot or Warehouse.	AO7 A non-industrial or business use complies with the emission and emission standards of planning scheme policy 3–Environmental management.	AO7 Not Applicable The proposed development is for an industrial use.
Interface with a sensitive land use		
PO8 Development located on premises opposite or adjoining a sensitive land use, not in the Medium impact industry zone: (a) is designed to be compatible in scale with the sensitive land use; (b) has a site layout that screens parking and outdoor storage areas from the sensitive land use.	AO7 Development located on premises opposite or adjoining a sensitive land use, that is not in the Medium impact industry zone: (a) has a three metre boundary clearance for all buildings where adjoining a sensitive land use; (b) has a maximum building height of 8.5 metres where within 20 metres of the sensitive land use; (c) ensures all parking, servicing and outdoor storage areas are screened from the sensitive land use.	AO7 Complies The proposed development is designed so that the buildings are separated from the dwelling located on the lot to the east by the car parking area and the vegetated drainage corridor. Furthermore, the dwelling is located on land in the Mixed Use Zone which anticipates future development of uses consistent with the proposed development.
PO9 Plant, equipment, services and outdoor storage of materials do not detract from the amenity of: (a) the streetscape; (b) a sensitive land use or public open space.	AO9 Plant, equipment, services and outdoor storage of materials are not visible from a: (a) road; (b) sensitive land use or public open space.	AO9 Complies Plant, equipment, services and outdoor storage of materials will be appropriately screened from Ellerslie Road and any adjoining sensitive land use or public open space.

Performance Outcomes	Acceptable Outcomes	Response
<p>PO10 A loading dock does not adversely affect:</p> <ul style="list-style-type: none"> (a) visual amenity; (b) amenity of an adjoining sensitive land use. 	<p>AO10 A loading dock is not located adjoining premises that are a sensitive land use.</p>	<p>AO10 Complies The proposed development does not involve a loading dock</p>
For assessable development only		
Land use		
<p>PO11 A use does not:</p> <ul style="list-style-type: none"> (a) inhibit the land being used for Medium impact industry in the long term; (b) adversely affect the operation of a Medium impact industry. 	<p>AO11 No acceptable outcome provided.</p>	<p>PO11 Complies The proposed development is for a medium impact industry and warehouse use. The proposed use does not inhibit the land being used for medium impact industry in the long term and does not adversely affect the operation of a medium impact industry.</p>
Shop		
<p>PO12 A Shop:</p> <ul style="list-style-type: none"> (a) serves the local workforces' daily needs; (b) does not undermine the viability of a nearby centre or the centre hierarchy. <p>Editor's note—Planning scheme policy 2—Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p>AO12 A Shop:</p> <ul style="list-style-type: none"> (a) has a maximum gross floor area of 200m² per tenancy; (b) is not within 800 metres of another Shop. 	<p>AO12 Not Applicable The proposed development does not involve a shop.</p>
Food and drink outlet		
<p>PO13 A Food and drink outlet;</p> <ul style="list-style-type: none"> (a) is small scale; (b) serves the local workforces' daily needs. 	<p>AO13 A Food and drink outlet:</p> <ul style="list-style-type: none"> (a) has a maximum gross floor area of 200m² per tenancy; 	<p>AO13 Not Applicable The proposed development does not involve a food and drink outlet.</p>

Performance Outcomes	Acceptable Outcomes	Response
	(b) is not within 800 metres of another Food and drink outlet.	
Office		
PO14 An Office is incidental to another use.	AO14 An Office does not exceed 25 percent of the gross floor area of a use or 500m ² , whichever is the lesser.	AO14 Not Applicable The proposed development does not involve an office.
Design		
Crime prevention through environmental design		
PO15 Development supports the safety of users by utilising crime prevention through environmental design principles by: <ul style="list-style-type: none"> (a) providing casual surveillance; (b) providing easy way finding for pedestrians; (c) deterring unintended and illegitimate access to premises; (d) limiting the opportunities for graffiti and vandalism. <p>Note—Planning scheme policy 1—Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.</p>	AO15 No acceptable outcome is provided.	PO15 Complies The proposed development involves building 1 which is oriented to face the front and rear driveways and car parking areas. Building 2 is oriented to face the entirety of the site. The building has been designed with windows and openings that address both the street and the internal driveways which allows for casual surveillance and limited opportunities for graffiti and vandalism. Each tenancy is clearly marked with signage.

6.2.13 RURAL RESIDENTIAL ZONE CODE

Table 6.2.13.3.1 – Rural residential zone code – accepted development (subject to requirements) and assessable development

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Land use		
<p>PO1 A use in the Rural residential zone is for uses identified in:</p> <ul style="list-style-type: none"> (a) section 6.2.13.2(3)(c)(i) overall outcomes for the Carbrook precinct; or (b) section 6.2.13.2(3)(d)(i) overall outcomes for the Cottage rural precinct; or (c) section 6.2.13.2(3)(e)(i) overall outcomes for the Park living precinct; or (d) section 6.2.13.2(3)(f)(i) overall outcomes for the Park residential precinct. 	<p>AO1 A use in the Rural residential zone is for uses identified in:</p> <ul style="list-style-type: none"> (a) section 6.2.13.2(3)(c)(i) overall outcomes for the Carbrook precinct; or (b) section 6.2.13.2(3)(d)(i) overall outcomes for the Cottage rural precinct; or (c) section 6.2.13.2(3)(e)(i) overall outcomes for the Park living precinct; or (d) section 6.2.13.2(3)(f)(i) overall outcomes for the Park residential precinct. 	<p>AO1 Alternative Solution As noted in the Town Planning Report, the proposed development is intended to replace the previously approved General Industry development on the same site.</p> <p>The subject site is located within the Medium Impact Industry Zone and the Rural Residential Zone. The majority of the proposed industrial development is contained within the Medium Impact Industry Zone portion of the site with the extent of the development located within the Rural Residential Zone only involving half of Tenancy 15 of the proposed Building 2, with the majority of Lot 20 being open, vegetated drainage area. On this basis, the proposed development does not impact on the Rural Residential Zone of the land and is considered to be consistent with the purpose of the Code as expressed in the Overall Outcomes..</p>

Performance Outcomes	Acceptable Outcomes	Response
		Further, Lot 20 on RP91039 is an isolated lot with no adjoining residential or rural opportunities and appears to be a zoning anomaly under the previous and current land use mapping.
Cropping in the Cottage rural precinct		
PO2 Cropping in the Cottage rural precinct has a boundary clearance that protects the amenity of adjoining premises.	AO2 Cropping in the Cottage rural precinct has a minimum boundary clearance of 50 metres from a lot in the residential zone category.	AO2 Not Applicable The subject site is not located within the Cottage rural precinct.
Design		
Building height		
PO3 A building has a building height that is: (a) consistent with the setting for the precinct; (b) responsive to the topography of the site.	AO3 A building has a maximum building height of: (a) 8.5 metres in the Carbrook precinct, Park living precinct and Park residential precinct; or (b) 12 metres in the Cottage rural precinct.	AO3 Alternative Solution As noted above in AO1, the extent of the development located within the Rural Residential Zone only involves half of Tenancy 15 of the proposed Building 2. Proposed Building 2 has a height which ranges from approximately 8.2m to 9m. Notwithstanding that the building exceeds the maximum building height of 8.5m anticipated for the Park Living Precinct, the Medium Impact Industry Zone anticipates a maximum building height of 12m. The development is consistent with the setting for the industrial nature of the area and the Medium Impact Industry Zoning of part of the subject site. On this basis, the proposed building height complies with Performance Outcome PO3.

Performance Outcomes	Acceptable Outcomes	Response
<p>PO4 A building or structure has a boundary clearance that is compatible with the setting for the precinct having regard to:</p> <ul style="list-style-type: none"> (a) visual amenity; (b) privacy. 	<p>AO4 A building or structure has a minimum:</p> <ul style="list-style-type: none"> (a) road boundary clearance of 20 metres where it has a frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; or (b) road boundary clearance of 10 metres on all other roads; (c) side and rear boundary clearance of three metres. <p>Note—AO16 has boundary clearance provisions for a building and structure associated with Intensive horticulture or Wholesale nursery</p>	<p>AO4</p> <ul style="list-style-type: none"> (a) N/A (b) Complies - The proposed industrial building is setback 10.2m from Ellerslie Road. (c) Alternative solution - The proposed development has a rear setback of 1.5m to the rear boundary. The proposed development follows the extent of the rear building setbacks reflective of adjoining industrial developments. Further, the subject site adjoins vacant land towards the rear, therefore, there is no anticipated adverse impacts on visual amenity or privacy. On this basis, the proposed rear setback complies with Performance Outcome PO4.
Amenity		
General emissions		
<p>PO5 Development protects the intended amenity for the zone and precinct and an adjoining premises in a residential zone category by having regard to:</p> <ul style="list-style-type: none"> (a) noise emissions; (b) air emissions; (c) light emission; (d) radiation emissions; (e) vibration emissions. 	<p>AO5 Development complies with the following emissions standards of planning scheme policy 3—Environmental management:</p> <ul style="list-style-type: none"> (a) Table 3.2.1.1—Noise emission standards for the protection of residential amenity where adjoining a residential zone category; (b) Table 3.2.1.2—Noise emission standards for the protection of general amenity; (c) Table 3.2.2.1—Air emission standards; (d) Table 3.2.3.1—Light emission standards; 	<p>AO5 Will Comply The proposed development involves medium impact industry and warehouse tenancies. The proposed uses are not anticipated to have adverse emissions that will affect adjoining premises.</p>

Performance Outcomes	Acceptable Outcomes	Response
	(e) section 3.2.4–Radiation emission standards; (f) Table 3.2.5.1–Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s ²) 1/80Hz.	
Reverse amenity		
PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	AO6 Development, being a sensitive land use, complies with the noise and vibration criteria identified in section 7 – Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure prepared by Department of Transport and Main Roads where it: <ul style="list-style-type: none"> (a) shares a common boundary with government supported transport infrastructure; or (b) is separated from a government supported transport infrastructure by only a road, access way, service or utility easement or other undeveloped land such as a park or nature reserve; or (c) is within direct line of sight to government supported transport infrastructure; or (d) is within 100 metres of government supported transport infrastructure. 	AO6 Not Applicable The proposed development is not a sensitive land use.
PO7 A Childcare centre and Accommodation activities being a Caretaker’s accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Relocatable home park, Residential care facility or Retirement facility are designed and located to	AO7 A Childcare centre and Accommodation activities being a Caretaker’s accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Relocatable home park, Residential care facility or Retirement facility are not developed within the	AO7 Not Applicable The proposed development does not involve a childcare centre or accommodation activities.

Performance Outcomes	Acceptable Outcomes	Response														
<p>mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry.</p> <p>Note—Planning scheme policy 3—Environmental management provides guidance on how to achieve this outcome.</p>	<p>separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.13.3.2.</p> <p>Table 6.2.13.3.2</p> <table border="1"> <thead> <tr> <th>Column 1: Separation distance</th> <th>Column 2: Use</th> </tr> </thead> <tbody> <tr> <td>1,500 metres</td> <td>Special industry</td> </tr> <tr> <td>500 metre</td> <td>High impact industry</td> </tr> <tr> <td>500 metres</td> <td>Intensive animal industry</td> </tr> <tr> <td>300 metres</td> <td>Intensive horticulture</td> </tr> <tr> <td>300 metres</td> <td>Wholesale nursery</td> </tr> <tr> <td>250 metres</td> <td>Medium impact industry</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metre	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	250 metres	Medium impact industry	
Column 1: Separation distance	Column 2: Use															
1,500 metres	Special industry															
500 metre	High impact industry															
500 metres	Intensive animal industry															
300 metres	Intensive horticulture															
300 metres	Wholesale nursery															
250 metres	Medium impact industry															
Service areas and storage																
<p>PO8 Plant, equipment, services and outdoor storage of materials do not detract from the amenity of the streetscape.</p>	<p>AO8 Plant, equipment, services and outdoor storage of materials are not visible from a road.</p>	<p>AO8 Complies Plant, equipment, services and outdoor storage of materials will be appropriately screened from Ellerslie Road.</p>														
For assessable development only																
Land use																
<p>PO9 A use protects the natural and scenic amenity values of adjoining premises in the Environmental management and conservation zone.</p>	<p>AO9 No acceptable outcome provided.</p>	<p>PO9 Not Applicable The subject site does not adjoin any premises in the Environmental management and conservation zone.</p>														
Carbrook precinct																
AO10-AO13 Not Applicable																

Performance Outcomes	Acceptable Outcomes	Response
		The subject site is not located within the Carbrook precinct.
Cottage rural precinct		AO14-AO21 Not Applicable The subject site is not located within the Cottage rural precinct.
Park living precinct and Park residential precinct		
Design		
Site cover		
PO22 A building or structure has a site cover that protects the visual amenity and the landscaped or bushland setting of the precinct.	AO22 A building or structure has a maximum site cover of 20 percent or 700m ² , whichever is the greater.	AO22 Complies The extent of the development located within the Rural Residential Zone involves half of Tenancy 15 of the proposed Building 2. On this basis, the maximum site cover of the development where associated with the Rural Residential Zoned land is well below 20% and/or 700m ² .
Built form		
PO23 The built form does not dominate the landscape or bushland setting.	AO23 No acceptable outcome provided.	PO23 Complies The subject site contains Medium Impact Industry Zoning and Rural Residential Zoning. The extent of the development located within the Rural Residential Zone involves half of Tenancy 15 of the proposed Building 2. On this basis, the built form does not dominate the landscape or bushland setting of this parcel of land.

9.4.4 LANDSCAPE CODE

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

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Landscape design		
<p>PO1 Development provides landscaping that is designed and located to:</p> <ul style="list-style-type: none"> (a) Enhance the visual amenity of premises; (b) Provide street trees; (c) Protect the movement network by: <ul style="list-style-type: none"> (i) maintaining pedestrian accessibility; (ii) not obstructing sightlines for pedestrians, cyclists and motorists; (iii) being consistent with the function of the road; (iv) being of a scale that is in proportion with the road width; (d) be responsive to and compatible with soil conditions, topography and micro climate (e) utilise species selection that: <ul style="list-style-type: none"> (i) is suitable for the available space and growing conditions; (ii) incorporates, where practicable, native vegetation in public open space and roads; (f) protect, where practicable, existing native trees; 	<p>AO1 Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of planning scheme policy 5–Infrastructure.</p>	<p>PO1 Complies Landscape areas are illustrated on the proposal plans (Appendix B). The proposed development provides a total of 8,300m² of landscaping.</p> <ul style="list-style-type: none"> (a) A large portion of the site is landscaped to enhance the visual amenity of premises. (b) Street trees will be provided in accordance with Council’s requirements. (c) The proposed landscaping does not adversely affect the movement network, within or exterior to the subject site. (d) Landscaping will be provided responsive to and compatible with soil conditions, topography and micro climate. (e) Species will be appropriately selected. (f) Where possible, the proposed development has avoided disturbance to native vegetation within the existing waterway corridor within Lot 20 on RP91039. Retained vegetation along the waterway will continue to facilitate movement for native fauna.

Performance Outcomes	Acceptable Outcomes	Response
<ul style="list-style-type: none"> (g) conserve energy and water; (h) incorporate water sensitive urban design principles; (i) prevent pondage and manage overland flow; (j) act as a buffer to screen adverse visual impact of development and incompatible uses; (k) rehabilitate degraded areas on the premises; (l) be easily maintained. <p>Editor's note—Section 4.2—Guidelines for landscaping in planning scheme policy 5—Infrastructure sets out requirements in relation to these elements.</p>		<ul style="list-style-type: none"> (g) Landscaping will be designed to conserve energy and water. (h) Water sensitive urban design principles will be incorporated within the landscaping design. (i) Overland flow can be appropriately managed. Refer to Appendix F – Stormwater Assessment Report. (j) Landscaping is provided at the frontage of the site which will contribute to the positive streetscape. (k) A revegetation corridor has been provided. (l) Landscaping will be easily maintained.

9.4.5 MANAGEMENT OF EMISSIONS AND HAZARDOUS ACTIVITIES CODE

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

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Air, noise and odour pollution		
<p>PO1 A sensitive land use is not exposed to air, noise and odour emissions from Industry activities, Major sport, recreation and entertainment facility, Motor sport facility or Outdoor sport and recreation that have the potential to adversely impact on human health, amenity and wellbeing.</p>	<p>AO1 An Industry activity, Major sport, recreation and entertainment facility, Motor sport facility or Outdoor sport and recreation is designed, constructed and operated to ensure that:</p> <ul style="list-style-type: none"> (a) the indoor objectives of the Environmental Protection (Noise) Policy 2008 are met; (b) the requirements identified in Table 3.2.1.1– Noise emission standards for the protection of residential amenity are met; (c) the requirements identified in Table 3.2.1.2– Noise emission standards for the protection of general amenity are met; (d) the air quality objectives in the Environmental Protection (Air) Policy 2008 are met; (e) the requirements identified in Table 3.2.2.1– Air emission standards are met; (f) noxious and offensive odours are not experienced at the boundary of a sensitive land use. 	<p>AO1 Will Comply The proposed industrial development involves the construction of tenancies suitable for Medium Impact Industry and Warehouse uses. It will be appropriate constructed to standards to avoid any anticipated impacts on human health, amenity and wellbeing.</p>

Performance Outcomes	Acceptable Outcomes	Response
Flammable and combustible liquids		
<p>PO2 A Service station is designed and constructed to ensure that on-site operations:</p> <ul style="list-style-type: none"> (a) do not cause environmental harm; (b) do not result in the release of untreated pollutants; (c) prevent the emission of contaminant to land, surface water or groundwater. 	<p>AO2 A Service station:</p> <ul style="list-style-type: none"> (a) is designed and constructed to comply with: <ul style="list-style-type: none"> (i) AS1940-2004–The storage and handling of flammable and combustible liquids; (ii) AS/NZS 1596:2008–The storage and handling of LP Gas; (iii) Equipment Level 1 of AS4897-2008–The design, installation and operation of underground petroleum storage systems; (iv) AS4977-2008–Petroleum products –Pipeline, road tanker compartment and underground tank identification; (b) has installed and maintains and operates Stage 1 and Stage 2 Vapour Recovery Systems in compliance with NSW DECC Standards and Best Practice Guidelines for Vapour Recovery at Petrol Service Stations; (c) is designed and managed to prevent the discharge of contaminants to the stormwater system by: <ul style="list-style-type: none"> (i) discharging contaminants in the fuel dispensing area (under canopy) to a blind sump with a minimum capacity of 10kL; (ii) discharging contaminants in the general forecourt (not under 	<p>AO2 Not Applicable The proposed development does not involve a service station.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>canopy) to the stormwater system via a separator with a minimum capacity of 10kL;</p> <p>(iii) discharging contaminants from the underground storage tank remote fill point to an on-site holding tank;</p> <p>(d) has a spill activated cut-off valve installed.</p>	
<p>PO3 Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to ensure that on-site operations:</p> <ul style="list-style-type: none"> (a) do not cause environmental harm; (b) do not result in the release of untreated pollutants; (c) prevent the emission of contaminant to land, surface water or groundwater. 	<p>AO3 Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to comply with:</p> <ul style="list-style-type: none"> (a) AS1940-2004–The storage and handling of flammable and combustible liquids; (b) AS1692-2006–Steel tanks for flammable and combustible liquids; (c) AS1657-2013–Fixed platforms, walkways, stairways and ladders–Design, construction and installation; (d) UL 142-1968–Steel Above Ground Tanks for Flammable and Combustible Liquids; (e) ULC S601.00–Standard for Shop Fabricated Steel Aboveground Horizontal Tanks for Flammable and Combustible Liquids. 	<p>AO3 Not Applicable The proposed development does not involve the storing or dispensing of petroleum.</p>
<p>PO4 Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are decommissioned appropriately.</p>	<p>AO4 Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are removed in accordance with AS4976-2008–The removal and disposal of underground petroleum storage tanks.</p>	<p>AO4 Not Applicable The proposed development does not involve the storing or dispensing of petroleum from underground tanks.</p>

Performance Outcomes	Acceptable Outcomes	Response
Hazardous chemicals		
<p>PO5 Buildings containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.</p>	<p>AO5 Buildings containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.</p>	<p>AO5 Capable of complying Refer AO1 response.</p>
<p>PO6 Aboveground storage areas containing hazardous chemicals and fuels are designed with spill containment systems.</p>	<p>AO6 Bunded areas for the storage of hazardous chemicals and fuels are provided:</p> <ul style="list-style-type: none"> (a) in a separate enclosed area with an impervious floor; (b) of a capacity at least 100 percent of the capacity of the largest tank or package plus 25 percent of the combined capacity; (c) covered by sufficient roofing to prevent the egress of rainwater entering the bunded area if the storage area is outside. 	<p>AO6 Capable of complying Refer AO1 response</p>

9.4.7 SERVICING, ACCESS AND PARKING CODE

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

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
<p>PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to:</p> <ul style="list-style-type: none"> (a) the particular circumstances of the premises including the: <ul style="list-style-type: none"> (i) nature, intensity and hours of operation of the use; (ii) desirability of providing a car park and attracting vehicles to the premises; (iii) maximum number of employees and customers to be on the premises at any one time; (iv) size, levels and dimensions of the premises; (b) the proximity of the premises to an existing or future Parking station, other available car park or public transport facility. 	<p>AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:</p> <ul style="list-style-type: none"> (a) for a use listed in Table 9.4.7.3.2–Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2–Vehicle parking and servicing; (b) for a use not listed in Table 9.4.7.3.2– Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of planning scheme policy 5– Infrastructure. <p>Editor’s note—For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5– Carparking spaces for people with a disability in the Building Code of Australia.</p>	<p>AO1 Complies The proposed development provides a total of 88 car parking spaces, including one persons with disability (PWD) space. The proposed car parking are compliant with the requirements of Table 9.4.7.3.2.</p> <p>Refer to Appendix H – Traffic Report.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate.</p>	<p>AO2 Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4-Visitor parking spaces for uses incorporating a security gate.</p>	<p>AO2 Not Applicable The proposed development does not have a security gate.</p>
<p>PO3 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.</p>	<p>AO3 A use, other than a Residential activity or a Parking station, provides vehicle parking that:</p> <ul style="list-style-type: none"> (a) is kept, used and maintained exclusively for car parking; (b) is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; (c) does not have a gate, door or similar device that restricts vehicular access by employees or visitors. 	<p>AO3 Complies Vehicle parking is provided on site which is exclusively for car parking, accessible at all hours. The gate will be open during hours of operation to ensure that it does not restrict access by employees or visitors.</p>
Provision of motorcycle parking		
<p>PO4 Motorcycle parking is provided that is safe and functional.</p>	<p>AO4 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004–Parking facilities–Off street car parking.</p>	<p>AO4 Not Applicable No specific motorcycle parking is provided as part of the proposed development.</p>
Provision of bicycle parking		
<p>PO5 Bicycle parking facilities are provided that:</p> <ul style="list-style-type: none"> (a) satisfy the likely demand for bicycle parking; (b) are functional; (c) are located close to a pedestrian entry to a building. 	<p>AO5 Bicycle parking facilities comply with:</p> <ul style="list-style-type: none"> (a) the rate specified in column 7 of Table 9.4.7.3.2–Vehicle parking and servicing; (b) AS2890.3–1993–Bicycle parking facilities. 	<p>AO5 Complies The development provides a total of 18 bicycle parks provided by a wall mounted bicycle hook for each tenancy. The provided bicycle parking exceeds the required number of bicycle parking. Amenities and end of trip facilities is proposed to be provided within each commercial tenancy.</p>

Performance Outcomes	Acceptable Outcomes	Response
		Refer to Appendix H – Traffic Report.
Provision of vehicle manoeuvring area		
PO6 Development provides a safe and functional vehicle manoeuvring area.	AO6 Development provides a vehicle manoeuvring area that: <ul style="list-style-type: none"> (a) accommodates the design vehicle specified in Table 9.4.7.3.5–Design vehicle for a manoeuvring area; (b) complies with section 3.4.4.10–Manoeuvring areas of planning scheme policy 5–Infrastructure. 	AO6 Complies Refer to Appendix H – Traffic Report.
Vehicle washing bay		
PO7 A vehicle washing bay does not cause environmental harm.	AO7 A vehicle washing bay provides that run off is discharged to: <ul style="list-style-type: none"> (a) a grassed area or permeable landscape area; or (b) the sewerage system. 	AO7 Not Applicable A vehicle washing bay is not provided as part of the proposed development.
Car park access		
PO8 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	AO8 Vehicular queuing space to a car parking area: <ul style="list-style-type: none"> (a) does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; (b) complies with: <ul style="list-style-type: none"> (i) column 6 of Table 9.4.7.3.2–Vehicle parking and servicing; (ii) Table 9.4.7.3.3–Queuing spaces. 	AO8 Complies Refer to Appendix H – Traffic Report.

Performance Outcomes	Acceptable Outcomes	Response
Access and driveways		
<p>PO9 A driveway is safe, functional and does not adversely affect infrastructure.</p>	<p>AO9 A driveway is designed and constructed to comply with section 3.4.5–Design standards for access and driveways of planning scheme policy 5–Infrastructure.</p>	<p>AO9 Complies Refer to Appendix H – Traffic Report.</p>
Design and construction of a car parking area		
<p>PO10 A car parking area is designed to:</p> <ul style="list-style-type: none"> (a) provide easy way finding for pedestrians, cyclists and motorists; (b) provide appropriately sized and line marked spaces in accordance with relevant Australian standards; (c) provide a convenient and safe pedestrian network; (d) provide safe and efficient vehicle circulation; (e) provide a progressive reduction in the speed environment in moving between the road and a parking space; (f) provide a safe sight distance at a potential conflict point; (g) provide for efficient and simple parking space search patterns; (h) provide for uncongested public transport and service vehicle movements through the premises; (i) keeps a heavy vehicle out of a parking aisle; 	<p>AO10 A car parking area is designed and constructed in accordance with section 3.4.6–Design standards for car parking of planning scheme policy 5–Infrastructure.</p>	<p>AO10 Complies Refer to Appendix H – Traffic Report.</p>

Performance Outcomes	Acceptable Outcomes	Response
<ul style="list-style-type: none"> (j) ensure no heavy vehicle reverses across a pathway; (k) prevent parking off a circulation road; (l) prevent an adverse impact on the safety and efficiency of the existing or planned movement network; (m) prevent a motorist from reversing on a road; (n) prevent an unnecessary space that encourages illegal parking; (o) address safety of users through appropriate lighting; (p) be appropriately landscaped; (q) be surfaced so as to be useable in all weather conditions; (r) manage stormwater flows. 		

8.2.3 BUSHFIRE HAZARD OVERLAY CODE

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

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Location, design and siting of development		
<p>PO1 Development is designed to:</p> <ul style="list-style-type: none"> (a) minimise risk of bushfire hazard; (b) provide safe premises; (c) create efficient emergency access for fire-fighting and other emergency vehicles. <p>Note—Planning scheme policy 6—Management of bushfire hazard provides guidelines on how to achieve this outcome.</p>	<p>AO1 Development:</p> <ul style="list-style-type: none"> (a) does not increase the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map—OM—03.00; or (b) is on a site that a bushfire hazard assessment prepared in accordance with the methodology in planning scheme policy 6—Management of bushfire hazard determines is of low bushfire hazard. 	<p>AO1 Complies The proposed development is for an industrial development and does not involve persons living on site. A Bushfire Hazard Assessment and Management Plan has been prepared by E2M (refer to Appendix E).</p>
<p>PO2 Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire.</p> <p>Editor's note—Planning scheme policy 6—Management of bushfire hazard contains guidance on the preparation of bushfire management plans.</p>	<p>AO2 Development is located and constructed:</p> <ul style="list-style-type: none"> (a) where there is no bushfire management plan approved by an existing development approval: <ul style="list-style-type: none"> (i) such that the bushfire attack level is less than or equal to BAL—29; (ii) away from the most likely direction of a fire front; 	<p>AO2 Complies A Bushfire Hazard Assessment and Management Plan has been prepared by E2M (refer to Appendix E).</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>(iii) so that elements of the development least susceptible to fire are sited closest to the bushfire hazard;</p> <p>(iv) such that asset protection zones are sited on land with a slope less than 18 degrees;</p> <p>(v) such that asset protection zones are entirely within the boundaries of the private property of the development site; or</p> <p>(b) where an approved bushfire management plan directs development to be located.</p> <p>Note—BAL = Bushfire attack level is the radiant heat flux a building will experience during a bushfire and is a measure of heat energy impacting on a surface expressed as kW/m². BAL is calculated from the following factors; vegetation type, fuel loads, distance to vegetation, Forest Fire danger Index (FDI), flame length, fire behaviour/intensity and slope. BAL is used to determine the required construction level of a building and the size of asset protection zones (inner and outer radiation zones). Further information on calculating the BAL can be obtained from AS3959–2009.</p> <p>Editor's note—Asset protection zones are not located on slopes greater than 18 degrees to ensure maintenance is practical, soil stability is not compromised and the potential for crown/canopy fires is reduced.</p>	
<p>PO3 Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.</p>	<p>A03 Lots: (a) are suitable for people, property and buildings by:</p>	<p>PO3 Not Applicable The proposed development does not involve Reconfiguring a Lot.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> (i) having a bushfire attack level less than or equal to BAL-29; or (ii) containing a development envelope area that has a bushfire attack level less than or equal to BAL-29; (b) provide asset protection zones that: <ul style="list-style-type: none"> (i) are located on land with a slope less than 18 degrees; (ii) are located on the same lot. 	
Vehicular access and fire maintenance trails		
<p>PO4 Access for fire management and evacuation is provided by access that:</p> <ul style="list-style-type: none"> (a) separates premises from adjoining vegetation; (b) is safely accessible by fire fighting vehicles; (c) has regular vehicular access points for bushfire management, response and evacuation; (d) has regular vehicle passing and turning areas for bushfire management, response and evacuation; (e) allows access at all times for fire fighting vehicles; (f) allows for maintenance, burning off and bushfire response; (g) has vehicular links to an alternative through road; (h) is readily maintained. 	<p>AO4 Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road:</p> <ul style="list-style-type: none"> (a) with a minimum reserve width of 20 metres; (b) located between the premises and adjoining vegetation; (c) with a maximum gradient of 12.5 percent; (d) constructed to otherwise comply with section 3.4–Movement infrastructure standards of planning scheme policy 5–Infrastructure; (e) that has a layout that does not include a cul-de-sac. 	<p>AO4 Complies The Bushfire Hazard Assessment and Management Plan prepared by E2M states that access roads are to be developed in accordance with the Bushfire Hazard Overlay Code and any other relevant development codes to allow for the safe and efficient access and egress of emergency services and evacuating residents.</p> <p>Refer to Appendix E – Bushfire Hazard Assessment.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>Editor's note—Planning scheme policy 6– Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation</p>		
Water supply		
<p>PO5 Development has access to adequate water supply for fire fighting purposes.</p>	<p>AO5 Development:</p> <ul style="list-style-type: none"> (a) is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or (b) has an on-site water storage in accordance with Table 8.2.3.3.2–Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: <ul style="list-style-type: none"> (i) a separate tank; or (ii) a reserve section in the bottom part of the main water supply tank. <p>Editor's note—The requirement in AO5 is:</p> <ul style="list-style-type: none"> - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1–Infrastructure code: accepted development (subject to requirements) and assessable development.; - reflected in AO5 in Table 9.4.3.3.1–Infrastructure code: accepted development (subject to requirements) and assessable development. 	<p>PO5 Complies The development has access to adequate water supply for fire fighting purposes.</p>
For assessable development		
Community infrastructure		

Performance Outcomes	Acceptable Outcomes	Response
<p>PO6 Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.</p>	<p>AO6 Community infrastructure is:</p> <ul style="list-style-type: none"> (a) not located in a Bushfire hazard area identified on Bushfire hazard overlay map—OM—03.00; or (b) located to ensure that: <ul style="list-style-type: none"> (i) the core services provided by the community infrastructure is able to function effectively during bushfire events; (ii) access to the community infrastructure is not compromised by bushfire events; (iii) the safe storage of valuable records, public records and items of cultural or historic significance is able to be maintained during a bushfire event. 	<p>AO6 Not Applicable The proposed development does not involve any community infrastructure.</p>
Hazardous materials		
<p>PO7 Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.</p>	<p>AO7 Hazardous materials:</p> <ul style="list-style-type: none"> (a) storage is in compliance with AS1940—The storage and handling of flammable and combustible liquids; (b) manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map—OM—03.00. 	<p>AO7 Will Comply Any storage of hazardous material will be in compliance with the applicable standards.</p>

8.2.5 FLOOD HAZARD OVERLAY CODE

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

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Risk to people and premises		
<p>PO1 A building floor level of a habitable room has adequate allowance for the hydraulic gradient above the main floodway.</p>	<p>AO1 A building has a finished habitable floor level a minimum of 500mm above the defined flood event.</p>	<p>AO1 Complies The surface level of the development is set to 500mm above the current defined flood event. Refer to Appendix F – Stormwater Assessment Report.</p>
<p>PO2 Development must not increase the level of risk or injury to life or risk of damage to property or adversely affect flood evacuation procedures.</p>	<p>AO2 Development:</p> <ul style="list-style-type: none"> (a) does not result in any of the following: <ul style="list-style-type: none"> (i) an increase in the number of people at risk from flooding up to and including the defined flood event; or (ii) an increase in the number of people that need evacuation up to and including the defined flood event; or (iii) an increase in the number of premises or infrastructure at risk from flooding up to and including the defined flood event; or (iv) existing flood warning times being reduced for flood events up to and including the defined flood event; or (v) an adverse impact on the ability of traffic to use evacuation routes or 	<p>PO2 Complies The proposed development has been designed to not increase the risk or injury to life or risk of damage to property or adversely affect flood evacuation procedures.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>unreasonably increase traffic volumes on evacuation routes; or</p> <p>(b) is located entirely within a development envelope area approved by an earlier development approval.</p>	
For assessable development		
Risk to people and premises		
<p>PO3 Development provides a development envelope area that is above the flood level during the defined flood event.</p>	<p>AO3 Development provides a development envelope area above the flood level during the defined flood event with a minimum size and dimension specified in Table 8.2.5.3.2–Development envelope area.</p>	<p>AO3 Complies The conceptual site layout consists of a combination of slab on ground and suspended slab construction. The surface level of the development is set to 500mm above the current defined flood event. Refer to Appendix F – Stormwater Assessment Report.</p>
<p>PO4 Public safety and the environment area not adversely affected by floodwater by:</p> <ul style="list-style-type: none"> (a) locating a Medium impact industry or High impact industry to be able to function safely during and immediately after flood events; (b) safely storing hazardous materials. 	<p>AO4 Development:</p> <ul style="list-style-type: none"> (a) for a Medium impact industry or High impact industry is above the flood level specified in column 2 of Table 8.2.5.3.3—Minimum flood levels; (b) involving the storage, sale or use of hazardous materials is located above the flood level during the defined flood event. 	<p>AO4 Complies Refer to AO3 response above.</p>
<p>PO5 A car park other than a Parking station is only located below the flood level during the defined flood event where there is no increase in risk to:</p> <ul style="list-style-type: none"> (a) pedestrian and vehicular safety; (b) a building or other structure. 	<p>AO5 No acceptable outcome provided.</p>	<p>Po5 Not Applicable The car parking area is not located below the flood level.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>Note—Section 4.1—Guidelines for satisfying flood hazard overlay code in planning scheme policy 5—Infrastructure provides guidance to achieve this outcome.</p>		
<p>PO6 Development for any of the uses identified in column 1 of Table 8.2.5.3.3—Minimum flood levels, are able to function effectively during and immediately after flood events.</p> <p>Note—Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of planning scheme policy 5—Infrastructure</p> <p>Note—Section 4.1—Guidelines for satisfying flood hazard overlay of planning scheme policy 5—Infrastructure provides guidance to achieve this outcome.</p>	<p>AO6 Development for any of the uses identified in column 1 of Table 8.2.5.3.3—Minimum flood levels is located above the flood level specified in column 2 of Table 8.2.5.3.3—Minimum flood levels.</p>	<p>AO6 Complies Table 8.2.5.3.3 identifies that for development involving the use of Class 5, 6, 7(b), 8 or 9(b) buildings require land to be above the 1% AEP flood level.</p> <p>The Stormwater Assessment Report prescribes that the DFE for the site is the 1% AEP, which is 9.84m AHD. The conceptual site layout consists of a combination of slab on ground and suspended slab construction. The surface level of the development is set to 500mm above the current defined flood event.</p> <p>Refer to Appendix F – Stormwater Assessment Report.</p>
Flood storage and discharge capacity		
<p>PO7 An existing floodway is protected and maintained to ensure there are no losses of conveyance capacity of waterways and storage so as not to adversely affect other premises, infrastructure and the environment.</p> <p>Note—Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of planning scheme policy 5—Infrastructure</p>	<p>AO7 No acceptable outcome provided.</p>	<p>PO7 Complies The development involves a suspended concrete slab over the driveway for flood storage with an open undercroft underneath.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>Note—Section 4.1—Guidelines for satisfying flood hazard overlay of planning scheme policy 5—Infrastructure provides guidance to achieve this outcome.</p>		
<p>PO8 The natural conveyance of flood waters and natural overland flow paths are protected and maintained without adversely affecting adjoining premises.</p> <p>Note—Section 4.1—Guidelines for satisfying flood hazard overlay of planning scheme policy 5—Infrastructure provides guidance to achieve this outcome.</p>	<p>AO8 No acceptable outcome provided.</p>	<p>PO8 Complies The development involves a suspended concrete slab over the driveway for flood storage with an open undercroft underneath. The developable area within the site can achieve flood immunity for the DFE without causing an increase to flood levels on adjoining properties. Refer to Appendix F – Stormwater Assessment Report.</p>
<p>PO9 Development (or development in combination with other development) for all flood events up to and including the defined flood event does not do any of the following:</p> <ul style="list-style-type: none"> (a) cause or have the potential to cause damage; or (b) cause ponding of flood water; or (c) adversely affect the flood discharge capacity of the floodplain; or (d) decrease the flood resilience of properties and infrastructure; or (e) cause a cumulative increase in flood levels external to the premises. <p>Note—Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of planning scheme policy 5—Infrastructure</p>	<p>AO9 No acceptable outcome provided.</p>	<p>PO9 Complies Refer to PO8 response above.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>Note—Section 4.1—Guidelines for satisfying flood hazard overlay of planning scheme policy 5—Infrastructure provides guidance to achieve this outcome.</p>		
<p>PO10 Any loss of floodplain storage is compensated with compensatory storage or excavation that:</p> <ul style="list-style-type: none"> (a) is of equal volume, creating a balance of cut to fill; (b) is free draining; (c) is located within the premises; (d) does not adversely affect the hydraulic conveyance capacity of the flood channel or floodplain; (e) is provided to the corresponding flood level; (f) is landscaped to provide visual amenity and erosion control; (g) is solely for the purpose of compensatory storage. <p>Note—Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of planning scheme policy 5—Infrastructure</p> <p>Note—Section 4.1—Guidelines for satisfying flood hazard overlay of planning scheme policy 5—Infrastructure provides guidance to achieve this outcome.</p>	<p>AO10 No acceptable outcome provided.</p>	<p>PO10 Complies Refer to PO8 response above.</p>
<p>PO11 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event:</p> <ul style="list-style-type: none"> (a) peak flow; (b) flow of any part of the flood before the peak; 	<p>AO11 No acceptable outcome provided.</p>	<p>PO11 Complies Refer to Appendix F – Stormwater Assessment Report.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>(c) flood flow velocity; (d) level of flooding; (e) flood time to peak.</p> <p>Note—Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of planning scheme policy 5—Infrastructure</p> <p>Note—Section 4.1—Guidelines for satisfying flood hazard overlay of planning scheme policy 5—Infrastructure provides guidance to achieve this outcome.</p>		
<p>PO12 A stormwater quality improvement device is located to retain existing flood plain storage capacity and ensure functionality of the stormwater quality improvement device.</p>	<p>AO12 A stormwater quality improvement high flow outlet device is located: (a) above the five percent AEP flood event caused by local flooding; (b) above the two percent AEP flood event caused by regional flooding.</p>	<p>PO12 Not Applicable A stormwater quality offset fee can be applied to the site in lieu of offset treatment devices. Refer to Appendix F – Stormwater Assessment Report.</p>
<p>PO13 A stormwater quantity management device is located to retain existing flood plain storage capacity and ensure functionality of the stormwater quantity management device.</p>	<p>AO13 A stormwater quantity management high flow outlet device is located above the two percent AEP flood event.</p>	<p>PO13 Not Applicable A stormwater quality offset fee can be applied to the site in lieu of offset treatment devices. Refer to Appendix F – Stormwater Assessment Report.</p>
Filling and excavation		
<p>PO14 Filling and excavation is carried out above the flood level of the 10 percent AEP event to protect in stream and banks of a waterway and wetland.</p>	<p>AO14.1 Earthworks are limited to areas where: (a) flooding is predominantly due to backflow; (b) the peak depth average velocity is less than the maximum permissible velocity for considerable bare earth channels (typically</p>	<p>AO14.1 Not Applicable Earthworks associated with the proposed development will be detailed in subsequent development permit applications for Operational Works.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>Note—Section 4.1—Guidelines for satisfying flood hazard overlay code in planning scheme policy 5—Infrastructure provides guidance to achieve this outcome.</p>	<p>0.5m/sec) in accordance with Table 9.0.5.3 of the Queensland Urban Drainage Manual; (c) the cut/fill batter is not steeper than 1V:4H and the exposed earth surface is landscaped with erosion resistant vegetation cover.</p>	
	<p>AO14.2 A filling and excavation plan is provided in accordance with section 2.2.2 of planning scheme policy 5—Infrastructure.</p>	<p>AO14.2 Not Applicable Refer to AO14.1 response above.</p>
Access		
<p>PO15 Development provides vehicular access to a road network that is sufficient to enable safe access and egress.</p> <p>Note—Section 4.1—Guidelines for satisfying flood hazard overlay code in planning scheme policy 5—Infrastructure provides guidance to achieve this outcome.</p>	<p>AO15 Development provides vehicular access to a road that is:</p> <ul style="list-style-type: none"> (a) above the flood level during the defined flood event; or (b) below the flood level during the defined flood event where the road: <ul style="list-style-type: none"> (i) has a low flood hazard; (ii) remains trafficable until another road access to the development becomes trafficable; (iii) directly connects to a road that is above the defined flood event that provides access to the road network. 	<p>AO15 Complies The development has access to Ellerslie Road which has a low flood hazards, remains trafficable and directly connects to roads which are outside the flood hazard area.</p>
<p>PO16 Development provides an access area to a building or fill area on which a building is to be constructed</p>	<p>AO16 Development provides access to a building or fill area that has:</p>	<p>AO16 Complies The development provides access to buildings which are above the flood level.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>where the access is located on land classified as a low flood hazard in the defined flood event.</p>	<p>(a) a maximum depth of inundation of 300 mm during all flood events up to and including the defined flood event;</p> <p>(b) a maximum distance of inundation of 200 metres during all flood events up to and including the defined flood event;</p> <p>(c) a depth multiplied velocity product of less than or equal to 0.4m²/s.</p> <p>Note—Velocity in flood waters is measured as the average velocity over a column of water.</p>	