

Appendix B: Assessment Benchmarks

Logan Planning Scheme 2015 V9.1 with TLPI 1/2024

6.2.13 Rural residential zone code

Overall Outcome	Response
3. The purpose of the Rural residential zone code will be achieved through the following overall outcomes:	
a. the design of the built form: <ul style="list-style-type: none"> i. responds to site characteristics, including the shape, frontage, size, orientation and slope; ii. produces a built form that is compatible with the semi-rural, landscaped or bushland setting; iii. provides that the semi-rural, landscaped or bushland setting predominates over the built form; iv. incorporates appropriate boundary clearances to protect and provide privacy for residents; v. ensures it is easily and safely accessed; 	<p>Complies</p> <p>The proposal retains the existing built form over the site and comprises a small-scale extension at the rear of the building, comprising only 54m². The proposal also reflects materiality consistent with the built form already established over the site. In doing so, the proposal effectively responds to site characteristics and produces a built form that is compatible with the semi-rural, landscaped or bushland setting. The retention, enhancement and overall small-scale extension of the built form, in addition to the low overall site, also ensures the semi-rural, landscaped or bushland setting predominates over the built form.</p> <p>The proposal retains appropriate setbacks to all boundaries, with the shortest setback being a generous 6.335m – 8.422m between the southern side boundary and a small portion of the built form, with much more substantial setbacks provided to all other remaining boundaries, to protect and provide privacy for residents. The setbacks are also enhanced by increased landscaping treatment over the site, which also facilitate the protecting of privacy for residents.</p> <p>The proposal provides for improved pedestrian pathways within the site, including ramping, which delivers easy and safe access to the built form.</p>
b. development protects amenity consistent with its location in the Rural residential zone or precinct and the surrounding area;	<p>Complies</p> <p>As outlined above, the proposal retains the existing built form over the site and comprises a small-scale extension at the rear of the building, comprising a design and landscaping treatment that protects visual</p>

	amenity consistent with its location in the Rural residential zone or precinct and the surrounding area. Further, the proposal delivers sufficient car parking and a car parking layout which is appropriately buffered to adjoining sites.
c. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;	Complies The proposal represents an appropriately designed and scaled Place of Worship that will avoid negative social and health impacts. Conversely, the proposal delivers a vital community service and facility to the growing community of Greenbank and surrounding areas, as detailed within the Community Needs Assessment Report, prepared by Business Geographic Pty Ltd, included in Appendix D of this development application, the proposal will deliver an array of positive social impacts.
d. in the Carbrook precinct: i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business, Nature-based tourism, Roadside stall or Sales office; ii. development: A. protects the fauna, flora and environmental values; B. protects the scenic amenity values; C. has a landscaped or bushland setting;	Not Applicable The premises is not within the Carbrook precinct.
e. in the Cottage rural precinct: i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house; Emergency services, Home-based business, Nature-based tourism, Rural activities on larger lots (other than Aquaculture and Intensive animal industry) or Sales office; ii. development has a semi-rural or bushland setting;	Not Applicable The premises is not within the Cottage rural precinct.

<p>f. in the Park living precinct:</p> <ul style="list-style-type: none"> i. land use comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business or Sales office; ii. development has a landscaped or bushland setting; 	<p>Does not comply</p> <p>The premises is located within the Park living precinct. Whilst the development has a landscaped and bushland setting, reflective of the intent for this precinct, item i of overall outcome f. sets out a limited number of land uses, which does not include Place of Worship.</p> <p>Therefore, compliance with this element of the overall outcome cannot be achieved and an assessment has been undertaken against Part 3 Strategic Framework of the planning scheme.</p>
<p>g. in the Park residential precinct:</p> <ul style="list-style-type: none"> i. land use comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business or Sales office; ii. development has a landscaped or bushland setting; iii. development has a maximum net density of 2.5 equivalent dwellings per hectare; iv. Reconfiguring a lot creates lot sizes which are consistent with the intended lot size and character of the precinct. <p>Editor's note - the Park living precinct, the Cottage rural precinct and the Carbrook precinct do not provide for any new lots to be created.</p>	<p>Not Applicable</p> <p>The premises is not within the Park residential precinct.</p>

6.2.13.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

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

	Comments
--	----------

Performance outcomes	Acceptable outcomes	
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)(d)(i) overall outcomes for the Carbrook precinct; or b. section 6.2.13.2(3)(e)(i) overall outcomes for the Cottage rural precinct; or c. section 6.2.13.2(3)(f)(i) overall outcomes for the Park living precinct; or d. section 6.2.13.2(3)(g)(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)(d)(i) overall outcomes for the Carbrook precinct; or b. section 6.2.13.2(3)(e)(i) overall outcomes for the Cottage rural precinct; or c. section 6.2.13.2(3)(f)(i) overall outcomes for the Park living precinct; or d. section 6.2.13.2(3)(g)(i) overall outcomes for the Park residential precinct. 	<p>Both PO1 and AO1 repeat the overall outcomes relevant to each precinct in the Rural residential zone. Therefore, refer to the above response to overall outcome (f)(i).</p>
Cropping in the Cottage rural precinct		
<p>PO2 Cropping in the Cottage rural precinct has a boundary clearance that protects the amenity of adjoining premises.</p>	<p>AO2 Cropping in the Cottage rural precinct has a minimum boundary clearance of 50 metres from a lot in the residential zone category.</p>	<p>Not applicable The premises is not within the Cottage rural precinct</p>
Design		
Building height		
<p>PO3 A building has a building height that is:</p> <ul style="list-style-type: none"> a. consistent with a landscape or bushland setting for the Carbrook precinct, Park living precinct and Park residential precinct; 	<p>AO3 A building has a maximum building height of:</p> <ul style="list-style-type: none"> a. 8.5 metres in the Carbrook precinct, Park living precinct and Park residential precinct; or b. 12 metres in the Cottage rural precinct. 	<p>Complies The proposal has a building height of approximately 4.23m from the ground floor to the top of the ceiling.</p>

<p>b. consistent with a semi-rural or bushland setting in the Cottage rural precinct; c. responsive to the topography of the site.</p>		
<p>Boundary clearance</p>		
<p>PO4 A building or structure has a boundary clearance that is compatible with the setting for the precinct having regard to: a. visual amenity; b. privacy.</p>	<p>AO4 A building or structure, other than an existing lawful building or structure, has a minimum: 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. Note - AO19 has boundary clearance provisions for a building and structure associated with Intensive horticulture or Wholesale nursery</p>	<p>Complies The proposal retains and enhances the existing built form over the site and therefore, minimal change is proposed to setbacks. All setbacks exceed the minimum requirements of AO4. The shortest setback is a generous and compliant 6.335m – 8.422m between the southern side boundary and a small portion of the built form, with much more substantial setbacks provided to all other remaining boundaries.</p>
<p>Site cover</p>		
<p>Site cover in the Carbrook precinct, Park living precinct and Park residential precinct</p>		
<p>PO5 A building or structure has a site cover that protects the visual amenity and the landscaped or bushland setting of the precinct.</p>	<p>AO5 A building or structure in the Carbrook precinct, Park living precinct or Park residential precinct, other than an existing lawful building or structure, has a maximum site cover of 700m².</p>	<p>Complies The proposal comprises a total building footprint of 401m² resulting in a site cover of 19.8% of the site area.</p>
<p>Site cover in the Cottage rural precinct</p>		
<p>PO6 A building or structure has a site cover that protects the visual amenity and the semi-rural or bushland setting of the precinct.</p>	<p>AO6 A building or structure in the Cottage rural precinct, other than an existing lawful building or structure, has a maximum site cover of 700m².</p>	<p>Not applicable The premises is not within the Cottage rural precinct.</p>

Amenity		
General emissions		
<p>PO7 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions. 	<p>AO7 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 premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz. 	<p>Complies The proposal is capable of complying with the nominated standards in AO7 for noise, air and light, being the impacts relevant for management.</p>
Reverse amenity		
<p>PO8 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure</p>	<p>AO8 Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 -</p>	<p>Complies The proposal does not involve a sensitive land use, within 100 metres of government supported transport infrastructure.</p>

and corridor by mitigating the adverse impacts of the infrastructure	Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.													
<p>PO9 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p> <table border="1" data-bbox="123 598 795 1324"> <thead> <tr> <th data-bbox="123 598 459 742">Column 1: Separation distance</th> <th data-bbox="459 598 795 742">Column 2: Use</th> </tr> </thead> <tbody> <tr> <td data-bbox="123 742 459 798">1,500 metres</td> <td data-bbox="459 742 795 798">Special industry</td> </tr> <tr> <td data-bbox="123 798 459 853">500 metres</td> <td data-bbox="459 798 795 853">High impact industry</td> </tr> <tr> <td data-bbox="123 853 459 909">500 metres</td> <td data-bbox="459 853 795 909">Intensive animal industry</td> </tr> <tr> <td data-bbox="123 909 459 1117">500 metres</td> <td data-bbox="459 909 795 1117">Intensive horticulture, being the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).</td> </tr> <tr> <td data-bbox="123 1117 459 1324">300 metres</td> <td data-bbox="459 1117 795 1324">Intensive horticulture, excluding the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	500 metres	Intensive horticulture, being the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	300 metres	Intensive horticulture, excluding the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	<p>AO9 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.13.3.2. Table 6.2.13.3.2</p>	<p>Complies The proposal is located within a predominately residential setting, and meets the separation distances shown in Column 1, from the use listed in Column 2 in Table 6.2.13.3.2.</p>
Column 1: Separation distance	Column 2: Use													
1,500 metres	Special industry													
500 metres	High impact industry													
500 metres	Intensive animal industry													
500 metres	Intensive horticulture, being the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).													
300 metres	Intensive horticulture, excluding the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).													

300 metres	Wholesale nursery	
250 metres	Medium impact industry	
<p>PO10 A sensitive land use does not adversely affect the ongoing operation of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).</p>	<p>AO10 A sensitive land use is not located within 500m of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).</p>	<p>Complies The premises is not located within 500m of the Intensive horticulture industry referenced in AO10.</p>
Service areas and storage		
<p>PO11 Plant, equipment, services and outdoor storage of materials do not detract from the amenity of the streetscape.</p>	<p>AO11 Plant, equipment, services and outdoor storage of materials are not visible from a road.</p>	<p>Complies The proposal comprises a generous setback from Thornbill Drive and a design which will ensure plant, equipment, services and outdoor storage of materials are not visible from a road frontage.</p>
For assessable development only		
Land use		
<p>PO12 A use protects the natural and scenic amenity values of adjoining premises in the Environmental management and conservation zone.</p>	<p>AO12 No acceptable outcome provided.</p>	
Social and health impact		
<p>PO13 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment.</p>	<p>AO13.1 Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.</p>	

<p>Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment</p>	<p>AO13.2 Development does not provide for gaming.</p>	
<p>Carbrook precinct</p>		
<p>Design</p>		
<p>Built form</p>		
<p>PO14 The built form does not dominate the landscaped or bushland setting in the Carbrook precinct.</p>	<p>AO14 No acceptable outcome provided.</p>	<p>Not applicable The premises is not within the Carbrook precinct.</p>
<p>Movement network</p>		
<p>PO15 Development in the Carbrook precinct provides a low speed vehicle environment to protect native fauna.</p>	<p>AO15 No acceptable outcome provided.</p>	<p>Not applicable The premises is not within the Carbrook precinct.</p>
<p>Fencing</p>		
<p>PO16 A fence provides for the movement of native fauna.</p>	<p>AO16 A fence:</p> <ul style="list-style-type: none"> a. provides that the lowest strand or rail is a minimum of 60 centimetres above the ground level; b. provides that the distance between each rail or strand is a minimum of 30 centimetres; c. is not electrified; d. does not include barbed or razor wire. 	<p>Not applicable The premises is not within the Carbrook precinct.</p>

Cottage rural precinct

Land use

Animal keeping being for the training of horses and stabling

<p>PO17 Animal keeping being the training or stabling of horses does not produce dust emissions that adversely affect rural residential amenity by providing a:</p> <ul style="list-style-type: none"> a. adequate separation from a use in the residential zone category; b. boundary clearance; c. suitable track surface. 	<p>AO17 A training or exercise track for horses and stabling of horses:</p> <ul style="list-style-type: none"> a. has a minimum boundary clearance of: <ul style="list-style-type: none"> i. 30 metres from a residential zone category; ii. 15 metres otherwise; b. is surfaced with a material that limits dust generation (such as coarse sand or chip sawdust mix). 	<p>Not applicable The premises is not within the Cottage rural precinct.</p>
--	---	---

Animal keeping, being a kennel

<p>PO18 Animal keeping being a kennel does not produce emissions that adversely impact on residential amenity by providing:</p> <ul style="list-style-type: none"> a. adequate separation from a use in the residential zone category; b. separation from other existing kennels; c. ease of supervision; d. boundary clearances; e. setbacks; f. a visual buffer to limit visual stimulus to dogs from an external source; g. an acoustic fence; h. a limit on the number of dogs kept on the premises. 	<p>AO18 Animal keeping being a kennel:</p> <ul style="list-style-type: none"> a. is located a minimum of 100 metres from any lot in the residential zone category; b. is located a minimum distance of 1000 metres from another lawfully established or approved kennel; c. is located a maximum of 20 metres from the Dwelling house on the same lot; d. has a minimum boundary clearance of: <ul style="list-style-type: none"> i. 100 metres from a road frontage; ii. 15 metres from a side and rear boundary; e. is setback a minimum of: <ul style="list-style-type: none"> i. 150 metres from a sensitive land use; 	<p>Not applicable The premises is not within the Cottage rural precinct.</p>
---	---	---

	<ul style="list-style-type: none"> ii. 150 metres from the boundary of an adjoining lot where the adjoining lot is vacant; f. is visually buffered by: <ul style="list-style-type: none"> i. a minimum five metres wide screen landscaping strip adjoining a building, run, exercise yard or car park; ii. locating the kennel behind the existing or proposed Dwelling house; iii. provides an acoustic fence with a minimum height of two metres; iv. has no more than 10 dogs per hectare, up to a maximum of 100 dogs. 	
Intensive horticulture or Wholesale nursery		
<p>PO19 An Intensive horticulture or Wholesale nursery protects the amenity of adjoining premises.</p>	<p>AO19 A building or structure, where associated with Intensive horticulture or Wholesale nursery has a minimum boundary clearance of:</p> <ul style="list-style-type: none"> a. 50 metres from a lot boundary; or b. 10 metres from a lot boundary where it shares a common lot boundary with a property that is being lawfully used for: <ul style="list-style-type: none"> i. Animal husbandry; ii. Animal keeping; iii. Cropping; iv. Emergency services; v. Intensive horticulture; vi. Permanent plantation; vii. Rural industry; 	<p>Not applicable The premises is not within the Cottage rural precinct.</p>

	<ul style="list-style-type: none"> viii. Transport depot being Heavy vehicle parking; ix. Wholesale nursery; x. Winery. 	
Permanent plantation		
<p>PO20 A Permanent plantation protects the amenity of adjoining premises and safety of people and premises from bushfire.</p>	<p>AO20 A Permanent plantation is setback a minimum distance of:</p> <ul style="list-style-type: none"> a. 20 metres from a lot boundary; b. 100 metres from a lot boundary of: <ul style="list-style-type: none"> i. an Educational establishment; or ii. premises in the residential zone category; or iii. premises in the Park living or Park residential precincts. 	<p>Not applicable The premises is not within the Cottage rural precinct.</p>
Design		
Built form		
<p>PO21 The built form does not dominate the semi-rural or bushland setting.</p>	<p>AO21 No acceptable outcome provided.</p>	<p>Not applicable The premises is not within the Cottage rural precinct.</p>
Amenity		
Reverse amenity		
<p>PO22 Development does not prejudice the future operations and viability of Rural activities.</p>	<p>AO22 No acceptable outcome provided.</p>	<p>Not applicable The premises is not within the Cottage rural precinct.</p>
<p>PO23</p>	<p>AO23 No acceptable outcome provided.</p>	<p>Not applicable The premises is not within the Cottage rural precinct.</p>

Development is designed and carried out to ensure that chemical spraydrift does not reach adjoining property boundary.		
Park living precinct		
Design		
Built form		
<p>PO24 The built form does not dominate the landscape or bushland setting.</p>	<p>AO24 No acceptable outcome provided.</p>	<p>Complies The proposal retains the existing built form over the site and comprises a small-scale extension at the rear of the building, comprising only 54m². The proposal also reflects materiality consistent with the built form already established over the site. In doing so, the built form of the proposal does not dominate the landscape or bushland setting.</p>
Park residential precinct		
Design		
Net density		
<p>PO25 Development achieves a density consistent with that intended for the Park residential precinct.</p>	<p>AO25 Development in the Park residential precinct has a maximum net density of 2.5 equivalent dwellings per hectare.</p>	<p>Not applicable The premises is not within the Park residential precinct.</p>
Built form		
<p>PO26 The built form does not dominate the landscape or bushland setting.</p>	<p>AO26 No acceptable outcome provided.</p>	<p>Not applicable The premises is not within the Park residential precinct.</p>

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	Comments
For accepted development (subject to requirements) and assessable development		
Landscape design		
<p>PO1 Development provides landscaping that is designed and located to:</p> <ul style="list-style-type: none"> a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: <ul style="list-style-type: none"> i. maintaining pedestrian accessibility; ii. not obstructing sightlines for pedestrians, cyclists and motorists; iii. being consistent with the function of the road; iv. being of a scale that is in proportion with the road width; d. be responsive to and compatible with soil conditions, topography and micro climate; e. utilise species selection that: <ul style="list-style-type: none"> i. is suitable for the available space and growing conditions; ii. incorporates, where practicable, native vegetation in public open space and roads; 	<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>AO1 Complies The development application is supported by a landscape concept plan prepared by LaudINK, which includes a site analysis in accordance with part 2 of Planning scheme policy 5 - Infrastructure.</p>

<ul style="list-style-type: none">f. protect, where practicable, existing native trees;g. conserve energy and water;h. incorporate water sensitive urban design principles;i. prevent pondage and manage overland flow;j. act as a buffer to screen adverse visual impact of development and incompatible uses;k. define the common boundary and prevent encroachment of existing and future uses into public open space;l. rehabilitate degraded areas on the premises;m. be easily maintained. <p>Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.</p>		
---	--	--

8.2.8 Landslide hazard and steep slope area overlay code

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Natural physical processes and safety of people and premises		
<p>PO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00:</p> <ul style="list-style-type: none"> a. takes into account the risks associated with the natural physical processes of land movement and erosion; b. is located so that it is geologically stable in the long term and not at risk from landslide. 	<p>AO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is carried out in accordance with a site-specific geotechnical report:</p> <ul style="list-style-type: none"> a. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; b. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; c. identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; d. that includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development the subject of the report has a factor of safety 	<p>PO1 Complies Whilst a site-specific geotechnical report has not been prepared, the Landslide hazard and steep slope area affects a very minor portion of the site, which is not affected by the proposed extension to the existing built form over the premises. Therefore, the proposed development suitably takes into account the risks associated with the natural physical processes of land movement and erosion, and is located so that it is geologically stable in the long term and not at risk from landslide.</p>

	greater than 1.5 against geotechnical failure.	
PO2 Development protects the safety of people and property and the environment from the impacts of landslide on hazardous materials stored or handled on the premises.	AO2 Storage of hazardous materials is in compliance with AS1940 - The storage and handling of flammable and combustible liquids.	AO2 Complies The proposed development does not involve storage of hazardous materials, including flammable and combustible liquids.
Design		
PO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is designed to be responsive to: a. the topography of the premises; b. the visual amenity of adjoining premises, the streetscape and the locality.	AO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 does not involve cut and fill.	AO3 Complies The Landslide hazard and steep slope area affects a very minor portion of the site. The overlay area is not affected by the proposed development and no earthworks are proposed within the Landslide hazard and steep slope area.
PO4 The undercroft of a building or structure located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is screened when viewed from: a. adjoining premises; b. a road.	AO4 The undercroft of the building or structure in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 has: a. skirting or landscape screening to the full height of the undercroft; b. a maximum height at the perimeter of the building or structure of three metres above ground level.	AO4 Not Applicable No built form element is proposed within the Landslide hazard and steep slope area.
Stormwater drainage		
PO5 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 ensures that stormwater runoff	AO5 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 manages stormwater drainage (including roof guttering and rainwater tank	AO5 Not Applicable No built form element or earthworks are proposed within the Landslide hazard and steep slope area.

<p>does not increase the susceptibility of the site and neighbouring sites to landslide.</p>	<p>overflows) to avoid, on the site and on neighbouring sites:</p> <ul style="list-style-type: none">a. redirection of the flow of surface water or groundwater;b. concentration of surface water or groundwater.	
--	--	--

8.2.9 Regional infrastructure corridors and substations overlay code

Table 8.2.9.3.1 - Regional infrastructure corridors and substations overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Community health and safety		
<p>PO1 A use does not result in an unacceptable health or safety risk to the community from extremely low frequency magnetic field from powerline infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01. Note - ARPANSA draft standard, 2008 outlines the appropriate measures to be taken into consideration to achieve this outcome.</p>	<p>AO1 A use is located outside the 275kV powerline buffer area identified on Regional infrastructure corridors and substations overlay map OM-09.01.</p>	<p>PO1 Complies The proposal retains and involves a minor extension of the existing built form over the site. A minor portion of the existing building is located within the Powerline corridor 275kv buffer 40m area.</p> <p>The proposal does not result in an increased development area being located within this buffer and does not result in an unacceptable health or safety risk to the community from extremely low frequency magnetic field from powerline infrastructure.</p>
<p>PO2 A sensitive land use is located a sufficient distance from a substation and wastewater facility identified on Regional infrastructure corridors and substations overlay map OM-09.01 to prevent an unacceptable health or safety risk to the community from a substation or wastewater facility.</p>	<p>AO2 A sensitive land use:</p> <ol style="list-style-type: none"> a. has a minimum boundary clearance of 100 metres from a Substation identified on Regional infrastructure corridors and substations overlay map OM-09.01; b. is located outside the Wastewater facility buffer area identified on Regional 	<p>AO2 Complies The premises is not located within 100 metres from a Substation and is not located within the Wastewater facility buffer area, as identified on Regional infrastructure corridors and substations overlay map OM-09.01.</p>

infrastructure corridors and substations overlay map OM-09.01.		
Protection of electricity infrastructure		
<p>PO3 Development of premises adjoining a 110kv or 275kv powerline identified on Regional infrastructure corridors and substations overlay map OM-09.01 whether or not in an electricity easement, takes into account the impacts of 'sag' and 'swing'.</p>	<p>AO3 Development of premises adjoining a 110kV or 275kV powerline corridor identified on Regional infrastructure corridors and substations overlay map OM-09.01 complies with the mandatory clearance from any proposed buildings, structures and operational equipment to existing power lines specified in Schedules 4 and 5 of the <i>Electrical Safety Regulation 2013</i>.</p>	<p>AO3 Complies The proposed development complies with the mandatory clearance from any proposed buildings, structures and operational equipment to existing power lines specified in Schedules 4 and 5 of the <i>Electrical Safety Regulation 2013</i>.</p>
Protection of water infrastructure		
<p>PO4 Development protects bulk water infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 by:</p> <ol style="list-style-type: none"> a. locating outside an easement for the pipeline; b. having an adequate boundary clearance to protect its operation. 	<p>AO4 Development is not located within the water pipeline corridor identified on Regional infrastructure corridors and substations overlay map OM-9.01.</p>	<p>AO4 Complies Whilst the northern portion of the site is located within the water pipeline corridor, the proposal does not involve any development within the water pipeline corridor.</p>
Protection of petroleum pipeline infrastructure		
<p>PO5 Development does not compromise the operation of a Petroleum pipeline identified on Regional infrastructure corridors and substations overlay map OM-09.01.</p>	<p>AO5 Development is not located on:</p> <ol style="list-style-type: none"> a. Emt D SP147672; or b. Emt A RP104128; or c. Emt B RP119561. 	<p>AO5 Complies The premises is not located within any of the easements referenced in AO5.</p>
Access for infrastructure providers		

<p>PO6 Access to the following infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 is provided to the infrastructure provider at all times:</p> <ul style="list-style-type: none"> a. 110kv and 275kv powerlines; b. Substation; c. Wastewater facility. <p>Note - The applicable infrastructure provider will provide a padlock wherever gates and locked access to an easement is required.</p>	<p>AO6 Access to the following infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 is provided to the infrastructure provider at all times:</p> <ul style="list-style-type: none"> a. 110kV and 275kV powerlines; b. Substation; c. Wastewater facility. 	<p>AO6 Complies The proposal maintains and does not adversely impact the established access arrangement to the powerline corridor that adjoins the site to the north.</p>
<p>For assessable development</p>		
<p>Co-location of regional infrastructure corridors</p>		
<p>PO7 Regional infrastructure is co-located in a Regional infrastructure corridor identified on Regional infrastructure corridors and substations overlay map OM-09.00 to:</p> <ul style="list-style-type: none"> a. achieve an efficient use of land; b. enable ease of access and maintenance; c. limit adverse environmental impacts. 	<p>AO7 No acceptable outcome provided.</p>	<p>PO7 Not applicable The proposal does not involve regional infrastructure.</p>