

**Zone Code**

## **6.2.13 Rural residential zone code**

### **6.2.13.1 Application**

1. This code applies to:
  - a. accepted development (subject to requirements) and code assessable material change of use for which Rural residential zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.13.1 - Rural residential zone in Part 5 - Tables of assessment;
  - b. material change of use made impact assessable in Table 5.5.13.1 - Rural residential zone in Part 5 - Tables of assessment;
  - c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot;
  - d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

### **6.2.13.2 Purpose**

1. The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

The proposed use will maintain a caretaker function (residence) on the site. This maintains the residential use of the site in conjunction with the additional place of worship use.

2. The local government purpose of the Rural residential zone code is to:
  - a. predominantly provide for Dwelling houses on larger lots;

The proposed use will maintain a caretaker function on the site. This maintains the residence on the site in conjunction with the place of worship use.

- b. provide for development in a semi-rural, landscaped or bushland setting;

The proposal maintains the semi-rural and bushland setting by utilizing the existing buildings and maintaining much of the site at low or undeveloped intensity. There will be no significant change in the appearance of the built form on the site as a result of the proposal.

c. protect rural residential amenity.

The level of amenity provided by the proposal is similar to its current residential use. The addition of landscaping will further improve amenity outcomes. Landscaping will offset and conceal (to some degree) any additional development works (eg. Carparks).

3. The purpose of the Rural residential zone code will be achieved through the following overall outcomes:

a. the design of the built form:

i. responds to site characteristics, including the shape, frontage, size, orientation and slope;

Existing approved buildings will be utilized. There is no proposed change to the built form.

ii. produces a built form that is compatible with the semi-rural, landscaped or bushland setting;

Existing approved buildings will be utilized. There is no proposed change to the built form. Additional landscaping will be incorporated at the site boundaries in key locations.

iii. provides that the semi-rural, landscaped or bushland setting predominates over the built form;

The proposal maintains the semi-rural and bushland setting by utilizing the existing buildings and maintaining much of the site at low or undeveloped intensity.

iv. incorporates appropriate boundary clearances to protect and provide privacy for residents;

No changes are proposed to the existing boundary clearances of the buildings. A small carpark will be created which will approach the western boundary. This boundary will be buffer planted. It should be noted that the house on this adjoining property to the west is setback some 100m.

v. ensures it is easily and safely accessed;

The existing access will be maintained from Casuarina Road. During times of peak flooding an emergency access will be made through the adjoining Sri Lankan Hindu Temple site. An agreement is in place to allow this to occur.

b. development protects amenity consistent with its location in the Rural residential zone or precinct and the surrounding area;

The character and amenity of the use is low key in nature. The appearance will be unchanged from its current residential appearance of a house with ancillary shed. This is compatible with rural activities in the precinct.

c. 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;

The site is not within the Carbrook precinct.

d. 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;

The use includes a caretaker dwelling. Place of Worship is not mentioned. However, given:

- the history of a previous lapsed approval,
- the existence of an adjoining existing Temple,
- and the low key / low impact nature of the use.

It is anticipated that the proposal will not generate impacts exceeding those which could normally be expected in the Rural Residential Zone.

- ii. development has a semi-rural or bushland setting;

The semi-rural setting is not significantly changed by the proposal. The additional small parking area is well concealed from view from the main road and will be further concealed by landscape planting.

- e. in the Park living precinct:
  - 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;

The site is not within the Park Living precinct.

- f. in the Park residential precinct:
  - 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.

The site is not within the Park Residential precinct.

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.

### 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**

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		The proposal is 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"> <li>a. section 6.2.13.2(3)(c)(i) overall outcomes for the Carbrook precinct; or</li> <li>b. section 6.2.13.2(3)(d)(i) overall outcomes for the Cottage rural precinct; or</li> <li>c. section 6.2.13.2(3)(e)(i) overall outcomes for the Park living precinct; or</li> <li>d. section 6.2.13.2(3)(f)(i) overall outcomes for the Park residential precinct.</li> </ul>	<p>AO1 A use in the Rural residential zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>• section 6.2.13.2(3)(c)(i) overall outcomes for the Carbrook precinct; or</li> <li>• section 6.2.13.2(3)(d)(i) overall outcomes for the Cottage rural precinct; or</li> <li>• section 6.2.13.2(3)(e)(i) overall outcomes for the Park living precinct; or</li> <li>• section 6.2.13.2(3)(f)(i) overall outcomes for the Park residential precinct.</li> </ul>	<p>The proposed use is for place of worship and caretaker. Caretaker is identified in the relevant section. Place of worship is not identified but does not create any significant adverse impact.</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. No cropping is proposed.</p>
Design		
Building height		
<p>PO3 A building has a building height that is:</p> <ul style="list-style-type: none"> <li>a. consistent with a landscape or bushland setting for the Carbrook precinct, Park living precinct and Park residential precinct;</li> <li>b. consistent with a semi-rural or bushland setting in the Cottage rural precinct;</li> <li>c. responsive to the topography of the site.</li> </ul>	<p>AO3 A building has a maximum building height of:</p> <ul style="list-style-type: none"> <li>a. 8.5 metres in the Carbrook precinct, Park living precinct and Park residential precinct; or</li> <li>b. 12 metres in the Cottage rural precinct.</li> </ul>	<p>Only existing buildings will be utilized. No building exceeds 12m in height.</p>
Boundary clearance		
PO4	AO4	<p>Only existing buildings will be utilized.</p>

<p>A building or structure has a boundary clearance that is compatible with the setting for the precinct having regard to:</p> <ol style="list-style-type: none"> <li>visual amenity;</li> <li>privacy.</li> </ol>	<p>A building or structure, other than an existing lawful building or structure, has a minimum:</p> <ol style="list-style-type: none"> <li>road boundary clearance of 20 metres where it has a frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; or</li> <li>road boundary clearance of 10 metres on all other roads;</li> <li>side and rear boundary clearance of three metres.</li> </ol> <p>Note - AO19 has boundary clearance provisions for a building and structure associated with Intensive horticulture or Wholesale nursery</p>	
Site cover		
Site cover in the Carbrook precinct		
<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, other than an existing lawful building or structure, has a maximum site cover of 10 percent or 700m<sup>2</sup>, whichever is the greater.</p>	<p>Not applicable. The site is not within the Carbrook Precinct.</p>
Site cover in the Cottage rural precinct		
<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 and structure in the Cottage rural precinct, other than an existing lawful building or structure, has a maximum site cover of 10 percent or 700m<sup>2</sup>, whichever is the greater.</p>	<p>Site cover does not exceed 10% or 700m<sup>2</sup>.</p>
Site cover in the Park living precinct and Park residential precinct		
<p>PO7 A building or structure has a site cover that protects the visual amenity and the</p>	<p>AO7 A building or structure in the Park living or Park residential precinct, other than an</p>	<p>Not applicable. The site is not within the park Living or Park Residential Precincts.</p>

landscaped or bushland setting of the precinct.	existing lawful building or structure, has a maximum site cover of 20 percent or 700m <sup>2</sup> , whichever is the greater.	
Amenity		
General emissions		
<p>PO8 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"> <li>a. noise emissions;</li> <li>b. air emissions;</li> <li>c. light emission;</li> <li>d. radiation emissions;</li> <li>e. vibration emissions.</li> </ul>	<p>AO8 Development complies with the following emissions standards of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>c. Table 3.2.2.1 - Air emission standards;</li> <li>d. Table 3.2.3.1 - Light emission standards;</li> <li>e. section 3.2.4 - Radiation emission standards;</li> <li>f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s<sup>2</sup>) 1/80Hz.</li> </ul>	<p>A Noise Report is attached which was conducted in 2012. This report showed no significant impacts would be created for what was a significantly more intensive use.</p> <p>No significant air, light, radiation or vibration emissions will be produced.</p>
Reverse amenity		
PO9	AO9	The site does share a common boundary with the State controlled Mount Lindesay Highway.

<p>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</p>	<p>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:</p> <ol style="list-style-type: none"> <li>a. shares a common boundary with government supported transport infrastructure; or</li> <li>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</li> <li>c. is within direct line of sight to government supported transport infrastructure; or</li> <li>d. is within 100 metres of government supported transport infrastructure.</li> </ol>	<p>Noise and Vibration criteria will be address at the Building Certification stage.</p>				
<p>PO10 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="192 1157 1021 1343"> <tr> <td data-bbox="192 1157 607 1289"> <p>Column 1: Separation distance</p> <p>1,500 metres</p> </td> <td data-bbox="607 1157 1021 1289"> <p>Column 2: Use</p> <p>Special industry</p> </td> </tr> <tr> <td data-bbox="192 1289 607 1343"> <p>500 metres</p> </td> <td data-bbox="607 1289 1021 1343"> <p>High impact industry</p> </td> </tr> </table>	<p>Column 1: Separation distance</p> <p>1,500 metres</p>	<p>Column 2: Use</p> <p>Special industry</p>	<p>500 metres</p>	<p>High impact industry</p>	<p>AO10 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>Noted.</p>
<p>Column 1: Separation distance</p> <p>1,500 metres</p>	<p>Column 2: Use</p> <p>Special industry</p>					
<p>500 metres</p>	<p>High impact industry</p>					

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	
PO11 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).	AO11 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).	Not applicable.
Service areas and storage		
PO12 Plant, equipment, services and outdoor storage of materials do not detract from the amenity of the streetscape.	AO12 Plant, equipment, services and outdoor storage of materials are not visible from a road.	Not applicable. No outdoor storage is proposed.
For assessable development only		
Land use		
PO13	AO13 No acceptable outcome provided.	Not applicable. The site does not adjoin the Environmental Management or Conservation Zone.

A use protects the natural and scenic amenity values of adjoining premises in the Environmental management and conservation zone.		
<b>Carbrook precinct</b>		
<b>Design</b>		
<b>Built form</b>		
PO14 The built form does not dominate the landscaped or bushland setting in the Carbrook precinct.	AO14 No acceptable outcome provided.	Not applicable. The site is not within the Carbrook Precinct.
<b>Movement network</b>		
PO15 Development in the Carbrook precinct provides a low speed vehicle environment to protect native fauna.	AO15 No acceptable outcome provided.	Not applicable. The site is not within the Carbrook Precinct.
<b>Fencing</b>		
PO16 A fence provides for the movement of native fauna.	AO16 A fence: <ul style="list-style-type: none"> <li>a. provides that the lowest strand or rail is a minimum of 60 centimetres above the ground level;</li> <li>b. provides that the distance between each rail or strand is a minimum of 30 centimetres;</li> <li>c. is not electrified;</li> <li>d. does not include barbed or razor wire.</li> </ul>	Not applicable. The site is not within the Carbrook Precinct.
<b>Cottage rural precinct</b>		

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"> <li>a. adequate separation from a use in the residential zone category;</li> <li>b. boundary clearance;</li> <li>c. suitable track surface.</li> </ul>	<p>AO17 A training or exercise track for horses and stabling of horses:</p> <ul style="list-style-type: none"> <li>a. has a minimum boundary clearance of: <ul style="list-style-type: none"> <li>a. 30 metres from a residential zone category;</li> <li>b. 15 metres otherwise;</li> </ul> </li> <li>b. is surfaced with a material that limits dust generation (such as coarse sand or chip sawdust mix).</li> </ul>	Not applicable. No animal keeping is proposed.
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"> <li>a. adequate separation from a use in the residential zone category;</li> <li>b. separation from other existing kennels;</li> <li>c. ease of supervision;</li> <li>d. boundary clearances;</li> <li>e. setbacks;</li> <li>f. a visual buffer to limit visual stimulus to dogs from an external source;</li> <li>g. an acoustic fence;</li> <li>h. a limit on the number of dogs kept on the premises.</li> </ul>	<p>AO18 Animal keeping being a kennel:</p> <ul style="list-style-type: none"> <li>a. is located a minimum of 100 metres from any lot in the residential zone category;</li> <li>b. is located a minimum distance of 1000 metres from another lawfully established or approved kennel;</li> <li>c. is located a maximum of 20 metres from the Dwelling house on the same lot;</li> <li>d. has a minimum boundary clearance of: <ul style="list-style-type: none"> <li>a. 100 metres from a road frontage;</li> <li>b. 15 metres from a side and rear boundary;</li> </ul> </li> <li>e. is setback a minimum of: <ul style="list-style-type: none"> <li>a. 150 metres from a sensitive land use;</li> <li>b. 150 metres from the boundary of an adjoining lot where the adjoining lot is vacant;</li> </ul> </li> </ul>	Not applicable. No animal keeping is proposed.

	<ul style="list-style-type: none"> <li>f. is visually buffered by: <ul style="list-style-type: none"> <li>a. a minimum five metres wide screen landscaping strip adjoining a building, run, exercise yard or car park;</li> <li>b. locating the kennel behind the existing or proposed Dwelling house;</li> <li>c. provides an acoustic fence with a minimum height of two metres;</li> <li>d. has no more than 10 dogs per hectare, up to a maximum of 100 dogs.</li> </ul> </li> </ul>	
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"> <li>a. 50 metres from a lot boundary; or</li> <li>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"> <li>a. Animal husbandry;</li> <li>b. Animal keeping;</li> <li>c. Cropping;</li> <li>d. Emergency services;</li> <li>e. Intensive horticulture;</li> <li>f. Permanent plantation;</li> <li>g. Rural industry;</li> <li>h. Transport depot being Heavy vehicle parking;</li> <li>i. Wholesale nursery;</li> <li>j. Winery.</li> </ul> </li> </ul>	<p>Not applicable. No plant nursery is proposed.</p>

Permanent plantation		
PO20 A Permanent plantation protects the amenity of adjoining premises and safety of people and premises from bushfire.	AO20 A Permanent plantation is setback a minimum distance of: a. 20 metres from a lot boundary; b. 100 metres from a lot boundary of: a. an Educational establishment; or b. premises in the residential zone category; or c. premises in the Park living or Park residential precincts.	Not applicable. No plantation is proposed.
Design		
Built form		
PO21 The built form does not dominate the semi-rural or bushland setting.	AO21 No acceptable outcome provided.	The built form remains unchanged as the existing buildings will be utilised. This maintains the semi-rural setting.
Amenity		
Reverse amenity		
PO22 Development does not prejudice the future operations and viability of Rural activities.	AO22 No acceptable outcome provided.	The site shares only the western boundary with a house lot. This adjoining house is setback some 100m from this shared boundary. Activity on this site appears to be located to the western portion and appears to include a number of vehicles in and around an existing large, shed structure. The proposed Place of Worship is not expected, in any way, to significantly impact on that adjoining property now, or into the foreseeable future.
PO23	AO23 No acceptable outcome provided.	Not applicable.

Development is designed and carried out to ensure that chemical spraydrift does not reach adjoining property boundary.		
<b>Park living precinct and Park residential precinct</b>		
Design		
Built form		
PO24 The built form does not dominate the landscape or bushland setting.	AO24 No acceptable outcome provided.	Not applicable.

## Development Codes

## **9.4.2 Filling and excavation code**

### **9.4.2.1 Application**

3. This code applies to:
  - a. material change of use:
    - i. that is accepted development (subject to requirements) or code assessable and for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
    - ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - local plans in Part 5 - Tables of assessment;
  - b. reconfiguring a lot:
    - i. that is code assessable and for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
    - ii. that is impact assessable in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
  - c. operational work that is accepted development (subject to requirements) and code assessable operational work - filling or excavation for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.8.1 - Operational work.
4. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

### **9.4.2.2 Purpose**

4. The purpose of the code is to protect premises, people and natural processes from adverse impacts associated with filling or excavation.

5. The purpose of the code will be achieved through the following overall outcomes:
- a. development protects:
    - i. natural physical processes and ecosystems;

The proposed cut and fill will have had minimal impact on the site ecosystems. Fill has been removed from areas not containing significant vegetation. These areas of disturbance have since been remediated. The extent of cut and fill is shown on the Site Plan.

- ii. existing and planned infrastructure;

No impact is expected on planned infrastructure.

- iii. personal health and safety and premises;

No impact is expected.

- iv. visual amenity.

The location of the cut and fill is concealed from view. Additional landscaping along the Mount Lindesay Highway frontage and the western boundary is proposed to further screen the site.

#### 9.4.2.3 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 9.4.2.3.1 - Filling and excavation code: accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Protection of natural processes and ecosystems		
<b>PO1</b> The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	<b>AO1</b> The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3 - Filling and excavation	No sediments were discharged during site works. The areas of disturbance have since been stabilized.

	standards in Planning scheme policy 5 - Infrastructure.	
PO2 Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	AO2 Topsoil and spoil is stockpiled to comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	No topsoil was stockpiled.
PO3 Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	AO3 Filling complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Fill was obtained from other locations on site. There was no import or export of fill.
Protection of existing and planned infrastructure		
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	AO4 Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	No impact is expected. There are no known road widenings or other infrastructure upgrades planned.
Protection and enhancement of personal health and safety and premises		
PO5 Filling or excavation works do not adversely affect personal health and safety.	AO5 Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Noted.
Surface water flow		
PO6 Surface water drainage does not cause any of the following: e. ponding on any premises; or f. a hazard or adversely affect personal health and safety and premises; or g. diversion or concentration of flow from or onto adjoining premises or infrastructure.	AO6 Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.	All surface drainage maintains its natural path following the slope down to the Logan River. No ponding or diversion of flows will occur.

Batters		
<p>PO7 A batter:</p> <ul style="list-style-type: none"> <li>• does not adversely affect the natural physical processes and ecosystems;</li> <li>• protects existing and planned infrastructure;</li> <li>• is safe, stable and easily maintained;</li> <li>• is landscaped to enhance visual amenity.</li> </ul>	<p>AO7 A batter is designed and constructed to comply with the standards specified in 3.3.6 - Batters and retaining walls in Planning scheme policy 5 - Infrastructure.</p>	<p>Noted.</p>
Retaining walls		
<p>PO8 A retaining wall:</p> <ol style="list-style-type: none"> <li>d. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks;</li> <li>e. does not adversely affect the natural physical processes and ecosystems;</li> <li>f. is located to avoid conflict with adjoining premises;</li> <li>g. is located such that existing and planned infrastructure is not adversely affected;</li> <li>h. protects the visual amenity of adjoining premises or a public open space;</li> <li>i. is located within the premises that is being filled;</li> <li>j. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot;</li> <li>k. is safe and stable;</li> <li>l. enables easy access for maintenance.</li> </ol>	<p>AO8 A retaining wall is designed and constructed to comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.</p>	<p>A 0.8m high timber retaining wall has been constructed along the rear of the existing shade structure (proposed shrine). This retaining wall is not located on a boundary.</p>
Filling of a dam		

<p>PO9 The filling of a dam:</p> <ul style="list-style-type: none"> <li>c. does not adversely affect the natural physical processes and ecosystems;</li> <li>d. creates a safe and stable surface;</li> <li>e. is integrated into the landscape.</li> </ul>	<p>AO9 The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.</p>	<p>No dam filling is proposed.</p>
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### 9.4.3 Infrastructure code

#### 9.4.3.1 Application

5. This code applies to:
  - a. material change of use:
    - i. that is accepted development (subject to requirements) or code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
    - ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
  - b. reconfiguring a lot:
    - i. that is code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
    - ii. made impact assessment in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
  - c. operational work that is infrastructure work:
    - i. that is accepted development (subject to requirements) or code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work in Part 5 - Tables of assessment.
6. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

#### 9.4.3.2 Purpose

6. The purpose of the code is to ensure that infrastructure is provided to service development.
7. The purpose of the code will be achieved through the following overall outcomes:
  - a. development protects the existing infrastructure and planned infrastructure networks being the:
    - i. movement network;
    - ii. park network;

- iii. water network;
- iv. sewerage network;
- v. stormwater network;
- vi. other networks including electricity, gas and telecommunications;
- vii. land for community facilities network;
- b. development other than operational work provides infrastructure that is necessary to service the development, including elements of:
  - i. a safe, efficient and legible road network;
  - ii. a safe, efficient and legible public transport network;
  - iii. a safe, efficient and legible cycle network;
  - iv. a safe, efficient and legible pedestrian network;
  - v. a safe, efficient and legible parks network;
  - vi. a safe and efficient water network;
  - vii. a safe and efficient sewerage network;
  - viii. a safe and efficient stormwater network;
  - ix. safe and efficient other networks including electricity, gas and telecommunications;
  - x. a safe and efficient road lighting network;
  - xi. land for a community facilities network;
- c. development integrates with existing and planned infrastructure networks;
- d. infrastructure is designed and constructed to deliver a standard of service that is efficient and equitable;
- e. the cost to the community for the life of the infrastructure is minimised by providing for a suitable design life, ease of maintenance and ease of replacement;
- f. infrastructure protects personal health and safety and premises;
- g. infrastructure protects environmental values.

### 9.4.3.3 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 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		

Provision, design, construction and location of infrastructure		
<p>PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.</p>	<p>AO1 Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.</p>	<p>The site will be serviced by the existing wastewater treatment system approved under PDCOM/217/2014. This is expected to be sufficient to service the proposed place of worship and caretaker use proposed.</p> <p>The site sources water from existing meter on the Mount Lindesay Highway frontage.</p> <p>Power and telecommunications connections exist.</p>
<p>PO2 Development:</p> <ul style="list-style-type: none"> <li>h. provides necessary infrastructure to service the development;</li> <li>i. provides that the design, construction and location of necessary infrastructure: <ul style="list-style-type: none"> <li>a. protects existing and planned infrastructure networks;</li> <li>b. services proposed development;</li> <li>c. integrates with existing and planned infrastructure networks;</li> <li>d. delivers a standard of service that is efficient and equitable;</li> <li>e. minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement;</li> <li>f. protects personal health, safety and premises;</li> <li>g. protects environmental values.</li> </ul> </li> </ul>	<p>AO2 Development:</p> <ul style="list-style-type: none"> <li>• in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code;</li> <li>• not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres;</li> <li>• in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code;</li> <li>• not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code;</li> <li>• provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure;</li> </ul>	<p>The site is connected to the water supply network.</p> <p>The site will be serviced by the existing wastewater treatment system approved under PDCOM/217/2014. This is expected to be sufficient to service the proposed place of worship and caretaker use proposed.</p> <p>The existing dispersal area will be relocated to lower areas of the site.</p>

	<ul style="list-style-type: none"> <li>• provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure;</li> <li>• provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure;</li> <li>• provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure;</li> <li>• provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure;</li> <li>• provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure.</li> <li>• is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure.</li> </ul> <p>Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.</p>	
Location of development		
<p>PO3 Development is located to protect existing and planned infrastructure networks.</p>	<p>AO3 Development is located outside:</p> <ul style="list-style-type: none"> <li>m. planned widening of a road or a new road identified in Table 7.3.1.1 - Road encroachment maps of Planning scheme policy 5 - Infrastructure;</li> <li>n. planned public transport network identified on Figure 3.4.1.3.1 - Public</li> </ul>	<p>There are no known road widening impacting the site.</p>

	<p>transport network in Planning scheme policy 5 - Infrastructure;</p> <p>o. a planned cycle network identified on Figure 3.4.1.2.1 - Cycle network in Planning scheme policy 5 - Infrastructure;</p> <p>p. a planned network identified in Local government infrastructure plan map LGIP-07.00 Plan for trunk parks infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.</p>	
Fire fighting		
<p>PO4 Development in a water service area accessed by common private title provides:</p> <ul style="list-style-type: none"> <li>f. fire hydrant infrastructure;</li> <li>g. unimpeded access for emergency services vehicles.</li> </ul> <p>Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.</p>	<p>AO4 Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with:</p> <ul style="list-style-type: none"> <li>c. Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i>;</li> <li>d. QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots</i>.</li> </ul>	Noted.
<p>PO5 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.</p>	<p>AO5 Development:</p> <ul style="list-style-type: none"> <li>d. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a</li> </ul>	The site is currently connected to mains water along the Mount Lindesay Highway.

	<p>minimum pressure and flow of 10 litres per second at 200kPa; or</p> <p>e. has on-site water storage in accordance with Table 9.4.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:</p> <p>a. a separate tank; or</p> <p>b. a reserve section in the bottom part of the main water supply tankwater tank.</p> <p>Editor's note - The requirement in AO5 is:</p> <ul style="list-style-type: none"> <li>- 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;</li> <li>- reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.</li> </ul>	
Disposal of trade waste		
<p>PO6</p> <p>The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.</p>	<p>AO6</p> <p>The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.</p>	<p>Not applicable.</p>
Roof water drainage and surface water drainage		
<p>PO7</p> <p>Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following:</p> <p>f. ponding of stormwater on the premises;</p> <p>g. a hazard to personal health and safety;</p>	<p>AO7</p> <p>Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p>	<p>The existing building rely on roof water drainage to soakage pits.</p> <p>The proposed parking area will be drained to a dispersal area on the lower portions of the site.</p>

<ul style="list-style-type: none"> <li>h. damage to premises;</li> <li>i. an increased risk of flooding to premises within the catchment.</li> </ul>		
Natural flow of surface water		
<p>PO8 Development provides that the natural flow of surface water is:</p> <ul style="list-style-type: none"> <li>g. not altered so as to cause a risk to personal health and safety or damage to property;</li> <li>h. not increased in intensity, velocity or frequency;</li> <li>i. not concentrated onto adjoining premises.</li> </ul>	<p>AO8 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p>	<p>The proposal involves earthworks which were conducted to create a pad for the new shrine placed on the site. This filling does not significantly alter the existing surface flows which move down the site to the Logan River.</p>
Water sensitive urban design		
<p>PO9 Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to:</p> <ul style="list-style-type: none"> <li>e. protecting existing natural features and ecological processes;</li> <li>f. protecting the natural hydrologic behaviour of catchments;</li> <li>g. protecting the existing natural flow and water quality regimes of waterways;</li> <li>h. protecting water quality of surface and ground waters;</li> <li>i. minimising demand on the water network;</li> <li>j. minimising sewage discharges to the natural environment;</li> </ul>	<p>AO9 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p>	<p>Noted.</p>

k. integrating water into the landscape to enhance visual and ecological values.		
<b>Movement network</b>		
<p>PO10 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.</p>	<p>AO10 Development does not cause or contribute to projected traffic levels:</p> <ul style="list-style-type: none"> <li>e. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or</li> <li>f. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure.</li> </ul>	<p>The proposal uses the existing Casuarina Road which was recently upgraded and sealed.</p>
<b>Integrated movement concept report</b>		
<p>PO11 Development which generates more than 3,000 vehicle trips per average weekday is designed to integrate the movement network to minimise the transportation costs required to service the use.</p>	<p>AO11 Development which generates more than 3,000 vehicle trips per average weekday provides an integrated movement concept report which integrates the planning of the movement network in accordance with part 2 and 3 of Planning scheme policy 5 - Infrastructure.</p>	<p>Not applicable.</p>
For assessable development only		
<b>Land use and transport integration</b>		
<p>PO12 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m<sup>2</sup> or more:</p> <ul style="list-style-type: none"> <li>d. supports a road hierarchy which facilitates efficient, safe and accessible</li> </ul>	<p>AO12 No acceptable outcome provided.</p>	<p>Not applicable.</p>

<p>bus services connecting to existing and future public passenger transport facilities;</p> <p>e. enhances connectivity between existing and future public passenger transport facilities and other transport modes;</p> <p>f. optimises the walkable catchment to existing and future public passenger transport facilities;</p> <p>g. provides for direct and safe access to and use of existing or future public passenger transport facilities.</p> <p>Note - SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.</p>		
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**Table 9.4.3.3.2 - Water storage for fire fighting**

Column 1 Lot size / use type	Column 2 Water requirement
For each residential lot:	
c. less than 1,000m <sup>2</sup>	5,000 litres
i. between 1,000m <sup>2</sup> and less than 1 hectare	10,000 litres
g. greater than 1 hectare	20,000 litres
Multiple dwelling	5,000 litres per dwelling up to a maximum of 20,000 litres
A use other than Multiple dwelling	5,000 litres or the prevailing rural fire brigade standard

## **9.4.4 Landscape code**

### **9.4.4.1 Application**

7. This code applies to:
  - a. material change of use:
    - i. that is accepted development (subject to requirements) and code assessable and for which the Landscape code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
    - ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment- Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
  - b. reconfiguring a lot:
    - i. that is code assessable and for which the Landscape code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
    - ii. made impact assessment in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
  - c. operational work that is landscape work:
    - i. that is accepted development (subject to requirements) and for which the Landscape Code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work in Part 5 - Tables of assessment.
8. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

### **9.4.4.2 Purpose**

8. The purpose of the code is to enhance visual amenity of the built and natural environment.
9. The purpose of the code will be achieved through the following overall outcomes:
  - a. Landscaping is designed and located to:
    - i. enhance the amenity of premises;
    - ii. enhance streetscapes;

- iii. protect the movement network;
  - iv. be responsive to site conditions;
  - v. retain significant on-site vegetation, where practicable;
  - vi. protect a building and infrastructure;
  - vii. be cost effective to maintain;
  - viii. buffer incompatible uses;
  - ix. protect public open space from encroachment by existing or future uses;
  - x. protect personal health and safety;
  - xi. rehabilitate degraded areas;
- b. A degraded area is rehabilitated with endemic species.

#### 9.4.4.3 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 9.4.4.3.1 - Landscape code: accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Landscape design		
PO1 Development provides landscaping that is designed and located to: <ul style="list-style-type: none"> <li>j. enhance the visual amenity of premises;</li> <li>k. provide street trees;</li> <li>l. protect the movement network by:               <ul style="list-style-type: none"> <li>a. maintaining pedestrian accessibility;</li> <li>b. not obstructing sightlines for pedestrians, cyclists and motorists;</li> <li>c. being consistent with the function of the road;</li> </ul> </li> </ul>	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.	Landscaping is shown on the Site Plan. This includes additional screen plantings along the site boundaries.

<ul style="list-style-type: none"> <li>d. being of a scale that is in proportion with the road width;</li> <li>m. be responsive to and compatible with soil conditions, topography and micro climate;</li> <li>n. utilise species selection that: <ul style="list-style-type: none"> <li>a. is suitable for the available space and growing conditions;</li> <li>b. incorporates, where practicable, native vegetation in public open space and roads;</li> </ul> </li> <li>o. protect, where practicable, existing native trees;</li> <li>p. conserve energy and water;</li> <li>q. incorporate water sensitive urban design principles;</li> <li>r. prevent pondage and manage overland flow;</li> <li>s. act as a buffer to screen adverse visual impact of development and incompatible uses;</li> <li>t. define the common boundary and prevent encroachment of existing and future uses into public open space;</li> <li>u. rehabilitate degraded areas on the premises;</li> <li>v. be easily maintained.</li> </ul> <p>Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.</p>		
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## 9.4.7 Servicing, access and parking code

### 9.4.7.1 Application

9. This code applies to:
  - a. material change of use:
    - i. that is accepted development (subject to requirements) or code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
    - ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
  - b. reconfiguring a lot:
    - i. that is code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
    - ii. made impact assessable in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
  - c. operational work being a driveway crossover or infrastructure work that is constructing a car park area that is accepted development (subject to requirements) or code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work in Part 5 - Tables of assessment.
10. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

### 9.4.7.2 Purpose

10. The purpose of the code is to ensure that development satisfies the demand for parking and provides safe, functional and legible parking, access and servicing.
11. The purpose of the code will be achieved through the following overall outcomes:
  - a. parking, access and servicing areas:
    - i. satisfy the expected demand for the number and type of vehicles, motorcycles and bicycles;

- ii. are safe and functional and have easy way finding;
- iii. protect the movement network.

### 9.4.7.3 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 9.4.7.3.1 - Service, access and parking code: accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
<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"> <li>w. the particular circumstances of the premises including the: <ul style="list-style-type: none"> <li>a. nature, intensity and hours of operation of the use;</li> <li>b. desirability of providing a car park and attracting vehicles to the premises;</li> <li>c. maximum number of employees and customers to be on the premises at any one time;</li> <li>d. size, levels and dimensions of the premises;</li> </ul> </li> </ul>	<p>AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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.</li> </ul> <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>The existing shed is approximately 200m2 GFA and will be converted to a temple use.</p> <p>If a rate of 1 space per 10m2 is applied these correlates to 20 parking spaces being required.</p> <p>1 parking space will be provided for the caretaker dwelling.</p>

<p>x. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.</p>		
<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>Not applicable.</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"> <li>q. is kept, used and maintained exclusively for car parking;</li> <li>r. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge;</li> <li>s. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.</li> </ul>	<p>Not applicable.</p>
<p>Provision of motorcycle parking</p>		
<p>PO4 Motorcycle parking is provided that is safe and functional.</p>	<p>AO4 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.</p>	<p>Not applicable.</p>
<p>Provision of bicycle parking</p>		
<p>PO5 Bicycle parking facilities are provided that:</p>	<p>AO5 Bicycle parking facilities comply with:</p>	<p>Not applicable.</p>

<ul style="list-style-type: none"> <li>h. satisfy the likely demand for bicycle parking;</li> <li>i. are functional;</li> <li>j. are located close to a pedestrian entry to a building.</li> </ul>	<ul style="list-style-type: none"> <li>e. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing;</li> <li>f. AS2890.3-1993 - Bicycle parking facilities.</li> </ul>	
Provision of vehicle manoeuvring area		
<p>PO6 Development provides a safe and functional vehicle manoeuvring area.</p>	<p>AO6 Development provides a vehicle manoeuvring area that:</p> <ul style="list-style-type: none"> <li>f. enables vehicles to enter and exit the site in a forward motion where the development: <ul style="list-style-type: none"> <li>a. is non-residential development; or</li> <li>b. is for five or more dwellings;</li> </ul> </li> <li>g. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area;</li> <li>h. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure.</li> </ul>	Noted.
Vehicle washing bay		
<p>PO7 A vehicle washing bay does not cause environmental harm.</p>	<p>AO7 A vehicle washing bay provides that run off is discharged to:</p> <ul style="list-style-type: none"> <li>j. a grassed area or permeable landscape area; or</li> <li>k. the sewerage system.</li> </ul>	Not applicable.
Car park access		
<p>PO8</p>	<p>AO8 Vehicular queuing space to a car parking area:</p>	Noted.

<p>Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.</p>	<ul style="list-style-type: none"> <li>j. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area;</li> <li>k. complies with Table 9.4.7.3.3 - Queuing spaces;</li> <li>l. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.</li> </ul>	
<p>Access and driveways</p>		
<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>The proposed driveway is gravel based.</p>
<p>Design and construction of a car parking area</p>		
<p>PO10 A car parking area is designed to:</p> <ul style="list-style-type: none"> <li>l. provide easy way finding for pedestrians, cyclists and motorists;</li> <li>m. provide appropriately sized and line marked spaces in accordance with relevant Australian standards;</li> <li>n. provide a convenient and safe pedestrian network;</li> <li>o. provide safe and efficient vehicle circulation;</li> <li>p. provide a progressive reduction in the speed environment in moving between the road and a parking space;</li> <li>q. provide a safe sight distance at a potential conflict point;</li> <li>r. provide for efficient and simple parking space search patterns;</li> </ul>	<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>All spaces will be a minimum of 2.7m wide and 5.4m long. They will be gravel with brick embedded boarder markings.</p> <p>Landscape plantings will be provided along the western boundary.</p> <p>Runoff will be minimal due to the permeable gravel material based used.</p> <p>Flooding will occur from time to time. During flood events the site will be closed and no parking will occur (with the exception of the caretaker).</p>

<ul style="list-style-type: none"> <li>s. provide for uncongested public transport and service vehicle movements through the premises;</li> <li>t. keeps a heavy vehicle out of a parking aisle;</li> <li>u. ensure no heavy vehicle reverses across a pathway;</li> <li>v. prevent parking off a circulation road;</li> <li>w. prevent an adverse impact on the safety and efficiency of the existing or planned movement network;</li> <li>x. prevent a motorist from reversing on a road;</li> <li>y. prevent an unnecessary space that encourages illegal parking;</li> <li>z. address safety of users through appropriate lighting;</li> <li>aa. be appropriately landscaped;</li> <li>bb. be surfaced so as to be useable in all weather conditions;</li> <li>cc. manage stormwater flows.</li> </ul>		
For assessable development		
Vehicle queuing		
<p>PO11 Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network. Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.</p>	<p>AO11 No acceptable outcome provided.</p>	<p>Not applicable.</p>

**Table 9.4.7.3.2 - Vehicle parking and servicing**

**Table 9.4.7.3.3 - Queuing spaces**

Column 1 Static capacity of car park	Column 2 Minimum number of vehicles in queue <sup>1</sup>
1-60	2
61-100	3
>100	The number calculated complies with Table 3.3 of AS 2890.1:2004 Parking facilities - Off-street car parking

Note - For the purposes of calculating queue length, each car length is 6 metres and the queue distance is measured from the boundary of the premises at a crossover to the first available car parking space on the premises.

**Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate**

**Table 9.4.7.3.5 - Design vehicle for a manoeuvring area**

Editor's note - B99 = a car  
Editor's note - SRV = a small rigid vehicle or ambulance  
Editor's note - MRV = a medium rigid vehicle  
Editor's note - HRV = a heavy rigid vehicle  
Editor's note - AV = an articulated vehicle

**Table 9.4.7.3.6 - Queuing requirements for particular uses**



## Overlay Codes

## 8.2.1 Acid sulfate soils overlay code

### 8.2.1.1 Application

11. This code applies to accepted development (subject to requirements) and assessable development for which the Acid sulfate soils overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.1.1 - Acid sulfate soils overlay map OM-01.00 in Part 5.
12. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

### 8.2.1.2 Purpose

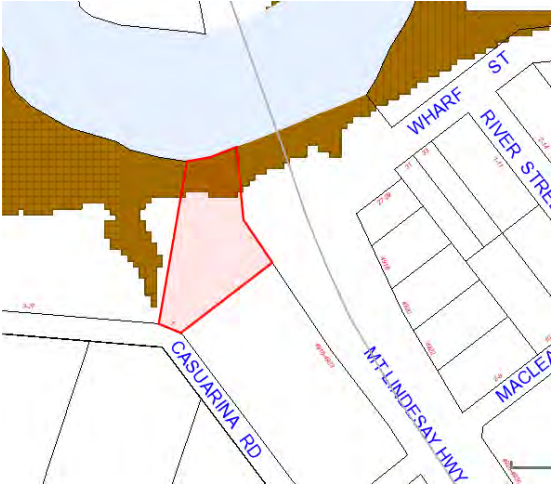
12. The purpose of code is to ensure that acid sulfate soils do not adversely affect the natural and built environment and human health and safety.
13. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development:
    - i. avoids the disturbance of acid sulfate soils; or
    - ii. protects ecosystems, the built environment and personal health and safety by managing any disturbed acid sulfate soils and associated drainage waters.

### 8.2.1.3 Requirements for assessment

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		

Land in the Potential and actual acid sulfate soil area		
<p>PO1 Development in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.01 that involves disturbing soil or sediment at or below 5 metres AHD:</p> <ul style="list-style-type: none"> <li>y. avoids disturbing acid sulfate soils; or</li> <li>z. is managed to avoid the: <ul style="list-style-type: none"> <li>a. release of acid and metal contaminants;</li> <li>b. release of nutrients that contribute to coastal algal blooms.</li> </ul> </li> </ul> <p>Editor's note - For development to which this overlay code applies, undertake an acid sulfate soils investigation conforming to the current version of Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the current Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines. Where the presence of acid sulfate soils is confirmed, prepare an acid sulfate soils management plan in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.</p>	<p>AO1.1 Development in the Potential and actual acid sulfate soils area at or below 5 metres AHD identified on Acid sulfate soils overlay map OM-01.01 does not involve:</p> <ul style="list-style-type: none"> <li>• excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment; or</li> <li>• filling of land involving 500m<sup>3</sup> or more of material with an average depth of 0.5 of a metre or greater; or</li> <li>• extracting ground water.</li> </ul> <p>AO1.2 Development in the Potential and actual acid sulfate soils area above 5 metres AHD and at or below 20 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment at or below 5 metres AHD.</p>	<p>No soil disturbance is proposed below 5m AHD or in the mapped Acid Sulphate Soil area.</p>  <p>The map shows a brown shaded area representing Acid Sulphate Soils along the riverbank. A red outline highlights a specific area of interest. Streets shown include WHARF ST, RIVER ST, CASUARINA RD, MFLINDESAY HWY, and MACLET ST.</p> <p>Figure 22 – Acid Sulphate Soils (Brown)</p>
Treatment and disposal of acid sulfate soils		
<p>PO2 Development manages the treatment and disposal of acid sulfate soils.</p>	<p>AO2 Where acid sulfate soils are identified, the acid sulfate soils are managed in accordance with an acid sulfate soils management plan prepared in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.</p>	<p>Not applicable.</p>

Editor's note - The following documents will assist in undertaking an acid sulfate soil investigation and assessment:  
t. Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines

- u. Queensland Acid Sulfate Soil Technical Manual, Legislation and Policy Guide
- v. National Acid Sulfate Soils Guidance: National acid sulfate sampling and identification methods manual
- w. Acid Sulfate Soils: Laboratory Methods Guidelines
- x. Australian Standard 4969 - Analysis of acid sulfate soil - Dried samples - Methods of test
- y. National Acid Sulfate Soils Guidance: National acid sulfate soils identification and laboratory methods manual
- z. National Acid Sulfate Soils Guidance: Guidelines for the dredging of acid sulfate soil sediments and associated dredge spoil management
  - aa. National Acid Sulfate Soils Guidance: Guidance for the dewatering of acid sulfate soils in shallow groundwater environments
  - bb. National Acid Sulfate Soils Guidance: Overview and management of monosulfidic black ooze (MBO) accumulations in waterways and wetlands

## **8.2.2 Biodiversity areas overlay code**

### **8.2.2.1 Application**

13. This code applies to accepted development (subject to requirements), compliance assessable and assessable development for which the Biodiversity areas overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.2.1 - Biodiversity areas overlay map OM-02.00 in Part 5 - Tables of assessment.
14. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3. - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

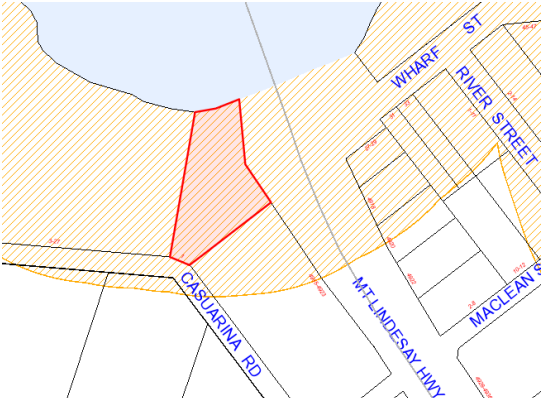
### **8.2.2.2 Purpose**

14. The purpose of the code is to:
  - a. connect biodiversity corridors;
  - b. protect and enhance habitat values and ecosystem functions;
  - c. protect scenic amenity values.
15. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development protects and enhances:
    - i. habitat values and biodiversity corridors;
    - ii. native vegetation in the primary vegetation management area;
    - iii. native trees and native habitat trees in the secondary vegetation management area;
    - iv. wildlife habitat and movement;
    - v. landscape values.

### **8.2.2.3 Requirements for assessment**

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Biodiversity corridors		
<p>PO1 Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to:</p> <ul style="list-style-type: none"> <li>aa. provide for habitat links;</li> <li>bb. facilitate safe wildlife movement;</li> <li>cc. facilitate wildlife refuge;</li> <li>dd. enhance habitat values;</li> <li>ee. rehabilitate degraded areas with native vegetation.</li> </ul> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>AO1 Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.</p>	<p>The primary Biodiversity Corridor is located along the Logan River Corridor. The lower portions of the site will remain undeveloped and maintain their natural riparian corridor functions.</p> <p>The remainder of the site will not see a significant increase in impacts as a result in its change from its current domestic function to a small scale place of worship.</p>  <p><b>Figure 23 – Biodiversity Corridor (Hatched)</b></p>
Primary vegetation management area		
PO2	AO2.1	

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

- to:
  - protect the current extent of native vegetation; or
  - achieve a net gain of native vegetation;
- to rehabilitate degraded areas with native vegetation.

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

Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.

Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:

- cc. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or
- dd. if identified as Both matters of local and state environmental significance or Matter of state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the *Environmental Offsets Act 2014*

Note - Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.

Note - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions.

Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development

The site is located within the Primary Vegetation area. The proposal does not involve the removal of any significant vegetation.

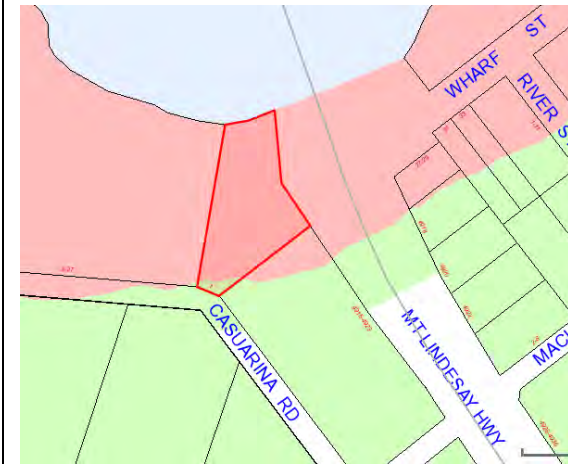


Figure 24 – Primary Vegetation (Pink)

	<p>is located to avoid the need to clear the native vegetation.</p> <p>AO2.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.</p>	
Secondary vegetation management area		
<p>PO3 Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either:</p> <ul style="list-style-type: none"> <li>k. protect the current extent of native trees and native habitat trees; or</li> <li>l. achieve a net gain of native trees and native habitat trees.</li> </ul> <p>Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>AO3 Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <ul style="list-style-type: none"> <li>g. if clearing less than 10 native trees, compensatory planting is provided of: <ul style="list-style-type: none"> <li>a. two trees of the same species for every native tree cleared in a secondary vegetation management area;</li> <li>b. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area;</li> </ul> </li> <li>h. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or</li> </ul>	<p>Only a small portion of the front boundary to Casuarina Road is marked in the Secondary Vegetation area. Refer to green area in map above.</p>

	<p>i. if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act</i></p> <p>Note - Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> <p>Note - For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions.</p> <p>Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</p>	
Koala corridor		
<p>PO4 Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>AO4 Development:</p> <p>i. is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map OM-02.02;</p> <p>j. in a Koala corridor identified on Biodiversity areas overlay map OM-</p>	<p>The site is not within the Koala Corridor.</p>

	02.02 rehabilitates degraded koala habitat values within the Koala corridor, in accordance with the South East Queensland Ecological Restoration Framework.	
Locally significant vegetation area		
<p>PO5 Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from:</p> <ul style="list-style-type: none"> <li>l. encroachment;</li> <li>m. edge effects.</li> </ul> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>AO5 Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.</p>	<p>The site is not marked as containing Locally Significant Vegetation.</p>
For assessable development		
Wildlife movement		
Locally significant Melaleuca irbyana buffer area		
<p>PO6 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna by:</p> <ul style="list-style-type: none"> <li>m. generating minimal additional night time traffic;</li> </ul>	<p>AO6 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna through the implementation of:</p>	<p>The lower portions of the site (near to the Logan River) will remain undeveloped and continue to provide a riparian corridor function.</p>

<ul style="list-style-type: none"> <li>n. minimising the risk of injury or death to wildlife by vehicular traffic;</li> <li>o. incorporating practices or measures to minimise disruption, injury or death during construction;</li> <li>p. providing that a road or accessway has a low design speed;</li> <li>q. providing fauna-friendly fencing.</li> </ul> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<ul style="list-style-type: none"> <li>dd. the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices;</li> <li>ee. the Queensland Government Koala-sensitive Design Guideline.</li> </ul>	
<p><b>PO7</b> Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from:</p> <ul style="list-style-type: none"> <li>g. edge effects;</li> <li>h. adverse changes to the local hydrology.</li> </ul> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p><b>AO7</b> Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 provides for a vegetated buffer within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03.</p>	<p>The site is not marked as containing Locally Significant Vegetation.</p>
<p>Landscape values</p>		
<p><b>PO8</b> Development is designed and located to protect and enhance the landscape values of:</p> <ul style="list-style-type: none"> <li>h. a ridgeline;</li> <li>i. native vegetation.</li> </ul>	<p><b>AO8</b> No acceptable outcome provided.</p>	<p>Noted.</p>
<p>Lighting</p>		

<p>PO9 Development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed to minimise adverse light impacts on native fauna.</p>	<p>AO9 Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02:</p> <ul style="list-style-type: none"> <li>d. complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting;</li> <li>e. is directed away from areas identified on Biodiversity areas overlay map OM-02.00.</li> </ul>	<p>No significant increase to the existing domestic lighting is proposed.</p>
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## 8.2.3 Bushfire hazard overlay code

### 8.2.3.1 Application

15. This code applies to accepted development (subject to requirements) and assessable development for which the Bushfire hazard overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.3.1 - Bushfire hazard overlay map OM-03.00 in Part 5 - Tables of assessment.

16. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

Note - Pursuant to section 32(a) of the Building Act 1975 and section 12 of the Building Regulation 2006, land identified as a Bushfire hazard area on Bushfire hazard overlay map OM-03.00 is a 'designated bushfire prone area' for the Building Code of Australia and the Queensland Development Code.

### 8.2.3.2 Purpose

16. The purpose of the code is to protect people and premises in a Bushfire hazard area.

17. The purpose of the code will be achieved through the following overall outcomes:

a. Development protects people and premises from bushfire risk:

- i. through allotment design and siting of development envelope areas and asset protection zones;
- ii. by providing vehicular access, fire maintenance trails and evacuation routes that are safe and facilitate easy way finding;
- iii. by providing an accessible water supply for firefighting purposes;
- iv. by ensuring the function of community infrastructure is not adversely impacted by bushfire;
- v. by protecting personal health and safety and the environment from hazardous materials.

### 8.2.3.3 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 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
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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"> <li>ff. minimise risk of bushfire hazard;</li> <li>gg. provide safe premises;</li> <li>hh. create efficient emergency access for fire-fighting and other emergency vehicles.</li> </ul> <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"> <li>• 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</li> <li>• 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.</li> </ul>	<p>A single caretaker will occupy the site. During bushfires the site will not be utilized as a place of worship.</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"> <li>ee. where there is no bushfire management plan approved by an existing development approval: <ul style="list-style-type: none"> <li>a. such that the bushfire attack level is less than or equal to BAL-29;</li> <li>b. away from the most likely direction of a fire front;</li> <li>c. so that elements of the development least susceptible to fire are sited closest to the bushfire hazard;</li> <li>d. such that asset protection zones are sited on land with a slope less than 18 degrees;</li> <li>e. such that asset protection zones are entirely within the boundaries of</li> </ul> </li> </ul>	<p>No new buildings are proposed to be constructed on the site. The existing buildings are considered to have sufficient protection.</p>

	<p>the private property of the development site; or</p> <p>ff. 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/m<sup>2</sup>. 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>AO3 Lots:</p> <p>m. are suitable for people, property and buildings by:</p> <p>a. having a bushfire attack level less than or equal to BAL-29; or</p> <p>b. containing a development envelope area that has a bushfire attack level less than or equal to BAL-29;</p> <p>n. provide asset protection zones that:</p> <p>a. are located on land with a slope less than 18 degrees;</p> <p>b. are located on the same lot.</p>	<p>No lot reconfiguration is proposed.</p>
<p>Vehicular access and fire maintenance trails</p>		
<p>PO4</p>	<p>AO4</p>	

<p>Access for fire management and evacuation is provided by access that:</p> <ul style="list-style-type: none"> <li>j. separates premises from adjoining vegetation;</li> <li>k. is safely accessible by fire fighting vehicles;</li> <li>l. has regular vehicular access points for bushfire management, response and evacuation;</li> <li>m. has regular vehicle passing and turning areas for bushfire management, response and evacuation;</li> <li>n. allows access at all times for fire fighting vehicles;</li> <li>o. allows for maintenance, burning off and bushfire response;</li> <li>p. has vehicular links to an alternative through road;</li> <li>q. is readily maintained.</li> </ul> <p>Editor's note - Planning scheme policy 6 - Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation</p>	<p>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"> <li>k. with a minimum reserve width of 20 metres;</li> <li>l. located between the premises and adjoining vegetation;</li> <li>m. with a maximum gradient of 12.5 percent;</li> <li>n. constructed to otherwise comply with section 3.4 - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure;</li> <li>o. that has a layout that does not include a cul-de-sac.</li> </ul>	<p>Access is available via Casuarina Road. This road reserve is 20m wide.</p>  <p>Figure 25 – Casuarina Road width marked.</p>
<p>Water supply</p>		
<p>PO5 Development has access to adequate water supply for fire fighting purposes.</p>	<p>AO5 Development:</p> <ul style="list-style-type: none"> <li>n. 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</li> <li>o. has an on-site water storage in accordance with Table 8.2.3.3.2 - Water</li> </ul>	<p>The site has access to water mains along Mount Lindesay Highway.</p>

	<p>storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:</p> <ul style="list-style-type: none"> <li>a. a separate tank; or</li> <li>b. a reserve section in the bottom part of the main water supply tank.</li> </ul> <p>Editor's note - The requirement in AO5 is:</p> <ul style="list-style-type: none"> <li>- 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.;</li> <li>- reflected in AO5 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.</li> </ul>	
For assessable development		
Community infrastructure		
<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"> <li>r. not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or</li> <li>s. located to ensure that: <ul style="list-style-type: none"> <li>a. the core services provided by the community infrastructure is able to function effectively during bushfire events;</li> <li>b. access to the community infrastructure is not compromised by bushfire events;</li> <li>c. the safe storage of valuable records, public records and items of cultural or historic significance is able to be maintained during a bushfire event.</li> </ul> </li> </ul>	<p>Noted.</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: ff. storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids; gg. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00.</p>	<p>No significant quantities of hazardous goods are proposed to be stored.</p>

**Table 8.2.3.3.2 - Water storage for fire fighting**

Column 1 Lot size / use type	Column 2 Water requirement
For each residential lot:	
(a) less than 1,000m <sup>2</sup>	5,000 litres
(b) between 1,000m <sup>2</sup> and less than 1 hectare	10,000 litres
(c) greater than 1 hectare	20,000 litres
Multiple dwelling	5,000 litres per dwelling up to a maximum of 20,000 litres
A use other than Multiple dwelling	5,000 litres or the prevailing rural fire brigade standard

## 8.2.5 Flood hazard overlay code

### 8.2.5.1 Application

17. This code applies to accepted development (subject to requirements) and assessable development for which the Flood hazard overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.5.1 - Flood hazard overlay map OM-05.00 in Part 5 - Tables of assessment.

18. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

Editor's Note - This overlay deals with inundation as a result of waterways overtopping their banks. It does not address localised stormwater runoff making its way into a waterway.

Note - Pursuant to section 32(a) of the Building Act 1975 and section 13(1)(a) of the Building Regulation 2006, land identified as a Flooding and inundation area on Flood hazard overlay map OM-05.00 is designated as a 'natural hazard management area (flood)'.

Note - Floods larger than the DFE can occur, which may cause development at the margins of the natural hazard management area (flood) to be indirectly affected by flooding and therefore may not be able to serve their critical function. Particular attention should be paid to community infrastructure and the State Planning Policy requirements for their respective flood immunities.

### 8.2.5.2 Purpose

18. The purpose of the Flood hazard overlay code is to ensure development:

- a. is compatible with the nature of the natural flood hazard;
- b. does not cause injury, loss of life or damage to premises and property due to flooding or storm tide inundation;
- c. does not increase the emergency management burden on neighbours, the community or the local government.

19. The purpose of the code will be achieved through the following overall outcomes:

- a. Development:
  - i. does not result in people and premises being at an unacceptable risk during a defined flood event;
  - ii. protects the flood storage and discharge capacity of the flood plain;
  - iii. does not exacerbate the extent or severity of flooding or flood risk;
  - iv. protects and enhances the flood resilience (safety) of the community, including properties, infrastructure and amenities;
  - v. does not adversely affect public safety and the environment from the impact of flooding on hazardous materials;
  - vi. does not add to the emergency management or evacuation burden during and after a flood event.

### 8.2.5.3

### Assessment benchmarks for assessment development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
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>The existing buildings to be utilized have floor levels at or above the relevant flood level.</p> <p>The caretaker building has a floor level of 26.47m AHD. The temple has a floor level of 25.3m AHD. The open shrine building and lower shrine are below the flood level but are not significantly impacted by occasional flooding.</p>
<p>PO2 Development must not increase the level of risk of injury to life or risk of damage to property or adversely affect flood evacuation procedures.</p>	<p>AO2 Development: ii. does not result in any of the following: a. an increase in the number of people at risk from flooding up to and including the defined flood event; or b. an increase in the number of people that need evacuation up to and including the defined flood event; or c. an increase in the number of premises or infrastructure at risk from flooding up to and including the defined flood event; or</p>	<p>During flood events the site will not function as a place of worship.</p> <p>The number of persons exposed to flood risk has not increased.</p> <p>An emergency access is available via the adjoining Sri Lankan Hindu Temple site.</p>

	<p>d. existing flood warning times being reduced for flood events up to and including the defined flood event; or</p> <p>e. an adverse impact on the ability of traffic to use evacuation routes or unreasonably increase traffic volumes on evacuation routes; or</p> <p>jj. 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>The existing main buildings to be utilized have floor levels at or above the relevant flood level.</p>
<p>PO4 Public safety and the environment are not adversely affected by floodwater by:</p> <ul style="list-style-type: none"> <li>locating a Medium impact industry or High impact industry to be able to function safely during and immediately after flood events;</li> <li>safely storing hazardous materials.</li> </ul>	<p>AO4 Development:</p> <p>gg. 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;</p> <p>hh. involving the storage, sale or use of hazardous materials is located above the flood level during the defined flood event.</p>	<p>Not applicable.</p>
<p>PO5 A car park other than a Parking station is only located below the flood level during the</p>	<p>AO5 No acceptable outcome provided.</p>	<p>The proposed parking area will be subject to occasional flooding. During flood times the site will not be used as a place of worship and no</p>

<p>defined flood event where there is no increase in risk to:</p> <ul style="list-style-type: none"> <li>o. pedestrian and vehicular safety;</li> <li>p. a building or other structure.</li> </ul> <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>parking will occur. There is no increased risk as a result to pedestrians or buildings.</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>The proposal does not include the listed uses.</p>
<p>Flood storage and discharge capacity</p>		
<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>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>	<p>AO7 No acceptable outcome provided.</p>	<p>Noted.</p>

<p><b>PO8</b> The natural conveyance of flood waters and natural overland flow paths are protected and maintained without adversely affecting adjoining premises. Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>	<p><b>AO8</b> No acceptable outcome provided.</p>	<p>There is no increase to flood levels on adjoining properties resulting from the proposal.</p>
<p><b>PO9</b> 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: r. cause or have the potential to cause damage; or s. cause ponding of flood water; or t. adversely affect the flood discharge capacity of the floodplain; or u. decrease the flood resilience of properties and infrastructure; or v. cause a cumulative increase in flood levels external to the premises. 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 Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>	<p><b>AO9</b> No acceptable outcome provided.</p>	<p>Noted.</p>
<p><b>PO10</b> Any loss of floodplain storage is compensated with compensatory storage or excavation that:</p>	<p><b>AO10</b> No acceptable outcome provided.</p>	<p>Filling which has occurred on the site has been taken from cut on the lower portions.</p>

<p>p. is of equal volume, creating a balance of cut to fill;</p> <p>q. is free draining;</p> <p>r. is located within the premises;</p> <p>s. does not adversely affect the hydraulic conveyance capacity of the flood channel or floodplain;</p> <p>t. is provided to the corresponding flood level;</p> <p>u. is landscaped to provide visual amenity and erosion control;</p> <p>v. is solely for the purpose of compensatory storage.</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>PO11</p> <p>Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event:</p> <p>p. peak flow;</p> <p>q. flow of any part of the flood before the peak;</p> <p>r. flood flow velocity;</p> <p>s. level of flooding;</p> <p>t. 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>AO11</p> <p>No acceptable outcome provided.</p>	<p>Noted.</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: t. above the five percent AEP flood event caused by local flooding; u. above the two percent AEP flood event caused by regional flooding.</p>	<p>No stormwater quality devices have been proposed.</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>No stormwater quantity devices have been proposed.</p>
<p>Filling and excavation</p>		
<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. 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>AO14.1 Earthworks are limited to areas where: hh. flooding is predominately due to backflow; ii. the peak depth average velocity is less than the maximum permissible velocity for considerable bare earth channels (typically 0.5m/sec) in accordance with Table 9.0.5.3 of the Queensland Urban Drainage Manual; jj. 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</p>	<p>No earthworks have been conducted below the 10% AEP level of 19.8m AHD.</p> <p>Filling and excavation are shown on the Site Plan.</p>

	A filling and excavation plan is provided in accordance with section 2.2.2 of Planning scheme policy 5 - Infrastructure.	
<b>Access</b>		
<p><b>PO15</b> Development provides vehicular access to a road network that is sufficient to enable safe access and egress. 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><b>AO15</b> Development provides vehicular access to a road that is:</p> <ul style="list-style-type: none"> <li>i. above the flood level during the defined flood event; or</li> <li>j. below the flood level during the defined flood event where the road: <ul style="list-style-type: none"> <li>a. has a low flood hazard;</li> <li>b. remains trafficable until another road access to the development becomes trafficable;</li> <li>c. directly connects to a road that is above the defined flood event that provides access to the road network.</li> </ul> </li> </ul>	<p>Access to Casuarina Road is prone to flooding. An agreement exists with the adjoining Sri Lankan Temple to utilize that site for emergency access during flood.</p>
<p><b>PO16</b> Development provides an access area to a building or fill area on which a building is to be constructed where the access is located on land classified as a low flood hazard in the defined flood event.</p>	<p><b>AO16</b> Development provides access to a building or fill area that has:</p> <ul style="list-style-type: none"> <li>j. a maximum depth of inundation of 300 mm during all flood events up to and including the defined flood event;</li> <li>k. a maximum distance of inundation of 200 metres during all flood events up to and including the defined flood event;</li> <li>l. a depth multiplied velocity product of less than or equal to <math>0.4\text{m}^2/\text{s}</math>.</li> </ul> <p>Note - Velocity in flood waters is measured as the average velocity over a column of water.</p>	<p>Access to Casuarina Road is prone to flooding. An agreement exists with the adjoining Sri Lankan Temple to utilize that site for emergency access during flood.</p>

**Table 8.2.5.3.2 - Development envelope area**

Zone or precinct	Development envelope area specification	
	Minimum area	Minimum dimension
Rural zone	4,000m <sup>2</sup>	50m
Rural residential zone	4,000m <sup>2</sup>	50m
Environmental management and conservation zone - Environmental management precinct	2,000m <sup>2</sup>	30m
Environmental management and conservation zone - Rural environmental management precinct	4,000m <sup>2</sup>	50m
All other zones	The entire lot	-

**Table 8.2.5.3.3 - Minimum flood levels**

Column 1 Development for a material change of use	Column 2 Land is to be above the following minimum flood level
Emergency services not specified elsewhere in this table	The 0.2% AEP flood level
Hospital	The 0.2% AEP flood level
Major electricity infrastructure	The 0.2% AEP flood level
Detention facility	The 0.2% AEP flood level
Utility installation, being a power station	The 0.2% AEP flood level
Residential care facility or Retirement facility	The 0.2% AEP flood level
Emergency services, being police facilities and emergency shelters	The 0.5% AEP flood level
Substation	The 0.5% AEP flood level

Utility installation, being a sewage treatment plant or water treatment plant	The 0.5% AEP flood level
Stores of valuable records or items of historic or cultural significance (eg galleries and libraries)	The 0.5% AEP flood level
An industry activity, involving the manufacture or storage of noxious or hazardous materials (e.g. a regional fuel storage facility)	The 0.5% AEP flood level
Warehouse, being a food storage warehouse	The 0.5% AEP flood level
Development involving the use of Class 5, 6, 7(b), 8 or 9(b) buildings other than specified above	The 1% AEP flood level

## **8.2.8 Landslide hazard and steep slope area overlay code**

### **8.2.8.1 Application**

19. This code applies to accepted development (subject to requirements) and assessable development for which the Landslide hazard and steep slope area overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.8.1 - Landslide hazard and steep slope area overlay map OM-08.00 in Part 5 - Tables of assessment.

20. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

Editor's note - The mapping methodology is as follows:

20. land with a slope greater than 15% was identified from the local government's digital elevation model;

21. geological formations with known landslide problems on slopes less than 15% were identified and mapped and an appropriate lower slope criteria (12%) was then used to identify areas at potential risk;

22. aerial photograph viewed using 3D techniques revealed the presence of a number of landslides, mostly in areas with slopes above 15% and some associated with stream processes;

23. the overlay map is the amalgamation of all the above.

### **8.2.8.2 Purpose**

kk. The purpose of the code is to:

- a. protect the geological stability of premises;
- b. protect people and premises from the risk of landslide;
- c. maintain the visual amenity of the area.

ll. The purpose of the code will be achieved through the following overall outcomes:

- a. Development:
  - i. takes into account the risks associated with the natural physical process of land movement and erosion;
  - ii. protects the safety of people and premises from risk of landslide;
  - iii. is designed and located to protect and enhance the visual amenity of adjoining premises, the streetscape and the locality.

### **8.2.8.3 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 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"> <li>• takes into account the risks associated with the natural physical processes of land movement and erosion;</li> <li>• is located so that it is geologically stable in the long term and not at risk from landslide.</li> </ul>	<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"> <li>ii. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government;</li> <li>jj. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site;</li> <li>kk. identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term;</li> <li>ll. 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</li> </ul>	<p>No new structures are proposed.</p>

	safety 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.	No significant quantities of hazardous materials are proposed to be stored on site.
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: q. the topography of the premises; r. 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.	Noted.
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: w. adjoining premises; x. 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: w. skirting or landscape screening to the full height of the undercroft; x. a maximum height at the perimeter of the building or structure of three metres above ground level.	No new structures are proposed.
Stormwater drainage		
PO5 Development in a Steep slope area identified on Landslide hazard and steep slope area	AO5 Development in a Steep slope area identified on Landslide hazard and steep slope area	Noted.

<p>overlay map OM-08.00 ensures that stormwater runoff does not increase the susceptibility of the site and neighbouring sites to landslide.</p>	<p>overlay map OM-08.00 manages stormwater drainage (including roof guttering and rainwater tank overflows) to avoid, on the site and on neighbouring sites:</p> <ul style="list-style-type: none"> <li>u. redirection of the flow of surface water or groundwater;</li> <li>v. concentration of surface water or groundwater.</li> </ul>	
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## **8.2.12 Waterway corridors and wetlands overlay code**

### **8.2.12.1 Application**

21. This code applies to accepted development (subject to requirements) and assessable development for which the Waterway corridors and wetlands overlay code is identified in Table 5.10.14.1 - Waterway corridors and wetlands overlay map OM-14.00 in Part 5 - Tables of assessment.
22. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

### **8.2.12.2 Purpose**

24. The purpose of the code is to protect and enhance the ecological values, bank stability and scenic amenity of waterway corridors and wetlands and their riparian areas.
25. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development is designed, constructed and managed to:
    - i. protect and enhance ecosystem processes and the function of a waterway corridor, wetland, and their riparian areas;
    - ii. protect natural hydrological and geomorphological processes;
    - iii. protect and enhance water quality of a waterway and wetland;
    - iv. protect and enhance landscape values of a waterway and wetland;
    - v. ensure the long term management and maintenance of a waterway and wetland;
    - vi. provide public access to a wetland and along the entire frontage of the Logan and Albert Rivers where they are located within the urban footprint;
    - vii. avoid erosion prone areas or mitigate the risk of coastal hazards.

### **8.2.12.3 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 8.2.12.3.1 - Waterway corridors and wetlands overlay code: accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Design and location		
<p>PO1 Development is designed and located to protect the ecosystem processes, water quality, function, scenic amenity and landscape values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00.</p>	<p>AO1 Development is located outside the: mm. waterway areas identified on Waterway corridors and wetlands overlay map OM-14.01; nn. wetlands and wetland buffers identified on Waterway corridors and wetlands overlay map OM-14.02.</p>	<p>No new structures are proposed. The existing structures are located away from the Logan River. A significant portion of the site remains undeveloped in the vicinity of the Logan River.</p>
For assessable development only		
Location and ecosystem processes		
<p>PO2 Development is:</p> <ul style="list-style-type: none"> <li>• designed and located such that a waterway area or wetlands and wetland buffer is protected;</li> <li>• designed, constructed and managed to protect and enhance: <ul style="list-style-type: none"> <li>• in-stream and riparian habitat values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00;</li> <li>• safe wildlife movement and fish passage.</li> </ul> </li> </ul>	<p>AO2 Development:</p> <ul style="list-style-type: none"> <li>mm. demonstrates that locating outside the waterway area of wetland and wetland buffer is not reasonably possible;</li> <li>nn. prepares an ecological assessment report in accordance with part 2 of Planning scheme policy 3 - Environmental management that demonstrates how the development protects and enhances in-stream and riparian habitat values and results in no loss of connectivity which supports wildlife movement;</li> </ul>	<p>The entire site is within the waterway corridor. The existing structures and disturbed areas away from the Logan River will be utilized for the Place of Worship.</p>

<p>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome. Compliance with this performance outcome is to be demonstrated by an ecological assessment report prepared in accordance with part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>oo. protects and enhances the ecological function of a Waterway corridor and wetlands area in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.2 - Waterway terrestrial and aquatic fauna movement of Planning scheme policy 3 - Environmental management.</p>	
<p>Natural hydrological and geomorphological processes</p>		
<p>PO3 Development is designed, constructed and managed to ensure:</p> <ul style="list-style-type: none"> <li>s. the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 are maintained;</li> <li>t. where the natural hydrological and geomorphological processes are modified, the near natural hydrology is re-instated.</li> </ul>	<p>AO3 Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by:</p> <ul style="list-style-type: none"> <li>y. stabilising banks using native vegetation in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.3 - Near-natural hydrology reinstatement works of Planning Scheme Policy 3 - Environmental Management;</li> <li>z. reinstating the near-natural hydrology in accordance with section 3.3.3 - Near-natural hydrology reinstatement works of Planning scheme policy 3 - Environmental management.</li> </ul>	<p>Noted.</p>
<p>Erosion prone areas</p>		

<p>PO4 Development in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 is for coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.</p>	<p>AO4 Development is not located in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 unless the development:</p> <ul style="list-style-type: none"> <li>y. cannot be feasibly located elsewhere;</li> <li>z. is coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.</li> </ul>	
Water quality		
<p>PO5 Development is designed, constructed and managed to protect water quality of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 by:</p> <ul style="list-style-type: none"> <li>w. providing vegetated buffers;</li> <li>x. incorporating water sensitive urban design principles having regard to: <ul style="list-style-type: none"> <li>a. protecting water quality of surface and ground waters;</li> <li>b. minimising sewage discharges to the natural environment;</li> </ul> </li> <li>y. limiting discharge of sediments and pollutants into a Waterway corridors and wetlands area.</li> </ul>	<p>AO5 Development:</p> <ul style="list-style-type: none"> <li>v. provides a vegetated riparian buffer in accordance with section 3.3.1 - Riparian corridor revegetation and weed control of Planning scheme policy 3 - Environmental management;</li> <li>w. provides effective erosion and sediment control in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure;</li> <li>x. implements water sensitive urban design principles in accordance with section 3.6 - Stormwater infrastructure standards and section 3.7 - Landscaping standards of Planning scheme policy 5 - Infrastructure;</li> <li>y. excludes stock from a Waterway corridors and wetlands area by providing a permanent fence and gate and utilises off-stream stock watering points.</li> </ul>	<p>The existing vegetated riparian area on the lower portions of the site will be maintained.</p> <p>No Livestock will be kept on site.</p>

Access		
<p>PO6 Development provides for an integrated and publicly accessible network of waterways and wetlands to facilitate activation and maintenance of:</p> <ul style="list-style-type: none"> <li>kk.a River waterway identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River where located within the urban footprint;</li> <li>ll. a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02.</li> </ul>	<p>AO6 Development provides:</p> <ul style="list-style-type: none"> <li>k. road access in the form of an access road or collector road to a River waterway, identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River, where the premise adjoins the River waterway and is located within the urban footprint;</li> <li>l. a pedestrian and cycle network along a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02 where the premises adjoins the Major wetland.</li> </ul>	<p>Noted.</p>
Tenure		
<p>PO7 Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.</p>	<p>AO7 No acceptable outcome provided.</p>	<p>No change in land tenure is proposed.</p>