TOWN PLANNING REPORT APPENDIX

MORETON BAY PLANNING SCHEME 2016 (V6) CODES

MATERIAL CHANGE OF USE – MULTIPLE DWELLING (5 APARTMENTS)

25 MARINE PARADE, REDCLIFFE
LOT 427 SL1339

Table 6.2.6.4.2 Zone Code - Urban neighbourhood precinct

Performance outcomes	Acceptable outcomes	Compliance	Justification for compliance
General criteria			
Density			
PO1 The Urban neighbourhood precinct has a medium to high residential density of at least 45 dwellings per ha (site density).	**E1** Residential uses have a minimum site density of: a. 75 dwellings per ha for sites shown on: i. Figure 6.2.6.4.1 - Kallangur; ii. Figure 6.2.6.4.2 - Mango Hill; iii. Figure 6.2.6.4.3 - Mango Hill East; iv. Figure 6.2.6.4.4 - Murrumba Downs; v. Figure 6.2.6.4.5 - Kippa-Ring; or vi. Overlay map - Building heights as having a building height maximum of 27m and a minimum of 8.5m; b. 45 dwellings per hectare for all other areas.	Y	Complies the development achieves a residential site density of 126 dwelling per ha.
Efficient Use of Land			
PO2 Development maximises the efficient use of land through appropriate built form and land use intensity and does not constitute underdevelopment given the sites proximity to services and public transport or seaside amenity aspects.	No example provided.	Y	The current proposal maximises the efficient use of the land through appropriate built form being 7 storeys and within the height nominated in the Building Heights Overlay, and delivers a residential density consistent with PO1 noted above.
Residential uses			
PO3 Dual Occupancies(21) and low density residential uses are not located in this precinct.	No example provided.	Y	The proposal does not include a dual occupancy or low density residential use.

Building height (Residential uses)			
PO4 Buildings and structures have a height that: a. is of a bulk and scale that is consistent with the medium to high rise character of the Urban neighbourhood precinct; Note - There are circumstances where the Urban neighbourhood precinct is intended to have a low rise character. These circumstances are identified as having a maximum building height less than 21m on Overlay map - Building heights. Alternatives are to be considered in relation to the intended low rise character for that specific area. b. responds to the topographic features of the site, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape, street conditions (e.g. street width) or adjoining properties; d. positively contributes to the intended built form of the surrounding area; Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution. e. responds to the height of development on adjoining land where contained within another precinct or zone.	**E4** Building height: a. is within the minimum and maximum mapped on Overlay map – Building heights; or b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.	Yes	Complies – refer to the proposal plans. The building is 7 storeys and does not exceed the maximum 27m nominated in the Overlay Map.
Building height (Non-residential uses)			

PO5 The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties.	**E5** Building height does not exceed the maximum height identified on Overlay map - Building heights except for architectural features associated with religious expression on Place of worship(60) and Educational establishment(24) buildings.	N/A	The proposal does not include a non-residential component.
Setbacks (Residential uses)			
PO6 Residential buildings and structures are setback to: a. be consistent with medium to high density Urban neighbourhood precinct character where buildings are positioned close to the footpath to create active frontages; b. result in development not being visually dominant or overbeating with respect to the streetscape and adjoining sites. c. maintain private open space areas that are of a size and dimension to be usable and functional; d. maintain the privacy of adjoining properties; e. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; f. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties; g. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties; h. Provide adequate separation to particular infrastructure and water bodies to minimise adverse impacts on people, property, water quality and infrastructure. Note - Refer to Planning scheme policy - Residential desigr for details and examples.	**E6.1** Setbacks (excluding built to boundary walls) comply with Table 6.2.6.4.3 - Setback (Residential uses). Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).	No	Complies with PO Please refer to the architectural plans with clearly dimensioned setbacks to each boundary for each level. The setback line required by the *example* is also represented as a dashed red line for clear comparison of compliance. All of the setbacks comply with the example, with the following minor exceptions: Ground floor: - 0.719m in lieu of 1.5m to the northern side boundary Storeys 3-7: - 3m in lieu of 3.5m to the southern side boundary The ground floor exception relates to a very small corner of the car parking level which is fully enclosed and considered to have a negligible impact on the neighbouring property. The setback on the southern side for the upper levels relates to a 500mm encroachment for the fire stairs, lift overrun and foyer. The section of wall includes one window to provide light into the foyer and only extends for a short distance along the length of the building. On balance, the proposed setbacks of the development achieves compliance with the relevant parts of the Performance Outcome, and in most cases exceed the minimum requirements set by the example.

	E6.2 Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. of a length and height in Table 6.2.6.4.4; b. setback from the side boundary: i. not more than 20mm; or ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm; c. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.	N/A	Not applicable – built to boundary walls are not proposed.
Setbacks (Non-residential uses)			
PO7 Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.	**E7.1** For the primary street frontage buildings are constructed: a. to the property boundary; or b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining.	N/A	The proposal does not involve any non-residential uses.
	E7.2 For the secondary frontage, setbacks are consistent with adjoining buildings.	N/A	
PO8 Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses.	No example provided.	N/A	
Site cover (residential uses)			
PO9 Residential buildings and structures will ensure that site cover:	**E9** Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.	Yes	Complies – the site cover is fully compliant with the Table in E9.

a. does not result in a site density that is inconsistent with the character of the area; b. does not result in an over development of the site; c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc); d. ensures that buildings and structures reflect the attached medium to high density urban character. Note - Refer to Planning scheme policy - Residential des for details and examples.	<table><tr><th rowspan="2">Building height</th><th colspan="6">Lot Size</th></tr><tr><th>300m² or less</th><th>301-400m²</th><th>401-500m²</th><th>501-1000m²</th><th>1001-2500m²</th><th>Greater than 2501m²</th></tr><tr><td>8.5m or less</td><td>75%</td><td>70%</td><td>60%</td><td>60%</td><td>60%</td><td>60%</td></tr><tr><td>>8.5m to 12.0m</td><td>50%</td><td>50%</td><td>60%</td><td>50%</td><td>50%</td><td>50%</td></tr><tr><td>>12.0m to 21m</td><td>N/A</td><td>N/A</td><td>50%</td><td>50%</td><td>40%</td><td>40%</td></tr><tr><td>>21m to 27m</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>35%</td><td>35%</td></tr><tr><td>Greater than 27m</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>25%</td><td>25%</td></tr></table>Note - Refer to Planning scheme policy - Residential design for details and examples.		The proposed site cover is: - Ground floor: 52.5% - Levels 2-6: 37% - Level 7 (rooftop): 13.5%
Movement network			
PO10 Development is designed to connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining development, nearby centres, neighbourhood hub's, community facilities, public transport nodes and open space.	**E10.1** Development provides and maintains the connections shown on: a. Figure 6.2.6.4.6 - Dakabin; b. Figure 6.2.6.4.7 - Kallangur; c. Figure 6.2.6.4.8 - Mango Hill; d. Figure 6.2.6.4.9 - Mango Hill East; e. Figure 6.2.6.4.10 - Murrumba Downs; f. Figure 6.2.6.4.11 - Narangba; g. Figure 6.2.6.4.12 - Petrie.	N/A	Not applicable.
	E10.2 For areas not shown on the above movement figures, no example provided.	Y	The proposed development has been designed to complement the surrounding pattern of development and provide direct connectivity with frontage and surrounding neighbourhood.
Water sensitive urban design			

PO11 Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.	No example provided.	Y	The development will be designed to comply with best practice requirements for stormwater design incorporated into the design.
Setbacks to sensitive land uses			
PO12 Sensitive land uses within 250m of land in the Industry zone - General industry precinct must mitigate any potential exposure to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy – Noise.	**E12** Development is designed and operated to ensure that: a. it meets the criteria outlined in the Planning Scheme Policy - Noise; and b. the air quality objectives in the *Environmental Protection (Air) Policy 2008*, are met.	N/A	The site is not located within 250m of land in the Industry Zone.
Amenity			
PO13 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.	No example provided.	Y	The proposal will not have an adverse impact on the amenity of any sensitive land uses.
Noise			
PO14 Noise generating uses do not adversely affect existing or potential noise sensitive uses. Note - The use of walls, barriers or fences that are visibl from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorwa arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No example provided.	Y	The proposal does not involve any noise generating uses.
PO15	**E15.1**		

Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated des for details and examples of noise attenuation structures	Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.	Y	The proposal is for a residential development in a residential area and is not impacted by any external noise.
	E15.2 Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.	Y	Noise attenuation is not required.
Clearing of habitat trees where not located within the Environmental areas overlay map.			
PO16 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner	No example provided.	N/A	The proposal does not require the removal of any habitat trees.

Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas			
Works criteria			
Utilities			
PO17 All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).	No example provided.	Y	The proposed use will be connected to all existing services that are available to the site, including water supply, sewerage disposal, electricity, and telecommunications.
Access			
PO18 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.	N/A	Not applicable – the proposal does not require access easements.

PO19 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E19.1** Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	Y	The site does not adjoin an arterial road or motorway. Vehicle access is via the frontage road – Marine Parade (District Collector street).
	E19.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.	N/A	The proposed development is located within an existing developed area and will not need to provide any extension of the existing road network.
	E19.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.	Y	The proposed development is not affected by any future road widening requirements.
	E19.4 The lot layout allows forward access to and from the site.	Y	The design of the development provides forward access for all vehicles into the site. Refer to the Transport Assessment prepared by *Q Traffic*.
PO20 Safe access is provided for all vehicles required to access the site.	**E20.1** Site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road and associated with a Dwelling House: i. Planning Scheme Policy – Integrated Design b. Where for a Council-controlled road and not associated with a dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements;	Y	The proposed site access and driveway has been designed and located in accordance with the relevant standards and will be constructed in accordance with any conditions of approval. Note that a safety of the proposed access and bin servicing arrangements in the context of the pedestrian crossing on Marine Parade has been carried out with the arrangements demonstrated to be suitable. Refer to the Transport Assessment prepared by *Q Traffic*.

	c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.		
	E20.2 Internal driveways and access ways are designed and constructed in accordance with: a. AS/NZS2890.1 Parking Facilities – Off street car parking; b. AS2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; c. Planning scheme policy - Integrated design; and d. Schedule 8 – Service vehicle requirements. Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.	Y	All internal accessways have been designed in accordance with the relevant standards. Refer to the Transport Assessment prepared by *Q Traffic*.
	E20.3 Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.	N	Complies with PO The proposal is a small multi-unit residential development with only five (5) dwellings and is therefore not expected to have regular service vehicle demand other than the exception of an occasional removalist / delivery vehicle which can stand on the driveway from time to time. The regular waste collection service will occur on street. The arrangements are considered suitable in this case. Refer to the Transport Assessment prepared by *Q Traffic*.
	E20.4 Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.	N/A	Not applicable – car parking is provided within the building.

PO21 Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.	**E21** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.	Y	There is flood free access available to the nearest sub-arterial road.
PO22 Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.	**E22.1** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.	Y	Access is provided from Marine Parade which has been constructed in accordance with Council's standards.
	E22.2 Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.	N/A	No culverts or causeways are proposed in conjunction with the development.
Street Design and Layout			
PO23 Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions: a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement (where relevant).	No example provided.	N/A	Not applicable - The proposal does not involve the construction of any new streets.

PO24 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.	**E24.1** New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.	N/A	Not applicable – new intersections are not proposed.
	E24.2 Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	N/A	Not applicable – existing intersections are not impacted by the proposal.
	E24.3 The active transport network is extended in accordance with Planning scheme policy - Integrated design.	Y	The proposed development is adequately serviced by existing pedestrian links and public transport facilities. Pedestrian connections from the street into the development is provided.
PO25 New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.	**E25** New intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or residential street function: i. intersecting road located on same side = 60 metres; or ii. intersecting road located on opposite side = 40 metres. b. Where the through road provides a local collector or district collector function: i. intersecting road located on same side = 100 metres; or ii. intersecting road located on opposite side = 60 metres. c. Where the through road provides a sub-arterial function: i. intersecting road located on same side = 250 metres; or ii. intersecting road located on opposite side = 100 metres. d. Where the through road provides an arterial function: i. intersecting road located on same side = 350 metres; or	N/A	The proposed development does not incorporate any new street design or construction.

<table>
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<td>ii. intersecting road located on opposite side = 150 metres.
e. Walkable block perimeter does not exceed:
i. 600 metres in the Coastal communities precinct and Suburban neighbourhood precinct;
ii. 500 metres in the Next generation neighbourhood precinct;
iii. 400 metres in the Urban neighbourhood precinct.</td>
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<tr>
<td>PO26
All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</td>
<td>E26
Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:
<table><tr><th>Situation</th><th>Minimum Construction</th></tr><tr><td>Frontage road unconstructed or gravel road only;
OR
Frontage road sealed but not constructed to Planning scheme policy - Integrated design standard;
OR
Frontage road partially constructed to Planning scheme policy - Integrated design standard.</td><td>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.
The minimum total travel lane width is:
• 6m for minor roads;
• 7m for major roads.</td></tr></table></td>
<td>Y</td>
<td>The existing frontage road is constructed to a suitable width and standard generally in accordance with Council's policies. The existing verge profile is proposed to be retained other than for a widening of the concrete footpath.

The proposal is considered to comply with the intent of the PO in this case.</td>
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Stormwater	**For Outcomes PO27 to PO35 - Please refer to the Stormwater Management Technical Note prepared by Rigour Engineering for details of compliance with these outcomes.**
Site works and construction management	**For Outcomes PO36 to PO44 – WILL COMPLY - Standard conditions of approval are anticipated to ensure compliance.**
Earthworks	**NOT APPLICABLE**

Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:
   i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
   ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
   iii. material change of use for a Tourist park(84) with accommodation in the form of caravans or tents; or
   iv. material change of use for outdoor sales(54), outdoor processing or outdoor storage where involving combustible materials.

AND

b. none of the following exceptions apply:
   i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
   ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.

PO52 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order.	**E52.1** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks(84) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);	Y	External fire hydrants will be located and checked as part of the detailed hydraulic design, and upgraded where required, to ensure that adequate coverage is available for the proposed development. Preliminary details for the location of these services in screening enclosures incorporated into the building design is shown on the plans.

Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.		
	E52.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.	Y	Continuous and unobstructed access will be provided to all fire services, including hydrants and boosters, required for the development.
	E52.3 On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.	Y	Where required, all on-site hydrants and fire fighting facilities will be maintained in accordance with the Australian Standard and the conditions of QFES that will be attached to the building approval.
PO53 On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	**E53** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used);	Y	Where required, all on-site hydrants will be designed to be visible and accessible in accordance with the conditions of QFES that will be attached to the building approval.

	iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.		
PO54 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**E54** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.	Y	See above.

Use specific criteria			
Home based business (35)			
PO55 The scale and intensity of the Home based business(35): a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling; e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; f. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties; g. ensures service and delivery vehicles do not negatively impact the amenity of the area.	No example provided.	N/A	The proposal does not incorporate a Home based business.
Major electricity infrastructure(43), Substation(80) and Utility installation(86)			
PO56 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E56.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls.	N/A	The proposed subdivision will not incorporate any major electricity infrastructure, substations or utility installations.
	E56.2 A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.	N/A	See above.

PO57 Infrastructure does not have an impact on pedestrian health and safety.	**E57** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.	N/A	See above.
PO58 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**E58.1** All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	N/A	See above.
Sales office [72]			
PO59 The Sales office[72] is designed to: a. provide functional and safe access, manoeuvring areas and car parking spaces for the number and type of vehicles anticipated to access the site; b. complement the streetscape character while maintaining surveillance between buildings and public spaces; c. be temporary in nature. Note - Refer to Planning scheme policy - Residential design for access and crossover requirements.	No example provided.	N/A	The proposed development will not incorporate a sales office.

Telecommunications facility (81) Editor's note - In accordance with the Federal legislation Telecommunications facilities (81)must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.			
PO60 Telecommunications facilities(81) are co-located with existing telecommunications facilities(81), Utility installation(86), Major electricity infrastructure(43) or Substation(80) if there is already a facility in the same coverage area.	**E60.1** New telecommunication facilities(81) are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.	N/A	The proposed development does not incorporate a telecommunications facility.
	E60.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.	N/A	
PO61 A new Telecommunications facility(81) is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E61** A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.	N/A	
PO62 Telecommunications facilities(81) do not conflict with lawful existing land uses both on and adjoining the site.	**E62** The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.	N/A	
PO62 The Telecommunications facility(81) does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E63.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.	N/A	
	E63.2 In all other areas towers do not exceed 35m in height.	N/A	
	E63.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.	N/A	
	E63.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.	N/A	

	Where there is no established building line the facility is located at the rear of the site.		
	E63.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.	N/A	
	E63.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.	N/A	
PO64 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E64** An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.	N/A	
PO65 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.	**E65** All equipment comprising the Telecommunications facility(81) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.	N/A	

Retail, commercial and community activities			
PO66 Community activities: a. are located to: i. cluster with other non-residential activities to form a neighbourhood hub (this may include being located within or adjacent to an existing neighbourhood hub); or ii. if establishing a new neighbourhood hub (as described in the PO below); be on a main street; b. are located on allotments that have appropriate area and dimensions for the sitting of: i. buildings and structures; ii. vehicle servicing, deliveries, parking, manoeuvring and circulation; iii. landscaping and open space including buffering; c. are of a small scale, having regard to the surrounding character; d. are serviced by public transport; e. do not negatively impact adjoining residents or the streetscape.	No example provided.	N/A	The proposal does not include any non-residential uses.
PO67 Retail and commercial activities do not establish in this precinct unless: a. forming part of a existing or new neighbourhood hub on a site identified on Overlay map - Community activities and neighbourhood hubs; or b. forming a new neighbourhood hub where the urban precinct does not adjoin a higher order or district centre (e.g. Clontarf, Woody Point, Scarborough) or where adjoining or opposite a train station; or c. forming part of a mixed-use building with residential uses; or d. for a corner store.	No example provided.	N/A	The proposal does not include any non-residential uses.

PO68 A corner store (shop) may establish as a standalone use (not part of a neighbourhood hub) where: a. having a maximum GFA of 250m^2; b. the use is located on the ground floor and the building adjoins the street frontage and has its main pedestrian entrance from the street frontage.	No example provided.	N/A	The proposal does not include any non-residential uses.
PO69 A mixed use building may establish as standalone uses (not part of a neighbourhood hub) where: Retail and commercial uses: a. have a total combined GFA of 1000m^2 or less; or, where for an Office have a total combined GFA of 1000m^2 or more; b. are on a lot within 800m walking distance of a train station; c. located on the ground floor and the building adjoins the street frontage and has its main pedestrian entrance from the street frontage.	No example provided.	N/A	The proposal does not include any non-residential uses.
PO70 An Office may establish as a standalone use (not part of a neighbourhood hub or mixed use building) where: a. a GFA of 2000m^2 or more; b. on a lot within 800m walking distance of a train station.	No example provided.	N/A	The proposal does not include any non-residential uses.
PO71 Service stations are located, designed and orientated to: a. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise; b. be in proximity of a neighbourhood hub or centre; c. not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance (e.g. in neighbourhood hubs and centres); d. not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots);	**E71.1** Service stations are located: a. adjoining or within 400m of: i. a neighbourhood hub identified on Overlay map - Community activities and neighbourhood hubs (not on a neighbourhood hub lot); or ii. a centre zone; b. on the corner lot of an arterial or sub-arterial road.	N/A	The proposal does not include any non-residential uses.
	E71.2 Service stations are designed and orientated on site to: a. include a landscaping strip having a minimum depth of 1m adjoining all road frontages;	N/A	The proposal does not include any non-residential uses.

e. ensure the amenity of adjoining properties is protected; f. reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street; g. minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban); h. provide ancillary uses that meet the convenience needs of users.	b. building and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries; c. include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use; d. not include more than 2 driveway crossovers.		
PO72 Retail and commercial uses within a neighbourhood hub are of a scale that provide for the convenience needs or localised services of the immediate neighbourhood and do not constitute the scale or function of a Local centre. Note - For the function and scale of a Local centre refer t Table 6.2.1.1 Moreton Bay centres network.	**E72** Retail and commercial uses within a neighbourhood hub consist of no more than: a. 1 small format supermarket with a maximum GFA of 1200m^2; b. 10 small format retail or commercial tenancies with a maximum GFA of 100m^2 each.	N/A	The proposal does not include any non-residential uses.

PO73 Non-residential uses (excluding a Service Station) address and activate streets and public spaces by: a. ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of the primary street frontage(s), civic space or public open space; c. locating car parking areas behind or under buildings to not dominate the street environment; d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. The use of windows or glazing and avoiding blank walls with the use of sleeving); e. providing visual interest to the façade (e.g. Windows or glazing, variation in colour, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale.	No example provided.	N/A	The proposal does not include any non-residential uses.

PO74 All buildings exhibit a high standard of design and construction, which: a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enable differentiation between buildings; c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. include building entrances that are readily identifiable from the road frontage; f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces.	No example provided.	N/A	The proposal does not include any non-residential uses.
PO75 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between the street frontage and the entrance to the building; b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. is consolidated and shared with adjoining sites wherever possible.	No example provided.	N/A	The proposal does not include any non-residential uses.

PO76 The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are: a. located along the most direct route between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. are of a width to allow safe and efficient access for prams and wheelchairs.	No example provided.	N/A	The proposal does not include any non-residential uses.
PO77 The number of car parking spaces is managed to: a. avoid significant impacts on the safety and efficiency of the road network; b. avoid an oversupply of car parking spaces; c. avoid the visual impact of large areas of open car parking from road frontages and public areas; d. promote active and public transport options; e. promote innovative solutions, including on-street parking and shared parking areas. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**E77.1** Car parking is provided in accordance with table 6.2.6.4.5. Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.	N/A	The proposal does not include any non-residential uses.
	E77.2 All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.	N/A	The proposal does not include any non-residential uses.

PO78 a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc. Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its	**E78.1** Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number). **Use** / **Minimum Bicycle Parking** Residential uses comprised of dwellings — Minimum 1 space per dwelling All other residential uses — Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking Non-residential uses — Minimum 1 space per 200m2 of GFA Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.	N/A	The proposal does not include any non-residential uses.
	E78.2 Bicycle parking is: a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*; b. protected from the weather by its location or a dedicated roof structure; c. located within the building or in a dedicated, secure structure for residents and staff; d. adjacent to building entrances or in public areas for customers and visitors. Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3. Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building. Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip	N/A	The proposal does not include any non-residential uses.

<table>
<tr>
<td rowspan="3">building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the acceptable outcomes under this heading meet the current performance requirement prescribed in the Queensland Development Code.</td>
<td>facilities in the Queensland Development Code and the additional facilities required by Council.</td>
<td></td>
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</tr>
<tr>
<td>E78.3
For non-residential uses, storage lockers:
a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);
b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).

Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities.

Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</td>
<td>N/A</td>
<td>The proposal does not include any non-residential uses.</td>
</tr>
<tr>
<td>E78.4
For non-residential uses, changing rooms:
a. are provided at a rate of 1 per 10 bicycle parking spaces;
b. are fitted with a lockable door or otherwise screened from public view;
c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:
<table>
<tr><th>Bicycle spaces provided</th><th>Male/ Female</th><th>Change rooms required</th><th>Showers required</th><th>Sanitary compartments required</th><th>Washbasins required</th></tr>
<tr><td>1-5</td><td>Male and female</td><td>1 unisex change room</td><td>1</td><td>1 closet pan</td><td>1</td></tr>
<tr><td>6-19</td><td>Female</td><td>1</td><td>1</td><td>1 closet pan</td><td>1</td></tr>
<tr><td rowspan="2">20 or more</td><td>Male</td><td>1</td><td>1</td><td>1 closet pan</td><td>1</td></tr>
<tr><td>Female</td><td>1</td><td>2, plus 1 for every 20 bicycle spaces</td><td>2 closet pans, plus 1 sanitary compartment for every 60</td><td>1, plus 1 for every 60 bicycle parking</td></tr>
</table>
</td>
<td>N/A</td>
<td>The proposal does not include any non-residential uses.</td>
</tr>
</table>

			provided thereafter	bicycle parking spaces provided thereafter	spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter

Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.
Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).

d. are provided with:
   i. a mirror located above each wash basin;
   ii. a hook and bench seating within each shower compartment;
   iii. a socket-outlet located adjacent to each wash basin.

Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities

Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.

PO79 Loading and servicing areas: a. are not visible from the street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. where possible loading and servicing areas are consolidated and shared with adjoining sites.	No example provided.	N/A	The proposal does not include any non-residential uses.
PO80 Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.	No example provided.	N/A	The proposal does not include any non-residential uses.
PO81 On-site landscaping is provided, that: a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. retains mature trees wherever possible; d. does not create safety or security issues by creating potential concealment areas or interfering with sight lines; e. maintains the achievement of active frontages and sight lines for casual surveillance. Note - All landscaping is to accord with Planning scheme policy - Integrated design.	No example provided.	N/A	The proposal does not include any non-residential uses.
PO82 Surveillance and overlooking are maintained between the road frontage and the main building line.	**E82** No fencing is provided forward of the building line.	N/A	The proposal does not include any non-residential uses.

PO83 Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive uses.	No example provided.	N/A	The proposal does not include any non-residential uses.
PO84 The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.	**E84** Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.	N/A	The proposal does not include any non-residential uses.
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development, the subject of the application, is associated and consistent with, and subsequent to a current Development permit for Reconfiguring a lot or Material change of use, where that approval, under this or a superseded planning scheme, has considered and addressed (e.g. through a development footprint plan or similar, or conditions of approval) the identified value or constraint under this planning scheme.			
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.			
PO85 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	**E85** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.	Y	Will comply – the proposal does involve a small amount of excavation for the basement storage and some filling to create a level slab for the ground level parking floor. As discussed at the prelodgement meeting, a condition of approval is anticipated on the approval to require a ASS investigation and management plan (if required) prior to Building Approval being obtained.

Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)

Note – The following are exempt from the native vegetation clearing provisions of this planning scheme:

a. Clearing of native vegetation located within an approved development footprint;
b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
h. Grazing of native pasture by stock;
i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development

Note - Definition for native vegetation is located in Schedule 1 Definitions.
Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.
Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. This process is outlined in Planning scheme policy - Environmental areas.

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity			
PO86 Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area area maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options	No example provided.	N/A	The site is not within the Environmental Areas overlay mapping.

identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.			
PO87 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.	No example provided.	N/A	The site is not within the Environmental Areas overlay mapping.
Vegetation clearing and habitat protection			
PO88 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.	N/A	The site is not within the Environmental Areas overlay mapping.
PO89 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;	No example provided.	N/A	The site is not within the Environmental Areas overlay mapping.

b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.			
PO90 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.	N/A	The site is not within the Environmental Areas overlay mapping.
Vegetation clearing and soil resource stability			
PO91 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable periods of time but is rehabilitated in a timely manner.	No example provided.	N/A	The site is not within the Environmental Areas overlay mapping. .
Vegetation clearing and water quality			
PO92 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry[4] and animal keeping[5] activities.	No example provided.	N/A	The site is not within the Environmental Areas overlay mapping.

PO93 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.	N/A	The site is not within the Environmental Areas overlay mapping.
Vegetation clearing and access, edge effects and urban heat island effects			
PO94 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.	N/A	The site is not within the Environmental Areas overlay mapping.
PO95 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No example provided.	N/A	The site is not within the Environmental Areas overlay mapping.

PO96 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.	N/A	The site is not within the Environmental Areas overlay mapping.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets			
PO97 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, State Planning Regulatory Provision environmental offset provisions apply.	No example provided.	N/A	The site is not within the Environmental Areas overlay mapping.

Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)			

PO98
Development:
a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route;
b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;
c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:
i. locating the furthest distance possible from the transportation route;
ii. habitable rooms being located the furthest from the transportation route;
iii. shielding and screening private outdoor recreation space from the transportation routes.
	E98
	The following uses are not located within the 100m wide transport route buffer:
	a. Caretaker's accommodation(10), except where located in the Extractive industry zone;
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22);
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).
		N/A	The site is not mapped as containing any features under the Extractive Resources Overlay.

PO99 Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	**E99.1** Development does not create a new vehicle access point onto an Extractive resources transport route.	N/A	
	E99.2 A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.	N/A	

Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)

Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.

Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites.

Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.

PO100 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**E100** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.	N/A	The site is not mapped as containing any features under the Heritage and Landscape Character Overlay.
PO101 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No example provided.	N/A	

PO102 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No example provided.	N/A	
PO103 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	**E103** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.	N/A	
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)			
PO104 Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.	**E104.1** Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.	N/A	The site is not within a Water Supply Buffer area.
	E104.2 Incineration or burial of waste within a Water supply buffer is not undertaken onsite.	N/A	
	E104.3 Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.	N/A	
	E104.4	N/A	

	Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.		
	E104.5 Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.	N/A	
PO105 On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality. Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.	**E105** Secondary treated wastewater treatment systems within a Water supply buffer include: a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.	N/A	
PO106 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline;	**E106** Development: a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.	N/A	The site is not in a bulk water supply buffer.
PO107 Development is located and designed to maintain required access to Bulk water supply infrastructure.	**E107** Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.	N/A	The site is not in a bulk water supply buffer.

PO108 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations[80] to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	**E108** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation[80]are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	N/A	The site is not within an electricity substation buffer.
PO109 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation[80] to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment. Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy – Noise. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	No example provided.	N/A	The site is not within an electricity substation buffer.
PO110 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**E110** Development does not involve the construction of any buildings or structures within a Pumping station buffer.	N/A	The site is not within a pumping station buffer.

Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.			
PO111 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.	N/A	The site is not mapped in the Overland Flow Path Overlay.
PO112 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	No example provided.	N/A	
PO113 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.	N/A	

PO114 Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.	**E114** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.	N/A	
PO115 Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.	**E115** Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.	N/A	
PO116 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifyin that the development does not increase the potential significant adverse impacts on an upstream, downstre or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E116.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.	N/A	
	E116.2 Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.	N/A	
PO117 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples.	No example provided.	N/A	

Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.			
Additional criteria for development for a Park[57]			
PO118 Development for a Park[57] ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E118** Development for a Park[57] ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.	N/A	
Riparian and wetland setbacks			
PO119 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E119** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	N/A	The site is not within the Riparian and Wetland Setbacks Overlay.

Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)			
PO120 Landscaping a. complements the coastal landscape character and amenity; b. has known resilience and robustness in the coastal environment; Fences and walls: a. do not appear visually dominant or conspicuous within its setting; b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening; c. use materials and colours that are complementary to the coastal environment. Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements. a. retained; b. protected from development diminishing their significance.	**E120** Where located in the Locally Important (Coast) scenic amenity overlay: a. landscaping comprises indigenous coastal species; b. fences and walls are no higher than 1m; and c. existing pine trees, palm trees, mature fig and cotton trees are retained. d. where over 12m in height, the building design includes the following architectural character elements: i. curving balcony edges and walls, strong vertical blades and wall planes; ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; iii. roof top outlooks, tensile structures as shading devices; iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.	Y	Complies – the built form complements the coastal landscape character and amenity and incorporates curvature in the balcony form, strong vertical lines, uses a variety of colours and materials to define the top, middle and bottom of the building, and includes a rooftop recreation area. The proposal is considered to comply with the intent of the PO.
Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply) Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code			Noted

Table 6.2.6.4.3 Setbacks (Residential uses)

Height of wall	Frontage primary			Frontage secondary to street			Frontage secondary to lane	Side non-built to boundary wall To OMP and wall	Rear To OMP and wall	Canal To OMP and wall
	To wall	To OMP	To covered car parking space	To wall	To OMP	To covered car parking space	To OMP, wall and covered car parking space			
Less than 4.5m	Min 1m	Min 1m	Min 5.4m*	Min 1m	Min 1m	Min 5.4m*	Min 0.5	Min 1.5m	Min 1.5m	Min 4.5m
4.5 to 8.5m	Min 1m	Min 1m	N/A	Min 1m	Min 1m	N/A	Min 0.5	Min 2m	Min 2m	Min 4.5m
Greater than 8.5m	Min 5m	Min 3m	N/A	Min 2m	Min 1m	N/A	Min 0.5	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height or part thereof over 8.5m	Min 5	Min 4.5m

Note - * for Dwelling Houses[22] and Dual Occupancies[21] only

Table 6.2.6.4.4 Built to boundary walls (Residential uses)		
Lot frontage width	**Mandatory / Optional**	**Length and height of built to boundary wall**
		Urban neighbourhood precinct
Less than 7.5m	Mandatory - both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 8.5m
7.5m to 12.5m	Mandatory - one side	Max Length: 70% of the length of the boundary Max Height: 10.5m
>12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 10.5m
Greater than 18m	Not permitted.	

Table 6.2.6.4.5 Car parking spaces			
Site proximity	**Land use**	**Maximum number of car spaces to be provided**	**Minimum number of car Spaces to be provided**
Within 800m walking distance of a higher order centre	Non-residential	1 per 30m^2 GFA	1 per 50m^2 GFA
	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
Other (Wider catchment)	Non-residential	1 per 20m^2 GFA	1 per 30m^2 GFA
	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	1 per dwelling + staff spaces	1 per 5 dwellings + staff spaces

Note - Car parking rates are to be rounded up to the nearest whole number.
Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.
Note - Residential - Permanent/long term includes: Multiple dwelling(49), Relocatable home park(62), Residential care facility(65), Retirement facility(67).
Note - Residential - Services/short term includes: Rooming accommodation(69) or Short-term accommodation(77).

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Table 9.3.2.3 Criteria for assessable development – Residential Uses Code

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>AO Compliance
– Yes
– No See PO or
– NA</th><th>Justification for compliance</th></tr>
<tr><td colspan="4">Site area</td></tr>
<tr><td>PO1
The development is located on a lot which has an area and dimensions capable of accommodating a well-designed and integrated building and associated facilities incorporating:
a. vehicle access, parking and manoeuvring areas;
b. efficient and useable communal (for Rooming accommodation(69) or Retirement facility(67) with dependant living) and private open space areas;
c. deep planting zones and landscaping;
d. adequate buffering to adjacent properties.
Note - Refer to Planning Scheme policy - Residential design for details and examples.</td><td>No example provided.</td><td>Y</td><td>The site is an irregular shape with a total area of 554m^2 and is of a suitable size and dimensions to accommodate the proposed 5-unit development.</td></tr>
<tr><td colspan="4">Private open space</td></tr>
<tr><td>PO2
Dwellings are provided with private open space that is:
a. of a size and dimension that is useable and functional relative to the residential use (e.g. permanent or non-permanent);
b. directly accessible from the dwelling;
c. located so that residents and neighbouring properties experience a suitable level of residential amenity;
d. free of objects or structure that reduce or limit functionality (e.g. air conditioning units, hot water systems etc);
e. where on the ground level , private and physically located away from and not adjacent to a road unless:
i. adjoining a laneway or other public spaces;
OR</td><td>E2
Dwellings have a clearly defined, private outdoor living space that is:
a. as per table-
<table><tr><th>Use</th><th>Minimum area in 1 location</th><th>Minimum dimension in all directions</th></tr><tr><td colspan="3">Ground level dwellings</td></tr><tr><td>Rooming accommodation(69), Short-term accommodation(77)</td><td>9m^2</td><td>3m</td></tr><tr><td>All other dwelling types</td><td>12m^2</td><td>2.4m</td></tr><tr><td colspan="3">Above ground level dwellings (all dwelling types)</td></tr><tr><td>1 bedroom , studio, rooming unit</td><td>8m^2</td><td>1.5m</td></tr><tr><td>2 bedrooms or more</td><td>12m^2</td><td>2.4m</td></tr></table></td><td>Y</td><td>With the exclusivity of 1 apartment per floor, each dwelling is provided with superior outdoor private open space with a large balcony spanning the full width of the building at the front which exceeds the minimum area and dimensions in the example. The balcony extends off the living area and master bedroom of each apartment providing an extension of the living space with a north/east aspect. The design and orientation of the balcony maintains privacy between developments.</td></tr>
</table>

ii. for the purpose of solar optimisation (orientated to maximise the northerly aspect), adjoining an access street or an unconstructed road that is not intended to be constructed as a road; and A. is designed to form part of the building (not an appendage to the building); and B. is screened for privacy. Screening must: 1. be of a high architectural standard and design; 2. not dominate the majority of the street frontage; 3. not reduce or inhibit the activation of the street frontage by blocking or restricting overlooking from habitable room windows, front doors and pedestrian access points to each dwelling; and 4. be setback behind landscaping (streetscape enhancement landscaping, not simple solid screen landscaping).	b. accessed from a living area; c. for ground floor open space: i. it is screened for privacy from adjoining dwellings; ii. located behind the main building line and not within the primary frontage setback d. for above ground dwellings that adjoin the street, balconies orientate to the street, or for dwellings that do not adjoin the street, balconies face north or east; e. minimum open space area and dimensions are clear of any utility and non-recreational structure (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures). Note - Areas for clothes drying are not to be visible from the street. Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio). Note - Retirement facilitates(67) for dependant (high care) living and Rooming accommodations(69) are not required to provide private open space. Note - A loft located above a garage is considered to be an aboveground level dwelling. Private open space can be provided in a balcony or at ground level.		The private open space arrangements for each dwelling comply with the intent of the PO. In addition, although not required by the current version of the planning scheme, the proposal includes a large rooftop recreation area and swimming pool at the rear of the building at ground level which can be enjoyed by occupants as additional communal areas.
Communal facilities (Rooming accommodation(69), Retirement facility(67) with dependant living only, Tourist park(84))			
PO3 Rooming accommodations(69), Retirement facilities(67) with dependant living and Tourist parks(84) include open space and recreational facilities for the recreational needs of the users of the lot. Facilities are to be useable and located to minimise internal and external impacts on the amenity of residents and neighbouring properties.	**E3.1** Communal space including any landscaped area and indoor recreation areas (e.g. community meeting room, gymnasium etc) is provided at the following rates: **Use** / **Minimum communal open space** Rooming accommodation(69), Retirement facility(67) (with dependent) and Tourist park(84) / 20% of the lot Minimum dimension of 5m. Note - Retirement facilities(67) with independent living provide private open space areas as stated above.	N/A	Not applicable. Despite not being required by the current version of the planning scheme, a communal recreation space/room is provided on the rooftop and at the ground level behind the building.
	E3.2 Communal open space for Rooming accommodations(69) and Retirement facilities(67) with dependant living:	N/a	Not applicable.

	a. includes at least 50% of the minimum open space requirement in one area with a length to breadth ratio of no greater than 2:1; b. is clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and refuse storage areas; c. is safe, readily accessible and convenient to residents; d. is designed and located so that it is subject to casual surveillance; e. utilises hard and soft landscape treatments; f. is clearly separated from any private areas on the lot.		
Car parking			
PO4 Car parking is provided on-site that provides for the number and type of vehicles anticipated to access the lot, ensuring a surplus of car parking is avoided.	**E4** Car parking spaces are provided in accordance with: a. Emerging community zone – Transition precinct (developed lot) - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)' b. General residential zone - Next generation neighbourhood and Urban neighbourhood precincts - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)'; c. General residential zone - Coastal communities and Suburban neighbourhood precincts - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone'; d. Township zone - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone'; e. Centre zone - Caboolture and Strathpine centre precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)'; f. Centre zone - District and Local centre precincts - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code'; g. Redcliffe Kippa-Ring local plan - Redcliffe seaside village and Kippa-Ring village precincts - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code'; h. Caboolture West local plan - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code'; i. all other areas – Schedule 7.	Y	Complies – the proposal provides for a total of 10 car parking spaces under the building on the ground floor, 2 per dwelling which exceeds the minimum requirement of the planning scheme.

<table>
<tr>
<td rowspan="4">PO5
Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. not dominate the street frontage;
b. maintain active frontages;
c. contribute to the intended character of the streetscape;
d. not compromise on-site landscaping.
Note - Refer to Planning scheme policy - Residential design for details and examples.
Note - Where screening of car parking areas is proposed as an alternative, screening is to be in the form of an architectural feature of the building, not simply a screen and landscaping.</td>
<td>E5.1
Garage and carport openings are no greater than:
<table><tr><th>Primary lot frontage</th><th>Covered car space opening(s) per street frontage and location of car parking areas</th></tr><tr><td>15m or greater</td><td>a. 3m for every 7.5m of street frontage;
b. every 6m of opening is separated by a minimum of 6m</td></tr><tr><td>Less than 15m</td><td>a. Single level: 3.0m wide;
b. Double level: 6.0m and recessed 1.0m behind the front wall or balcony of upper level.
OR
a. For a laneway lot (Single or double level): 6m wide</td></tr></table>Note - Refer to Planning scheme policy - Residential design for details and examples.</td>
<td>N/A</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>E5.2
For townhouses:
a. parking spaces gain access via internal driveways; or
b. car parking areas are located behind the front of the building.
Note - Refer to Planning scheme policy - Residential design for details and examples.</td>
<td>N/A</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>E5.3
For low, medium and high rise apartment buildings:
a. parking spaces are located in basements or semi-basements; or
b. are located behind dwellings and not adjoining the frontage.
Note - Refer to Planning scheme policy - Residential design for details and examples.</td>
<td>Y</td>
<td>All car parking for the development is proposed within the building at ground level under the building with parking spaces generally not visible from the street.</td>
</tr>
<tr>
<td>E5.4
Basement car parking does not extend to within deep planting zones.</td>
<td>Y</td>
<td>The proposal includes a small basement level towards the rear of the site for unit storage which does not affect the deep planting areas.</td>
</tr>
</table>

<table>
<tr><td>PO6
Car parking areas and structures are designed and located to reduce noise and lighting impacts on dwellings within the lot and adjoining properties.</td><td>No example provided.</td><td>Y</td><td>Parking areas are contained within the building to minimise impacts to adjacent properties.</td></tr>
<tr><td colspan="4">Bicycle parking and end of trip facilities
Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</td></tr>
<tr><td rowspan="2">PO7
a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:
i. adequate bicycle parking and storage facilities; and
ii. adequate provision for securing belongings; and
iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.
b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:
i. the projected population growth and forward planning for road upgrading and development of cycle paths; or
ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or
iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.
Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.
Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip</td><td>E7.1
Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).
<table><tr><th>Use</th><th>Minimum Bicycle Parking</th></tr><tr><td>Dwellings</td><td>Minimum 1 space per dwelling</td></tr><tr><td>All other residential uses</td><td>Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td></tr></table>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</td><td>Y</td><td>Bicycle parking is provided within the basement as shown on the proposal plans, 1 space per dwelling.</td></tr>
<tr><td>E7.2
Bicycle parking is:
a. provided in accordance with Austroads (2008), Guide to Traffic Management - Part 11: Parking;
b. protected from the weather by its location or a dedicated roof structure;
c. located within the building or in a dedicated, secure structure for residents and staff;
d. adjacent to building entrances or in public areas for customers and visitors.
Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.
Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</td><td>Y</td><td>Complies. Refer plans.</td></tr>
</table>

facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the acceptable outcomes under this heading meet the current performance requirement prescribed in the Queensland Development Code.	Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.		

Access and driveways			
PO8 Driveways, pedestrian entries and internal access ways are located and designed to: a. provide lawful access; b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; c. not negatively impact adjoining uses; d. provide a safe pedestrian environment; e. not result in excessive crossovers and hardstand areas; f. provide safe access onto an appropriate order road; g. not interfere with infrastructure owned by Council or a utility provider; h. allow adequate space for on-street parking; i. allow adequate space for street planting and street trees; j. allow for garbage collection and street infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples.	**E8.1** Dual occupancies[21] provide: a. a maximum crossover width of 4m or for a shared driveway a maximum crossover width of 5m; b. a maximum of one crossover per street frontage; or where more than 1 crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees. Note - Refer to Planning scheme policy - Integrated design or Planning scheme policy - Residential design for details and examples. Note - Laneway development provides access from the lane only in accordance with laneway development provisions AO27-AO29.	N/A	The proposal is not for a dual occupancy.
	E8.2 For a shared driveway development provides a maximum crossover width of 5.5m; OR For individual driveways: a. a maximum of 1.3m wide crossover for every 7.5m of primary road frontage; b. where more than two driveway crossovers are provided per street frontage, crossovers are paired up and separated by a minimum distance of 6m to facilitate on-street parking and street trees. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Development on a laneway provides access from the lane only in accordance with laneway development provisions.	Y	The proposal utilises the existing 6m wide crossover located towards the northern side of the site. An assessment of the suitability of its reuse is discussed in the traffic assessment attached prepared by *Q Traffic*.
	E8.3 Where dwellings have access via a shared driveway the driveway is set back a minimum of 3m from a side boundary. OR Where the development includes at least one ground floor dwelling, the shared driveway may be located 1m from the side boundary.	N	Complies with PO – the driveway is located on the northern side boundary within 3m due to the proposed re-use of the existing crossover. The proposed arrangements for the small 5 unit development are considered appropriate in this instance with additional landscaping proposed between the driveway and the existing solid screen boundary fence being retained.
	E8.4		

	Development provides vehicular crossovers that comply with Planning scheme policy - Integrated design.	Y	Refer to the Transport Assessment prepared by *Q Traffic*.
	E8.5 Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.	Y	No parking or manoeuvring areas are proposed in the front setback.
PO9 Dwellings are identifiable from the street by way of: a. street numbers; b. for development with internal roads, a site plan of on-site dwellings and facilities is provided at all vehicular entry points to the lot to facilitate the effective operation of emergency services personnel in carrying out their designated duties and to aid in the direction of other visitors around the site.	No example provided.	Y	The development will be provided with clearly identifiable street numbers beside the Marine Parade street entry as shown on the plans. Units are accessible via the central lobby with its entry clearly visible from the street and pathway down the southern side of the building from Marine Parade. Lift access to the lobby is provided from the parking level and basement storage.
Landscaping			
PO10 Development includes landscaping that: a. provides unobstructed deep planting zones; b. enhances the character of the streetscape; c. enhances the quality of buildings, communal areas (for Rooming accommodation(69), Retirement facility(67) with dependant living or Tourist park(84)) and private open space areas; d. contributes to a pleasant and safe environment; e. complies with crime prevention through environmental design (CPTED) principles; f. contributes to reducing the urban heat island effect and improve micro-climate conditions; g. emphasises a clear pedestrian entry point and allows for the overlooking of the public and communal spaces; h. retains mature trees wherever possible.	**E10.1** Development that is setback from the street incorporates: a. landscaped strip with a minimum dimension of: **Zone, precinct, sub-precinct** / **Minimum dimension** Emerging community zone: ○ Transition precinct (developed lot) General residential zone: ○ Next generation neighbourhood precinct, Township zone: ○ Residential precinct Caboolture West local plan: ○ Urban living precinct - Next generation neighbourhood sub precinct ○ Town centre precinct - Residential south sub-precinct — 2.0 metres	Y	A generous amount of landscaping is provided across the development, at ground level and in planter boxes on the rooftop. The landscaping is designed to complement the built form, extends right around the building including a dense buffer along the frontage. The landscaped area totals 115m^2 and includes a dedicated area of deep planting at the rear of the building which achieves the required 5% of the site area. The landscaping is designed to complement the built form, defining the character of the development in its coastal setting and ensuring the development contributes positively at the streetscape.

	General residential zone: ○ Urban neighbourhood precinct Caboolture West local plan: ○ Town centre precinct - Residential north sub-precinct: 1.0 metre b. shade and canopy trees consistent with Planning scheme policy - Integrated design.		Refer to the landscape concept plan prepared by AGLA for further details.
	E10.2 Multiple dwellings with a shared driveway within 3m of a side boundary provide a landscaped strip between the shared driveway and the side boundary. The landscaped strip is to have a minimum dimension of 1.0m for at least 80% of the length of the driveway including at least the first 10m from the street frontage.	Y	A minimum 1.5m wide landscaping strip is provided along the northern side boundary adjacent the driveway.
	E10.3 Development provides 5% of the lot area with deep planting zones with a minimum dimension of 4m. Note - Refer to Planning scheme policy - Integrated design for selection of suitable species. Note - Deep planting zones can be provided in private or communal open space or in front landscaping strip(s).	Y	The deep planting zone located at the rear of the building achieves a total of 5% and minimum 4m dimension.
	E10.4 Development contributes to the greening of the streetscape through the provision of: a. street trees, planter boxes, green walls or roof tops etc for buildings that are built to the boundary; or b. landscaped strip for buildings that are setback from the street. Note - Refer to Planning scheme policy - Integrated design for details and examples.	Y	The development contributes to the greening of the streetscape to Marine Parade with ground level landscaping, and rooftop planters.
	E10.5 Basement car parks that protrude above natural ground level are setback behind screen landscaping. Note - Landscaping can be provided in a planter box. Note - Refer to Planning scheme policy - Residential design for details and examples.	N/A	Not applicable.

Screening – fences –			
PO11 Fencing and screening complements the streetscape character, active frontages, clearly defines public and private domains, while maintaining surveillance between buildings and public spaces. Note - The objective of providing surveillance of the street and active frontages takes precedence over the provision of physical barriers for noise mitigation purposes. Where a barrier for noise is unavoidable it is to be aesthetically treated in accordance with an option detailed in Planning scheme policy - Residential design.	**E11.1** Where provided, fencing within a front setback (primary or secondary frontage excluding a laneway or public open space) is: a. 0% transparent and does not exceed 1.2 metres in height; or b. minimum 50% transparent and does not exceed 1.5 metres in height; or c. minimum 85% transparent and does not exceed 1.8 metres in height Note - Refer to Planning scheme policy - Residential design for details and examples.	N/A	Front fencing is not proposed. Note - There is a recessed pedestrian gate which will maintain a level of transparency through to the foyer entry.
	E11.2 Side and rear fencing and fencing between ground floor private open space areas must be solid (0% transparent) with a maximum height of 1.8m.	Y	Will comply.
Integrated development			
PO12 Development is designed to: a. connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space; b. ensure dwellings address public spaces both external and within the lot; c. not include high perimeter fences or walls adjoining streets and public spaces that cause the development to: i. be segregated or visually disconnected from adjoining properties; or ii. detract from or constrain the delivery of a clear and open, visually attractive streetscape; or iii. the streetscape or reduce personal safety on adjoining public spaces. Note - Refer to Overlay map - Community activities and neighbourhood hubs for the location of neighbourhood hubs.	**E12.1** Developments provide pedestrian pathways and connections from the lot via the most direct route to nearby centres, neighbourhood hubs, community facilities, public transport stops and open space.	Y	Pedestrian connectivity to the street is provided to the Marine Parade footpath which provides suitable connection to the broader community.
	E12.2 Where the end of a road or a pedestrian and cycle pathway adjoin the lot, extensions to the road or pathway through the lot are to be provided. Note - Refer to Planning scheme policy - Residential design for details and examples.	N/A	No adjoining pathways terminate at the site.
	E12.3 Dwellings that adjoin the external road network or public open space address that frontage with a pedestrian entry, front door, windows, and fencing with a maximum height of 1.2m if any. Note - Refer to Planning scheme policy - Residential design for details and examples.	N/A	Not applicable.

PO13 Development for large scale residential developments where the site area is more than 6,000m^2 result in neighbourhoods that: a. are interconnected by safe, legible and permeable movement networks, this may include the establishment or extension of public streets and pathways; b. are integrated with surrounding existing and approved developments; c. develop in a manner that does not compromise the ability for adjoining sites to develop in a logical, sequential and integrated manner; d. provide or have convenient access to centrally located local parks and a network of open space; e. promote accessibility to parks and open space, transport facilities, neighbourhood hubs and community facilities.	**E13** On a lot of 6000m^2 or greater, prepare an integration plan in accordance with Planning scheme policy - Neighbourhood design.	N/A	Not applicable
Building appearance			
PO14 Buildings are designed to: a. incorporate architectural features into the building façade at street level to create human scale; b. promote identity and diversity between adjacent dwellings; c. enable individual dwellings to be identified and directly accessible from public streets and communal areas; d. visually integrate with the intended character of the precinct through appropriate design and materials; e. avoid blank walls (excluding built to boundary walls) through articulation and architectural treatments to create visual interest; f. include roof forms that provide visual interest to both the building and the skyline and effectively screen service structure,	No example provided.	Y	Complies – please refer to the plans by *Elevation Architecture* which clearly articulates how the design responds to the requirements of the Performance Outcome. A full schedule of colours and materials is provided on the Elevation drawings. In particular, we note: - the architecture uses a variety of colours and materials to add interest and reduce the bulk and scale - the top middle and base of the building is clearly defined by the architecture

plant and equipment from view of the street and adjoining buildings; g. provide a design that enables permeability between buildings; h. create attractive backs and sides of buildings where visible from public spaces; i. ensure domestic outbuildings do not dominate the street frontage and do not have a negative impact on the streetscape character; j. where for tall buildings, provide architectural variation through a distinct top, middle and base section.			- the podium level (the base of the building) extends forward to ensure the development contributes positively with the streetscape in Marine Parade; - the development promotes identity and diversity from adjacent development - provides articulation and visual interest to all sides - avoids blank walls - contributes positively to the streetscape - offers high quality finishes and details throughout
PO15 Walls are sited and designed to minimise negative impacts on internal and external amenity and create visual interest by incorporating articulation and architectural treatments.	**E15** The maximum length of any wall is 15m. Walls or parts of walls that include a change in direction of 1m or more are measured separately.	N	Complies with PO – the northern side of the building extends for approximately 20m on the one alignment, however the built form provides for a series openings along this side, as well as sun hoods and an extension of the balcony lines on the upper levels to add visual interest.
Privacy			
PO16 Dwellings are provided with private open space areas and habitable rooms with a reasonable level of privacy from adjoining residential uses.	**E16** Minimise views into habitable room windows, and private open space from adjoining residential uses by: a. offsetting adjacent habitable room windows and balconies; or b. use high quality screening, obscured glazing or separation. Note - In addition to the above the outlook from stairs, landings[41], and communal or public areas is minimised where direct views are available into private open space of an existing dwelling. Note - Refer to Planning scheme policy - Residential design for details and examples.	Y	Refer to the plans for details – fixed window screening is provided to the southern side. Screening on the northern and eastern sides are not considered to be required. There are no windows/balconies facing west other than for the amenities room on the rooftop which is proposed to be screened.

Casual surveillance			
PO17 Buildings and structures are designed and oriented to have active frontages that provide visual interest, address road frontages and facilitate casual surveillance of all public spaces (streets, laneways, public open space, pedestrian paths and car parking areas) through: a. incorporating habitable room windows, balconies and foyers that overlook public spaces; b. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage; c. if located on a street corner, the building addresses and overlooks both frontages. Note - Refer to State Government standards for CPTED. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - Ground level dwellings adjoining a street or public open space have individual access points to the street.	No example provided.	Y	Dwellings are designed to overlook the street frontages with large balconies extending the width of the building on each level face the street.
Subtropical design			
PO18 Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living.	**E18** Buildings are sited and designed to: a. maximise orientation of principal living and open space areas to the north-east and eastern sides of dwellings where not compromising casual surveillance; b. screen undesirable western sun; c. maximise the use of prevailing breezes for natural ventilation; d. have living areas adjoining open space; e. incorporate architectural features such as extended eaves, awnings, pergolas and verandah's to protect windows and doorways from summer sun, glare, rain and prevailing winds and to provide shelter for outdoor living areas. Note - Refer to the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers.	Y	Where possible, development incorporates sub-tropical design principles. The one apartment per floor design protects apartments from western sun, with living areas facing east with a north-east aspect to the private balcony, with opportunity for cross-flow ventilation. Sun hoods are proposed to living area room windows.
Utility areas			
PO19			

Utility areas, services and mechanical plant are visually integrated into the design of the building or are at least screened from view from adjacent dwellings and the streetscape. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - Utilities include but are not limited to electrical transformers.	No example provided.	Y	All utility areas will be screened from view from adjacent dwelling units and the street, and have been incorporated into the design of the buildings wherever possible.
PO20 Clothes drying, storage and mail collection facilities: a. are provided for site users; b. are integrated within the development; c. do not impact on the residential amenity of the lot, adjoining properties or the streetscape (clothes drying and storage areas are not visible from public spaces; mail collection facilities are visible and accessible for residents). Note - Refer to Planning scheme policy - Residential design for details and examples.	No example provided.	Y	Clothes drying, storage and mail collection facilities will be provided in accordance with Council's requirements, generally as shown on the plans.
Lighting			
PO21 Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residents and neighbours.	**E21.1** In all areas accessible to the public lighting is provided in accordance with Section 3 of AS 1158.3.1 *Pedestrian Area (Category P) Lighting - Performance and installation design requirements*.	Y	Internal lighting will be provided in accordance with the Australian Standard to provide an appropriate level of illumination within pedestrian areas.
	E21.2 Lighting of appropriate intensities is provided which satisfies the requirements of *AS1158 – Lighting for Roads and Public Spaces*.	Y	Appropriate lighting will be provided for the vehicle access and manoeuvring areas in accordance with this requirement.
PO22 Artificial lighting does not cause unreasonable disturbance to any person on adjacent land or on land within the general vicinity of the lot.	**E22** Artificial lighting within the lot is directed and shielded in such a manner to comply with the requirements of Australian Standard *AS4282 (1997) Control of Obtrusive Effects of Outdoor Lighting*.	Y	All lighting provided will be designed and oriented to ensure it does not

	Note - For purposes of that table, "curfew hours" are taken to be those hours between 10pm and 7am on the following day. Note - Refer to Planning scheme policy - Residential design for details and examples.		create any obtrusive impact on adjacent land.
Waste			
PO23 Bins and bin storage areas are provided, designed and managed so as to: a. be accessible for collection; b. be maintained (including cleaning); c. not have a negative impact on the amenity of the streetscape or adjoining properties. Note - Refer to Planning scheme policy - Waste for storage, design and management methods.	**E23** Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste.	Y	Please refer to the details in the architectural plans and arrangements outlined in the Traffic Report. The proposal is to use 360L wheelie bins for the development with storage areas under the building. Collection will occur on the street as noted on the plans. Refer to the Traffic Report for further details.
PO24 Waste storage areas are: a. not located in front of the main building line; or b. are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape. Note - Refer to Planning scheme policy - Residential design for details and examples.	No example provided.	Y	The bin storage areas for both stages is located within/under the building and will not be visible from the street, or dominate the streetscape.
Storage			
PO25 Adequate storage for residents recreation, bulky, outdoor or work equipment is provided on-site in addition to habitable areas.	**AO23** Storage area of 8m^3 per dwelling is provided. Note - Storage areas can be co-located in garages, allocated car park areas in basements; or incorporated into building design. This storage area is not located within the dwelling.	Y	A dedicated and secure storage area for each apartment achieving a minimum of 8m^3 is proposed in the basement level as shown on the plans.
	E25.2 Storage areas are located behind the main building line and not within the primary or secondary frontage setbacks.	Y	Storage areas are located under the building.

Adaptable development			
PO26 Development in locations that are in proximity to high frequency public transport services or within centres support adaptable building use (mixed use) over time particularly on the ground floor.	**E26** New residential buildings in the Centre zone or Township zone - Centre precinct include a minimum floor to ceiling height of 4.2m for the ground level.	N/A	The site is not within the Centre or Township zones.
Earthworks			
PO27 Development is designed to respond to sloping topography in the sitting, design and form of buildings and structures by: a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any impact on the landscape character of the zone; d. protecting the amenity of adjoining properties.	**E27.1** Building and lot design on slopes between 10% and 15% must: a. avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction; b. have built to boundary walls on the low side of the lot to avoid drainage issues. Note - For Development on slopes of 15% or greater refer to the Constraint provisions contained in the relevant zone code.	N/A	The site is not sloping.
	E27.2 New buildings on land with a slope greater than 15% do not have slab on ground construction.	N/A	The slope is not great than 15%.
Development on a laneway			
PO28 At least one dwelling (preferably the primary dwelling if for a Dual occupancy(21)): a. face the non-laneway frontage; b. have the main entrance from the non-laneway frontage.	No example provided.	N/A	The site is not located on a laneway.
PO29 All vehicle access must be via the laneway.	No example provided.	N/A	

PO30 Development on laneways contributes to the streetscape established in a laneway by: a. providing concealed garbage bin storage areas to reduce the dominance of bins on the lane; b. maximising security and amenity.	**E30.1** A screened garbage bin utility area is provided that: a. is not located in the garage; b. has a minimum area of 1m x 2m; c. has access to the laneway and not via the garage. Note - Refer to Planning scheme policy - Residential design for details and examples.	N/A	
	E30.2 Fencing adjacent to a laneway does not exceed 1.8m in height.	N/A	
Dual occupancies[21] (Loft) on laneway lots			
PO31 Dual occupancies[21] (lofts): a. are designed to: i. have the appearance, bulk and scale of a single dwelling from the street; ii. positively contribute to the laneway; iii. do not negatively impact the expected amenity of adjoining properties; iv. have sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the number of occupants anticipated to occur on-site. b. support affordable living by means of: i. economical dwelling size and construction; ii. efficient use of land; iii. low maintenance costs; iv. access to natural light, ventilation and heating; v. provide high quality living and private open space areas. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E31.1** The siting and design of dwellings ensures that the loft is: a. not located in front of the primary dwelling (for the primary frontage); b. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings).	N/A	The proposal is not for a dual occupancy development on a laneway lot.
	E31.2 On lots less than 450m^2, a Dual occupancy[21] (loft) is only permitted within a two-storey building. This includes being located above a garage facing a laneway.	N/A	
	E31.3 The loft has a clearly identifiable front door and under cover point of entry.	N/A	
	E31.4 Lofts incorporate in all walls adjoining the primary dwelling and private open space areas of the primary dwelling: a. windows with a minimum sill height of 1500mm or privacy screening; b. low maintenance building materials and non-reflective finishes; c. no external drainage or other pipes.	N/A	
	E31.5 The private open space for a loft can be located adjoining the lane at ground level or on a balcony.	N/A	

Table 9.3.2.4 Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)			
Site Proximity	**Land use**	**Maximum number of car spaces to be provided**	**Minimum number of car spaces to be provided**
Within 800m walking distance * of a higher order centre	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff spaces
Other (Wider catchment)	Residential – permanent/long term	N/A	1 per dwelling
	Residential – serviced/short term	1 per dwelling + staff spaces	1 per 5 dwellings + staff spaces

Note - *Refer to Overlay map - Centre walking distances.

Table 9.3.2.5 Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone	
Use	**Minimum number of car spaces to be provided**
Dwelling house[22]	3 per dwelling house[22] Note - The provision of the third car parking space may be provided in tandem on the site.
Dual occupancy[21]	2 per dwelling
Multiple dwelling[49]	1.75 per dwelling

Table 9.3.2.6 Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)			
Site location	**Land use**	**Maximum number of car spaces to be provided**	**Minimum number of car spaces to be provided**
Centre zone: • Caboolture centre precinct; • Strathpine centre precinct.	Residential - permanent/long term	N/A	2 per 5 dwellings
	Residential - serviced/short term	1 per 4 dwellings + staff spaces	1 per 10 dwellings + staff spaces

Table 9.3.2.7 Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code			
Site location	**Land use**	**Maximum number of car spaces to be provided**	**Minimum number of car spaces to be provided**
Centre zone: • District centre precinct • Local centre precinct Redcliffe local plan code: • Redcliffe seaside village precinct; • Kippa-Ring village precinct; • Health precinct. Cab west local plan code: • Urban living precinct: ○ Next generation neighbourhood sub-precinct ○ Local centre sub-precinct • Town centre precinct: ○ Centre core sub-precinct ○ Mixed business sub-precinct ○ Teaching and learning sub-precinct ○ Civic space sub-precinct ○ Residential north sub-precinct ○ Residential south sub-precinct	Residential - permanent/long term	N/A	1 per dwelling
	Residential - serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff space

Note - For development in a site location other than those listed in the tables above, refer to Schedule 7 for applicable car parking rates.

Note - Car parking rates are to be rounded up to the nearest whole number.
Note - Allocation of car parking spaces to dwellings is at the discretion of the developer.
Note - Residential - Permanent/long term includes: Multiple dwelling(49), Relocatable home park(62), Residential care facility(65), Retirement facility(67).
Note - Residential - Services/short term includes: Rooming accommodation(69) or Short-term accommodation(77).

Coastal Hazard Overlay Code

Table 8.2.1.2 Assessable development - Coastal hazard overlay			
Performance outcomes	**Examples that achieve aspects of the Performance Outcomes**	**E Compliance** – **Yes** – **No See PO or** – **NA**	**Justification for compliance**
Material change of use or building work for a dwelling house (22)			
PO1 Development in the High risk storm tide inundation area included in the Limited development zone for: a. a material change of use and associated building work for a dwelling house(22) does not occur; b. building work not associated with a material change of use for a dwelling house(22) only occurs for an existing lawful use.	No example provided.	N/A	
PO2 Development in the Erosion Prone Area is sited to protect people and property from coastal processes and minimise the need for additional coastal protection works to mitigate the erosion risk.	**E2** Development is located outside the Erosion Prone Area, or otherwise does not extend any further seaward than existing immediately adjacent buildings.	**N/A**	

PO3 Development is resilient to a coastal hazard event by ensuring the design and built form account for the potential risks of the coastal hazard event (including storm tide inundation, wave action and coastal erosion). Note - New buildings not on land already filled to the flood planning level will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the coastal hazard and the structural approach to be utilised. Information on the risk of a coastal hazard for premises in the Coastal planning area is available on Council's Flood Check Development Report via https://www.moretonbay.qld.gov.au/floodcheck/.	**E3.1** Development is in accordance with the following: a. a site based coastal engineering report from a suitably qualified Registered Professional Engineer Queensland which identifies the coastal hazard and the structural approach to be utilised for the building work; b. a structural engineering design which ensures that the building work and any associated earthworks are capable of withstanding the nature of the coastal hazard event to which the building will be subject. Note - New buildings not on land already filled to the flood planning level will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the coastal hazard and the structural approach to be utilised. Information on the risk of a coastal hazard for premises in the Coastal planning area is available on Council's Flood Check Development Report via https://www.moretonbay.qld.gov.au/floodcheck/. Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	**N/A**	
	E3.2	**N/A**	

Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	Development ensures that a habitable floor is located, designed and constructed to at least the flood planning level in Table 8.2.1.3.		
	E3.3 Development ensures that building work for a non-habitable room below the flood planning level in Table 8.2.1.3 has a high water resistance. Note - The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Available at http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf	**N/A**	
	Development involving building work in the High risk storm tide inundation area or Medium risk storm tide inundation area		
	E3.4 Development ensures that a fence is at least 50% permeable.	**N/A**	
PO4 Development ensures that where earthworks alone cannot ensure the development achieves the flood planning level in Table 8.2.1.3, a building is designed and constructed using pier and pole construction to achieve the required storm tide immunity in the Defined Flood Event.	No example provided.	N/A	
PO5 Development maintains a functional and attractive relationship with the adjacent street frontage.	**E5** Development for a dwelling house where pier and pole construction is utilised: a. uses screening around the understorey of the dwelling to ensure the understorey is not visible from the street; b. allows for the flow of flood water through the understorey.	**N/A**	

PO6 Development does not increase the potential for erosion, scour or flood damage either on the premises or on other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain. Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	No example provided.	N/A	
PO7 Development ensures that an essential electrical service is located to achieve the required storm tide immunity in the Defined Flood Event and maintain public safety at all times. Note - An essential electrical service includes services defined as utilities and customer dedicated substation(80) in *Mandatory Part 3.5 – Construction of buildings in flood hazard areas* of the *Queensland Development Code*.	**E7** Development ensures that an essential electrical service is located above the flood planning level in Table 8.2.1.3. Note - An essential electrical service includes services defined as utilities and customer dedicated substation(80) in *Mandatory Part 3.5 – Construction of buildings in flood hazard areas* of the *Queensland Development Code*.	**N/A**	
Material change of use or building work for all other land uses (other than a dwelling house(22)) in the Balance area			
PO8 Development is resilient to a coastal hazard event by ensuring design and	*Development involving building work for a residential use*		
	E8.1 Development ensures that a habitable floor is located, designed and constructed to at least the flood planning level in Table 8.2.1.3.	**Y**	**Complies the habitable floor is above the flood planning level.**

built form account for the potential risks of flooding.	**E8.2** Development ensures that building work for a non-habitable room below the flood planning level in Table 8.2.1.3 has a high water resistance. Note - The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Available at http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf	**Y**	**Will comply**
	Development involving building work for a non-residential use		
	E8.3 Development ensures that the finished floor level is located, designed and constructed to at least the flood planning level in Table 8.2.1.3.	**N/A**	
	E8.4 Development ensures that car parking areas below the flood planning level in Table 8.2.1.3 have a high water resistance. Note - The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Available at http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf	**N/A**	
PO9 Development ensures that a use which requires an interface with the public realm (including a commercial and residential use) maintains a	**E9.1** Development for a residential use where pier and pole construction is utilised: a. uses screening around the understorey of the dwelling; b. allows for the flow of flood water through the understorey.	**N/A**	

functional and attractive relationship with the adjacent street frontage. Note - This is particularly relevant for commercial uses in centres with a strong 'town-centre' pedestrian realm that also may be affected by flood, or for residential uses to maintain an attractive presentation to the street.	**E9.2** Development for a commercial building or structure maintains an active street frontage through: a. providing clear pedestrian access from any adjacent footpath to the floor level of the commercial activity; b. providing a retail or food and beverage use, if consistent with the overall outcomes of the applicable zone and precinct, which interface with and overlook the street; or c. urban design treatments which screen the understorey of the building from view from the adjacent street frontage but must not impede storm tide flow.	**N/A**	
PO10 Development ensures that public safety and risk to the environment are not adversely affected by a detrimental impact of floodwaters up to the Defined Flood Event on a hazardous chemical located or stored on the premises.	**E10.1** Development ensures that a hazardous chemical is located or stored at least above the flood planning level in Table 8.2.1.3. Note - Refer to the *Work Health and Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous substances.	**N/A**	
Material change of use or building work for all other land uses (other than a Dwelling house[22]) in the Erosion Prone Area, High risk storm tide inundation area and Medium risk storm tide inundation area			
PO11 Development is: a. limited in the High risk storm tide inundation area to avoid the intolerable risk of the coastal hazard; b. managed in the Erosion Prone Area and Medium risk storm tide inundation area to mitigate the	No example provided.	N/A	

tolerable risk of the coastal hazard. Note - The overall outcomes of this code identify the development outcomes which are intended so as to avoid the intolerable or tolerable risk of the coastal hazard applicable to the premises in the relevant sub-categories of the Coastal planning area.			
PO12 Development maintains personal safety at all times, such that: a. a vulnerable land use (flood and coastal) is not located in the Erosion Prone Area, High risk storm tide inundation area or the Medium risk storm tide inundation area; b. new buildings are not located in the High risk storm tide inundation area included in the Limited development zone; c. evacuation capability from the development or other premises is not hindered or made more complicated and there is no significant additional burden placed on emergency services personnel; d. the isolation of persons in the Defined Flood Event is avoided.	No example provided.	N/A	
PO13	**E13** Development:	**N/A**	

Development in the Erosion Prone Area only occurs on a lot zoned for urban purposes in a manner that: a. accommodates natural coastal processes, including climate change and sea level rise; b. achieves the following: i. avoids coastal erosion risks; or ii. manages coastal erosion risks through a strategy of planned retreat; or iii. mitigates coastal erosion risks if there are no adverse local drainage impacts, flooding and coastal impacts on other premises, public land, watercourses, roads or infrastructure or impacts on natural riverine and coastal processes or flood warning times. Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	a. constitutes or includes temporary or relocatable structures, and these structures and the ongoing use of the premises are subject to the natural processes affecting the site; or b. installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion within the premises in a manner which accommodates natural coastal processes without detrimental impacts on other premises; or c. is located, designed and constructed to withstand the expected coastal erosion impacts.		

PO14 Development is resilient to a coastal hazard event by ensuring design and built form account for the potential risks of the coastal event (including storm tide inundation, wave action and coastal erosion). Note - New buildings not on land already filled to the flood planning level will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject, to be supported a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the coastal hazard and the structural approach to be utilised. Information on the risk of a coastal hazard for premises in the Coastal planning area is available on Council's Flood Check Development Report via https://www.moretonbay.qld.gov.au/floodcheck/. Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	**E14.1** Development in the Erosion Prone Area, High risk storm tide inundation area and Medium risk storm tide inundation area is in accordance with the following: a. a site based coastal engineering report from a suitably qualified Registered Professional Engineer Queensland which identifies the coastal hazard and the structural approach to be utilised for the building work; b. a structural engineering design which ensures that the building work and any associated earthworks are capable of withstanding the nature of the coastal hazard event to which the building will be subject. Note - New buildings not on land already filled to the flood planning level will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject, to be supported a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the coastal hazard and the structural approach to be utilised. Information on the risk of a coastal hazard for premises in the Coastal planning area is available on Council's Flood Check Development Report via https://www.moretonbay.qld.gov.au/floodcheck/. Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	**N/A**	
	Development involving building work for a residential use		
	E14.2 Development ensures that a habitable floor is located, designed and constructed to at least the flood planning level in Table 8.2.1.3.	**N/A**	
	Development involving building work for a non-residential use		
	E14.3 Development ensures that the finished floor level is located, designed and constructed to at least the flood planning level in Table 8.2.1.3.	**N/A**	

	Development involving building work for all uses		
	E14.4 Development ensures that a fence is at least 50% permeable.	**N/A**	
	E14.5 Development ensures that building work for a non-habitable room located below the flood planning level in Table 8.2.1.3 has a high water resistance. Note - The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Available at http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf	**N/A**	
PO15 Development ensures that where earthworks alone cannot ensure the development achieves the flood planning level in Table 8.2.1.3, a building is designed and constructed using pier and pole construction to achieve the required storm tide immunity in the Defined Flood Event.	No example provided.	N/A	
PO16 Development does not: a. directly, indirectly and cumulatively cause any increase in water flow velocity or level; b. does not increase the potential for erosion, scour or flood damage either on-site or on a surrounding property, public land, watercourse, road or	No example provided.	N/A	

infrastructure or elsewhere in the floodplain. Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.			
PO17 Development supports, and does not unduly burden, disaster management responses and recovery capacity and capabilities for a coastal hazard event up to and including the Defined Flood Event.	No example provided.	N/A	
PO18 Development has access which, having regard to the hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access.	No example provided.	N/A	
PO19 Development ensures that a use which requires an interface with the public realm (including a commercial and residential use) maintains a functional and attractive relationship with the adjacent street frontage.	**E19.1** Development for a residential accommodation building where pier and pole construction is utilised: a. uses screening around the understorey of the dwelling that is a minimum of 50% permeable to ensure the understorey is not visible from the street; b. allows for the flow of storm tide water through the understorey.	**N/A**	

Note - This is particularly relevant for commercial uses in centres with a strong 'town-centre' pedestrian realm that also may be affected by flood, or for residential uses to maintain an attractive presentation to the street.	**E19.2** Development for a commercial building and structure maintains an active street frontage through: a. providing clear pedestrian access from any adjacent footpath to the floor level of the commercial activity; b. providing a retail or food and beverage use, if consistent with the overall outcomes of the applicable zone and precinct, which interfaces with and overlooks the street; or c. urban design treatments which screen the understorey of the building from view from the adjacent street frontage but do not impede storm tide flow.	**N/A**	
PO20 Development ensures that an essential electrical service is located to achieve the required storm tide immunity in the Defined Flood Event and maintain public safety at all times. Note - An essential electrical service includes services defined as utilities and customer dedicated substation (80) in Mandatory Part 3.5 – Construction of buildings in flood hazard areas of the Queensland Development Code.	**E20** Development ensures that an essential electrical service is located above the flood planning level. Note - An essential electrical service includes services defined as utilities and customer dedicated substation (80) in Mandatory Part 3.5 – Construction of buildings in flood hazard areas of the Queensland Development Code.	**N/A**	
Reconfiguring a lot (boundary realignment)			
PO21 Development is designed to: a. ensure personal safety at all times;	**E21.1** Development ensures that the development footprint is located in an area other than a High risk storm tide inundation area or Erosion Prone Area.	**N/A**	

b. not increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain; c. not increase the risk to people, property and infrastructure located on the premises and other premises and where applicable the risk for future occupants is mitigated. Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	**E21.2** Development ensures that the entry points into the development are located to provide a safe and clear evacuation route path.	**N/A**	
Reconfiguring a lot (other than by boundary realignment)			

PO22 Development is compatible with the intolerable or tolerable level of risk of the coastal hazard applicable to the premises such that reconfiguring a lot for creating lots by subdividing another lot: a. in the Erosion Prone Area, is only for the purpose of a Park or Permanent plantation unless all resultant lots provide the required minimum lot size outside the Erosion Prone Area; b. in the High risk storm tide inundation area, is only for the purposes of a Park or Permanent plantation unless: i. in the Rural residential zone where the minimum lot size for each rural residential lot is provided outside the High risk storm tide inundation area; or ii. in the Rural zone where a development footprint (flood and coastal) is provided outside the High risk area; or c. occurs in the Medium risk storm tide inundation area: i. in the Centre zone, Industry zone, or Recreation and open space zone, where not for the purpose of a vulnerable use (flood and coastal); or ii. if in the Rural residential zone , where the minimum lot size for each rural residential lot is provided outside the Medium risk storm tide inundation area; or	No example provided.	N/A	

iii. in the Rural zone where a development footprint (flood and coastal) is provided outside the Medium risk area; or iv. in any other zone, where: A. all resultant lots are located outside the Medium risk storm tide inundation area (or at the development planning level where filling is permitted) other than those for the purposes of a Park or Permanent plantation; or B. for a lot on a building format plan under the *Land Title Act 1994* which is subject to a community titles scheme under the *Body Corporate and Community Management Act 1997* and is associated with a material of use; or b. in the Balance coastal planning area, where consistent with the overall outcomes of the applicable zone and precinct. Note - The overall outcomes of this code identify the development outcomes which are intended so as to avoid the intolerable or tolerable risk of the coastal hazard applicable to the premises in the relevant sub-categories of the Coastal planning area.			
	If the ground level is to be filled to the Flood planning level as permitted by Table 8.2.1.4 'Fill requirements'		

PO23 Development is designed to ensure personal safety at all times such that: a. storm tide immunity up to the Flood planning level is achieved; b. the road layout avoids isolation in a coastal hazard event and does not impede evacuation; c. signage is utilised to ensure that community members have a clear understanding of the nature of the risk of storm tide inundation in the area.	**E23.1** Development ensures that finished ground level for all additional lots, excluding a Park,[57] complies with the requirements of Table 8.2.1.4 'Fill requirements'.	**N/A**	
	E23.2 Development ensures that the road and pathway layout: a. ensures residents are not physically isolated from an adjacent storm tide inundation free urban area; b. provides a safe and clear evacuation route path by: i. locating entry points into the development above the requirements set out in Appendix C of Planning scheme policy - Integrated design and avoiding cul-de-sac or other non-permeable layouts; ii. direct and simple routes to a main carriageway. Note - It is important to ensure that new reconfigurations are not isolated from other urban areas in the event of a flood.	**N/A**	
	E23.3 Development ensures that a new road and development access are provided in accordance with the requirements set out in Appendix C of Planning scheme policy - Integrated design.	**N/A**	

	E23.4 Development ensures that: a. signage is provided on a road or pathway indicating the position and path of all safe evacuation routes off the premises; and b. if the premises contains or is within 100m of an area subject to the Defined Flood Event, hazard warning signage and depth indicators are provided at each key hazard point, such as at a waterway crossing or an entrance to a low-lying reserve.	**N/A**	
	If the ground level is to be filled other than as permitted by Table 8.2.1.4 'Fill requirements'		
	No example provided.	N/A	
PO24 Development ensures that infrastructure (excluding a road and associated infrastructure): a. is located outside of the Erosion Prone Area, High risk storm tide inundation area and Medium risk storm tide inundation area; or b. is otherwise located in the Erosion Prone Area, High risk storm tide inundation area or Medium risk storm tide inundation area to function during and after all coastal hazard events up to and including the Defined Flood Event.	*If in the Balance coastal planning area*		
	E24 Development ensures that: a. any component of infrastructure which is likely to fail to function or may result in contamination when inundated by storm tide is located above the Flood planning level; or b. infrastructure is designed, located and constructed to resist the hydrostatic and hydrodynamic forces as a result of inundation by the Defined Flood Event.	**N/A**	
	If in the Erosion Prone Area, High risk storm tide inundation area or Medium risk storm tide inundation area		
	No example provided.	N/A	
Additional criteria for works whether or not associated with a material change of use, building work or reconfiguring a lot			
PO25	No example provided.	Yes	The proposal involves a small amount of filling for the ground

Development ensures that filling complies with the requirements of Table 8.2.1.4 'Fill requirements'.			level parking. Note however that the existing ground level is already above the FPL.
PO26 Development does not: a. directly, indirectly and cumulatively cause any increase in water flow velocity or level; b. increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain; c. change the timing of the flood wave or impact on flood warning times. Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy - Flood Hazard, Coastal Hazard and Overland Flow.	No example provided.	Yes	The site is located in the balance flood planning area and on further investigation is not subject to any coastal flooding risks with existing ground levels already above the flood planning level. The proposal will not cause any changes to the flooding conditions.
Additional criteria for development involving hazardous chemicals			
PO27 Development ensures that hazardous chemicals are not located or stored in the Erosion Prone Area or High risk storm tide inundation area.	No example provided.	N/A	

PO28 Development in the Medium risk storm tide inundation area and Balance coastal planning area ensures that public safety and risk to the environment are not adversely affected by a detrimental impact of a coastal hazard event on a hazardous chemical located or stored on the premises.	**E28** Development ensures that a hazardous chemical is located or stored at least above the flood planning level in Table 8.2.1.3. Note - Refer to the *Work Health and Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous substances.	**N/A**	
Additional criteria for development for community infrastructure			
PO29 Development involving community infrastructure is not located in the Erosion Prone Area or High risk storm tide inundation area.	No example provided.	N/A	
PO30 Development for community infrastructure in the Medium risk storm tide inundation area or the Balance coastal planning area: a. remains functional to serve community needs during and immediately after the Defined Flood Event; b. is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of storm tide inundation on infrastructure, facilities or access and egress routes; c. retains essential site access during the Defined Flood Event; d. is able to remain functional even when other infrastructure or	No example provided.	N/A	

services may be compromised in the Defined Flood Event.			
Additional criteria for development for a Park[57]			
PO31 Development for a Park[57] ensures that the design and layout responds to the nature of the coastal hazard affecting the premises in order to: a. maximise public benefit and enjoyment; b. minimise impacts on the asset life and integrity of park[57] structures; c. minimise maintenance and replacement costs.	**E31** Development for a Park[57] ensures works are provided in accordance with the requirements set out in Appendix B of Planning scheme policy - Integrated design.	**N/A**	

Table 8.2.1.3 Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals		
Coastal planning area	**Defined freeboard**	**Flood planning level**
Land in the Coastal planning area which is outside the Erosion Prone Area.	300mm	Defined Flood Event + 300mm
Land in the Coastal planning area which is in the Erosion Prone Area.	500mm	Defined Flood Event + 500mm

Note - If the premises is subject to another overlay which states a flood planning level, the flood planning level that provides the highest level of immunity applies.

Table 8.2.1.4 Fill requirements	
Coastal planning area	**Fill level**
Land in the Erosion Prone Area.	No filling permitted.
Land in the High risk storm tide inundation area included in the Limited development zone.	No filling permitted.
Land in the High risk storm tide inundation area not included in the Limited development zone.	Filling is only permitted: 1. Where for the creation of stormwater infrastructure such as detention basins, bioretention and levees; or 2. In isolated areas of High risk storm tide inundation where the storm tide maximum flow velocity is less than 0.5 metres per second, filling may be permitted in accordance with the requirements for the Medium risk storm tide inundation area.
Land in the Medium risk storm tide inundation area.	For reconfiguring a lot - filling permitted as a minimum to the Flood planning level. For all other - Filling permitted as a minimum to the Year 2100 Highest Astronomical Tide level.
Land in the Balance area of the Coastal planning area.	Filling permitted as a minimum to the Flood planning level.

Note - The Year 2100 Highest Astronomical Tide level is available on Council's Flood Check Development Report via https://www.moretonbay.qld.gov.au/floodcheck/.

Flood Hazard Overlay Code

Table 8.2.2.2 Assessable development - Flood hazard overlay

Performance outcomes	Examples that achieve aspects of the Performance Outcomes	E Compliance – Yes – No See PO or – NA	Justification for compliance
Material change of use or building work for a dwelling house (22)			
PO1 Development in the High risk flood hazard area included in the Limited development zone for: a. a material change of use and associated building work for a Dwelling house(22) does not occur; b. building work not associated with a material change of use for a Dwelling house(22) only occurs for an existing lawful use.	No example provided.	N/A	
PO2 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding. Note - New buildings within the Medium risk area where the estimated maximum flow velocity exceeds 1.5m/s, and those within the High risk area will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions,	**E2.1** Development ensures that a habitable floor is located, designed and constructed to at least the flood planning level in Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals'. Note - The highset 'Queenslander' style house is a resilient low-density housing solution. Higher density residential development should also ensure only non-	**N/A**	

to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised. Information on the flood hazard for individual sites is available on Council's Flood Check Development Report via https://www.moretonbay.qld.gov.au/floodcheck/. Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	habitable rooms (e.g. garages) are located on the ground floor. Note - New buildings within the Medium risk area where the estimated maximum flow velocity exceeds 1.5m/s, and those within the High risk area will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised. Information on the flood hazard for individual sites is available on Council's Flood Check Development Report via https://www.moretonbay.qld.gov.au/floodcheck/. Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.		
	E2.2 Development ensures that building work for non-habitable rooms below the flood planning level in Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals' has a high water resistance. Note - The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Available at http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf	**N/A**	
	Development in the High risk area or Medium risk area		
	E2.3 Development ensures that a fence is at least 50% permeable.	**N/A**	

PO3 Development maintains a functional and attractive relationship with the adjacent street frontage. Note - This is particularly relevant for commercial uses in centres with a strong 'town-centre' pedestrian realm that also may be affected by flood, or for residential uses to maintain an attractive presentation to the street.	**E3** Development for a residential dwelling where pier and pole construction is utilised: a. uses screening around the understorey of the dwelling to ensure the understorey is not visible from the street; b. allows for the flow of flood water through the understorey	**N/A**	
PO4 Development does not increase the potential for erosion, scour or flood damage either on the premises or on other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain. Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	*If in the High risk area or Medium risk area of the Flood planning area*		
	E4.1 Earthworks do not occur in the High risk area or Medium risk area of the Flood planning area.	**N/A**	
	If in the Balance flood planning area		
	No example provided.	N/A	
For material change of use or building work (excluding material change of use or building work for a dwelling house) in the Balance flood planning area			
PO5 Development is resilient to a flood hazard event by ensuring design and built form account for the potential risks of flooding.	*Development involving building work for a residential use*		
	E5.1 Development ensures that a habitable floor is located, designed and constructed to at least the flood planning level in Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals'.	**Yes**	**The habitable floor levels of the development are above the flooding planning level.** **The existing ground level of the site is above the flood planning level. The site is not subject to flooding risks.**
	Development involving building work for a non-residential use		
	E5.2	**N/A**	

	Development ensures that the finished floor level is located, designed and constructed to at least the flood planning level in Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals'.		
PO6 Development ensures earthworks complies with the requirements of Table 8.2.2.4 'Fill Requirements' and does not: a. directly, indirectly and cumulatively cause any increase in water flow velocity or level; b. increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain; c. change the timing of the flood wave or impact on flood warning times. Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	No example provided.	Yes	The proposal involves a small amount of filling for the ground level parking. Note however that the existing ground level is already above the FPL, and the site is not subject to flooding risks.
PO7 Development ensures that a use which requires an interface with the public realm, including a commercial and residential use, maintains a functional and attractive relationship with the adjacent street frontage.	**E7.1** Development for a residential use where pier and pole construction is utilised: a. uses screening around the understorey of the dwelling that is a minimum of 50% permeable to ensure the understorey is not visible from the street; b. allows for the flow of flood water through the understorey.	**N/A**	

	E7.2 Development for a commercial building or structure maintains an active street frontage through: a. providing clear pedestrian access from any adjacent footpath to the floor level of the commercial activity; b. providing a retail or food and beverage use, if consistent with the overall outcomes of the applicable zone and precinct, which interfaces with and overlooks the street; c. urban design treatments which screen the understorey of the building from view from the adjacent street frontage must not impede flood flow.	**N/A**	
PO8 Development ensures that public safety and risk to the environment are not adversely affected by a detrimental impact of floodwaters up to the Defined Flood Event on a hazardous chemical located or stored on the premises.	**E8** Development ensures that a hazardous chemical is located or stored at least above the flood planning level in Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals'. Note - Refer to the *Work Health and Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous substances.	**N/A**	
For all other material change of use or building work			
PO9 Development is: a. limited in the High risk flood hazard area included in the Limited development zone to	No example provided.	N/A	

avoid the extremely unacceptable intolerable risk of the flood hazard; b. managed in the High risk flood hazard area not included in the Limited development zone to mitigate the unacceptable intolerable risk of the flood hazard; c. managed in the other sub-categories of the Flood planning area to mitigate the tolerable risk of the flood hazard. Note - The overall outcomes of this code identify the development outcomes which are intended so as to avoid or mitigate the intolerable or tolerable risk of the flood hazard applicable to the premises in the relevant sub-categories of the Flood planning area.			
PO10 Development maintains personal safety at all times, such that: a. a vulnerable land use (flood and coastal) is not located in the High risk flood hazard area or Medium risk flood hazard area; b. new buildings are not located in the High risk flood hazard area included in the Limited development zone; c. a residential accommodation building is located in the following: i. Balance flood planning area; or ii. the Medium risk area where located in the Medium risk storm tide inundation area of the Coastal hazard overlay or Balance coastal planning area of the Coastal hazard overlay ; d. evacuation capability from the development or other premises is not hindered or made more complicated and there is no significant additional burden placed on emergency services personnel;	No example provided.	N/A	

e. the isolation of persons in the Defined Flood Event is avoided. Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy Flood Hazard, Coastal Hazard and Overland Flow. Note - Development for residential accommodation must mitigate the medium risk for development to proceed in accordance with the Coastal hazard overlay code.			
PO11 Development is resilient to a flood hazard event by ensuring design and built form account for the potential risks of the flood hazard event. Note - New buildings within the Medium risk area where the estimated maximum flow velocity exceeds 1.5m/s, and those within the High risk area will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised. Information on the flood hazard for individual sites is available on Council's Flood Check Development Report via https://www.moretonbay.qld.gov.au/floodcheck/. Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	*Development involving building work for a residential use*		
	E11.1 Development ensures that a habitable floor is located, designed and constructed to at least the flood planning level in Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals'. Note - New buildings within the Medium risk area where the estimated maximum flow velocity exceeds 1.5m/s, and those within the High risk area will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised. Information on the flood hazard for individual sites is available on Council's Flood Check Development Report via https://www.moretonbay.qld.gov.au/floodcheck/. Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	**N/A**	
	Development involving building work for a non-residential use		

	E11.2 Development ensures that the finished floor level is located, designed and constructed to at least the flood planning level in Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals'. Note - New buildings within the High risk area or Medium risk area will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised. Information on the flood hazard for individual sites is available on Council's Flood Check Development Report via https://www.moretonbay.qld.gov.au/floodcheck/. Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	**N/A**	
	Development involving building work for all uses		
	E11.3 Development ensures that a fence is at least 50% permeable.	**N/A**	
	E11.4 Development ensures that building work for non-habitable rooms below the flood planning level in Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals' has a high water resistance. Note - The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient	**N/A**	

	products and building techniques. Available at http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf		
PO12 Development ensures that where earthworks alone cannot ensure the development achieves the flood planning level in Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals', a building is designed and constructed using pier and pole construction to achieve the required flood immunity in the Defined Flood Event.	No example provided.	N/A	
PO13 Development ensures that earthworks complies with the requirements of Table 8.2.2.4 'Fill Requirements' and does not: a. directly, indirectly and cumulatively cause any increase in water flow velocity or level; b. increase the potential for erosion, scour or flood damage either on the premises or on other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain; c. change the timing of the flood wave or impact on flood warning times. Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	No example provided.	N/A	

PO14 Development supports and does not unduly burden, disaster management responses and recovery capacity and capabilities for a flood hazard event up to and including the Defined Flood Event.	No example provided.	N/A	
PO15 Development has access which, having regard to the hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access.	No example provided.	N/A	
PO16 Development ensures that a use which requires an interface with the public realm, including a commercial and residential use, maintains a functional and attractive relationship with the adjacent street frontage. Note - This is particularly relevant for commercial uses in centres with a strong 'town-centre' pedestrian realm that also may be affected by flood, or for residential uses to maintain an attractive presentation to the street.	**E16.1** Development for a residential dwelling where pier and pole construction is utilised: a. uses screening around the understorey of the dwelling that is a minimum of 50% permeable to ensure the understorey is not visible from the street; b. allows for the flow of flood water through the understorey.	**N/A**	
	E16.2 Development for a commercial building or structure maintains an active street frontage through: a. providing clear pedestrian access from any adjacent footpath to the floor level of the commercial activity; b. providing a retail or food and beverage use, if consistent with the overall outcomes of the applicable zone and precinct, which interfaces with and overlooks the street; c. urban design treatments which screen the understorey of the building from view from the	**N/A**	

	adjacent street frontage but do not impede flood flow.		
Reconfiguring a lot (boundary realignment)			
PO17 Development is designed to: a. ensure personal safety at all times; b. not increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain; c. not increase the risk to people, property and infrastructure located on the premises and other premises and where applicable the risk for future occupants is mitigated.	**E17.1** Development ensures that the development footprint is located in an area other than a High risk area.	**N/A**	
	E17.2 Development ensures that the entry points into the development are located to provide a safe and clear evacuation route path.	**N/A**	
	If in the Drainage investigation area		
	E17.3 Development occurs in accordance with a drainage master plan for the Drainage investigation area.	**N/A**	
Reconfiguring a lot (other than boundary realignment)			
PO18 Development is compatible with the intolerable or tolerable level of risk of the flood hazard applicable to the premises such that reconfiguring a lot for creating lots by subdividing another lot:	No example provided.	N/A	

a. in the High risk area, is only for the purposes of a Park or Permanent plantation unless: i. in the Rural residential zone where; the minimum lot size for each rural residential lot is provided outside the High risk area; or ii. in the Rural zone where a development footprint (flood and coastal) is provided outside the High risk area; or b. in the Medium risk area, is only for the purposes of a Park or Permanent plantation unless: i. in the Rural zone where a development footprint (flood and coastal) is provided outside the Medium risk area; or ii. in the Rural residential zone, where the development footprint (flood and coastal) for each rural residential lot is provided outside the Medium risk area; or iii. in any other zone, where all resultant lots are located outside the High risk or Medium risk area other than those for the purposes of Park or Permanent plantation; or c. In the Balance flood planning area, is consistent with the overall outcomes of the applicable zone and precinct. Note - The overall outcomes of this code identify the development outcomes which are intended so as to avoid or mitigate the intolerable or tolerable level of risk applicable to premises in the High risk area, Medium risk area and Low risk area of the Flood planning area.			
PO19	*If the ground level is to be filled to the Flood planning level as permitted by Table 8.2.2.4 'Fill Requirements'*		
	E19.1	**N/A**	

Development is designed to ensure personal safety at all times such that: a. flood immunity up to the Flood planning level is achieved; b. the road layout avoids isolation in a flood hazard event and does not impede evacuation; c. signage is utilised to ensure that community members have a clear understanding of the nature of the flood risk in the area.	Development ensures that the finished ground level for all additional lots (excluding a Park[57]) complies with the requirements of Table 8.2.2.4 'Fill Requirements'.		
	E19.2 Development ensures that the road and pathway layout: a. ensures residents are not physically isolated from an adjacent flood-free urban area; b. provides a safe and clear evacuation route path by: i. locating entry points into the development above the requirements set out in Appendix C of the Planning scheme policy - Integrated design and avoiding cul-de-sac or other non-permeable layouts; ii. direct and simple routes to a main carriageway. Note - It is important to ensure that new reconfigurations are not isolated from other urban areas in the event of a flood.	**N/A**	
	E19.3 Development in a greenfield area protects a flood conveyance area by providing an easement or reserve over the area of the premises up to the Defined Flood Event (including freeboard) in accordance with Planning scheme policy - Integrated design.	**N/A**	
	E19.4 Development ensures that a new road and development access are provided in accordance with the requirements set out in Appendix C of the Planning scheme policy - Integrated design.	**N/A**	

	E19.5 Development ensures that: a. signage is provided on a road or pathway indicating the position and path of all safe evacuation routes off the premises; b. if the premises contains or is within 100m of a waterway, hazard warning signage and depth indicators are provided at each key hazard point, such as at a waterway crossing or an entrance to a low-lying reserve.	**N/A**	
	If the ground level is to be filled other than as permitted by Table 8.2.2.4 'Fill Requirements'		
	No example provided.	N/A	
PO20 Development ensures that infrastructure (excluding a road and stormwater drainage infrastructure): a. is located outside of the High risk flood hazard area and Medium risk flood hazard area; or b. is otherwise located in the High risk flood hazard area or Medium risk flood hazard area to function during and after all flood hazard events up to and including the Defined Flood Event. Note - A severe storm impact statement prepared in accordance with Appendix C of Planning Scheme Policy - Integrated Design may be required for infrastructure constructed in the High and Medium risk area.	*If in the Balance flood planning area*		
	E20 Development ensures that: a. any component of infrastructure which is likely to fail to function or may result in contamination when inundated by flood is located above the Flood planning level; or b. infrastructure is designed, located and constructed to resist the hydrostatic and hydrodynamic forces as a result of inundation by the Defined Flood Event.	**N/A**	
	If in the High risk area or Medium risk area		
	No example provided.	N/A	
PO21	*If in the Balance flood planning area*		
	E21	**N/A**	

Reconfiguring a lot does not result in: a. directly, indirectly and cumulatively cause any increase in water flow velocity or level; b. increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain; c. change the timing of the flood wave or impact on flood warning times d. adverse impacts on the local drainage and the flood conveyance of a waterway; e. increased flood inundation of surrounding properties; f. any reduction in the flood storage capacity of the floodplain and any clearing of native vegetation. Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	All earthworks are undertaken outside of the Defined Flood Event, or where required to regularise allotment shape, earthworks are undertaken in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.		
	If in the High risk area or Medium risk area		
	No example provided.	N/A	
Additional criteria for works whether or not associated with a material change of use, building work or reconfiguring a lot			
PO22 Development ensures that works complies with the requirements of Table 8.2.2.4 'Fill Requirements' and does not: a. directly, indirectly and cumulatively cause any increase in water flow velocity or level; b. increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain; c. change the timing of the flood wave or impact on flood warning times;	No example provided.	Y	The proposal involves a small amount of filling for the ground level parking. Note however that the existing ground level is already above the FPL. And the site is not subject to flooding.

d. adverse impacts on the local drainage and the flood conveyance of a waterway; e. increased flood inundation of surrounding properties; f. any reduction in the flood storage capacity of the floodplain and any clearing of native vegetation. Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy Flood Hazard, Coastal Hazard and Overland Flow.			
Additional criteria for development involving hazardous chemicals			
PO23 Development ensures that hazardous chemicals are not located or stored in the High risk flood hazard area.	No example provided.	N/A	
PO24 Development not in the High risk area ensures that public safety and risk to the environment are not adversely affected by a detrimental impact of floodwaters up to the Defined Flood Event on a hazardous chemical located or stored on the premises.	**E24** Development ensures that a hazardous chemical is located or stored at least above the flood planning level in Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals'. Note - Refer to the *Work Health and Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous substances.	**N/A**	
Additional criteria for development for community infrastructure			
PO25	No example provided.	N/A	

Development for community infrastructure is not located in the High risk flood hazard area or Medium risk flood hazard area.			
PO26 Development for community infrastructure not located in the High risk area or Medium risk area: a. remains functional to serve community needs during and immediately after the Defined Flood Event; b. is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flood inundation on infrastructure, facilities or access and egress routes; c. retains essential site access during the Defined Flood Event; d. is able to remain functional even when other infrastructure or services may be compromised in the Defined Flood Event.	No example provided.	N/A	
Additional criteria for development of premises subject to a drainage master plan			
PO27 Development of premises included in the General residential zone – Next generation neighbourhood precinct or General residential zone – Urban neighbourhood precinct located in a Drainage investigation area identified on Figures 8.2.2.1 to 8.2.2.10 is supported by drainage works and specific building design responses to mitigate the risk posed by the flood hazard. Note - Planning scheme policy - Flood hazard, Coastal hazard and Overland flow provides direction on the	*If the Council has an adopted drainage master plan for the Drainage master plan area*		
	E27.1 Development: a. undertakes identified works, internal and external, or transfers land as required to mitigate the impact of the flood hazard and any coastal hazard; b. is designed to mitigate the impact of the flood hazard and any coastal hazard in accordance with the design standards identified in the drainage master plan in the Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.	**N/A**	

preparation of a drainage master plan, or similar, for the Drainage Investigation Area.	*If the Council does not have an adopted drainage master plan for the Drainage investigation area*		
	E27.2 Development: a. occurs in accordance with a drainage master plan prepared by an applicant and approved by the Council; b. undertakes identified works, internal and external, or transfers land as required to mitigate the impact of the flood hazard and any coastal hazard; c. is designed to mitigate the impact of the flood hazard and any coastal hazard in accordance with the design standards identified in the approved drainage master plan. Note - Planning scheme policy - Flood hazard, Coastal hazard and Overland flow provides direction on the preparation of a drainage master plan.	**N/A**	
PO28 Development of premises included in General residential zone – Next generation neighbourhood precinct or General residential zone – Urban neighbourhood precinct located in a Drainage investigation area identified on Figures 8.2.2.1 to 8.2.2.10 must ensure that the land is filled: a. where there is an adopted drainage master plan, in accordance with the levels in the drainage master plan; b. where there is no adopted drainage master plan, in accordance with the fill requirements in Table 8.2.2.4 'Fill Requirements' or such that the filling of the land does not: i. directly, indirectly and cumulatively cause any increase in water flow velocity or level;	**E28** No example provided.	**N/A**	

ii. increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain. Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.			
Additional criteria for development for a Park[57]			
PO29 Development for a Park[57] ensures that the design and layout responds to the nature of the flood hazard affecting the premises in order to: a. maximise public benefit and enjoyment; b. minimise impacts on the asset life and integrity of park[57] structures; c. minimise maintenance and replacement costs.	**E29** Development for a Park[57] ensures works are provided in accordance with the requirements set out in Appendix B of Planning scheme policy - Integrated design.	**N/A**	
Additional criteria for material change of use for Permanent plantation[59] or Cropping[19] (where involving forestry for wood production)			
PO30 Development: a. adopts management practices to minimise release of woody debris load into floodwaters during flood events up to the Defined Flood Event; b. complies with other relevant environmental setbacks and requirements.	No example provided.	N/A	

Table 8.2.2.3 Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals		
Flood planning area	**Defined freeboard**	**Flood planning level**
Flood planning area (east of the Bruce Highway and inside the Erosion Prone Area in the Coastal hazard overlay)	500mm	Defined Flood Event + 500mm
Flood planning area (east of the Bruce Highway and outside the Erosion Prone Area in the Coastal hazard overlay)	300mm	Defined Flood Event + 300mm
Flood planning area (west of the Bruce Highway)	750mm	Defined Flood Event + 750mm

Note - If the premise is subject to another overlay which states a flood planning level, the flood planning level that provides the highest level of immunity applies.

Table 8.2.2.4 Fill Requirements	
Flood planning area	**Fill level**
Land in the High risk area included in the Limited development zone.	No filling permitted.
Land in the High risk area not included in the Limited development zone.	No filling permitted except for the creation of stormwater infrastructure such as detention basins, bioretention and levees.
Land in the Medium risk area and not located in a Drainage investigation area.	No filling permitted except for the creation of stormwater infrastructure such as detention basins, bioretention and levees.
Land in the Medium risk area and in the Balance coastal planning area or Medium risk storm tide inundation area of the Coastal hazard overlay.	As per Table 8.2.1.4 ‘Fill requirements’ of the Coastal hazard overlay code.
Land located in a Drainage investigation area identified on Figures 8.2.2.1 to 8.2.2.10.	Filling in accordance with the relevant adopted Drainage master plan.
Land in the Balance flood planning area.	Filling permitted as a minimum to the Flood planning level. Note - Earthworks required for the construction of a residential driveway do not need to meet the minimum Flood planning level.