

AMENDED PROPOSED REDLAND PLANNING SCHEME (VERSION 5.1)**Datworks Filename:** LUP Redland Planning Scheme 2015**Attachments:** [City Plan 2015 V5.1 State Interest Review](#)
[City Plan 2015 V5.1 Schedule 2 Mapping](#)**Authorising Officer:****Louise Rusan**
General Manager Community & Customer Services**Responsible Officer/Author:** **Kim Kerwin**
Project Manager – Planning Scheme Review

PURPOSE

This report seeks a Council resolution to submit the amended proposed Redland planning scheme (version 5.1) to the Department of State Development, Infrastructure and Planning having addressed matters raised through the state interest review.

BACKGROUND

On 24 November 2014 Council resolved:

1. To endorse the proposed City Plan 2015 (version 5) for state interest review;
2. To write to the Hon Jeff Seeney Deputy Premier and Minister for State Development, Infrastructure and Planning requesting a state interest review of the proposed Redland City Plan 2015 and the Minister's agreement to publicly consult on the proposed Redland City Plan 2015; and
3. That the proposed Redland City Plan 2015 remains confidential.

ISSUES

Nil

STRATEGIC IMPLICATIONS**Legislative Requirements**

As required under Statutory Guideline 04/14 Making and amending local planning instruments, Council wrote to the Deputy Premier and Minister for State Development, Infrastructure and Planning on 24 November 2014 requesting a state interest review of the proposed Redland planning scheme.

Council officers worked with the Department of State Development, Infrastructure and Planning's State Assessment and Referral Agency during December 2014 and January 2015 to respond to matters raised by agencies. This culminated in a draft state interest review response being provided to Council on 2 February 2015.

The matters contained in the response and consequential changes to the draft planning scheme were workshopped and confirmed with Councillors on 5 February 2015. The next steps were outlined at the workshop including holding a Special Meeting to resolve to submit an amended proposed Redland planning scheme (Version 5.1) to the Department of State Development, Infrastructure and Planning, addressing matters raised through the state interest review.

The proposed Redland planning scheme has been amended to incorporate confirmed changes and is attached to this report (Version 5.1). The incoming planning minister when briefed by the Department will be informed that a revised Redland planning scheme addressing matters raised through the state interest review is anticipated.

Following receipt of the amended proposed Redland planning scheme (Version 5.1), the Minister will receive a Departmental briefing note recommending agreement to publicly consult on the proposed planning scheme and to proceed to the public consultation stage. There are no outstanding matters from the state interest review.

The final step of this stage of the process for making a planning scheme is for the Minister to write and advise Council it may publicly consult on the scheme (with or without conditions).

Risk Management

The amended proposed Redland planning scheme (Version 5.1) addresses all matters raised through the state interest review.

Financial

Nil

People

Nil

Environmental

Nil.

Social

Nil.

Alignment with Council's Policy and Plans

The decision advances Council's Corporate plan strategy 5.1 and Operational plan action 20.

CONSULTATION

State agencies were briefed on the proposed Redland planning scheme at a whole of government workshop on 2 December 2014. Agencies provided comments to the Department of State Development, Infrastructure and Planning's State Assessment and Referral Agency which has responsibility for coordinating the state interest

response. The state interest review response and consequential changes were work shopped with councillors on 5 February 2015.

The amended proposed Redland City Plan 2015 (Version 5.1) is presented to Council for submitting to the Department of State Development, Infrastructure and Planning for consideration by the planning minister, having addressed matters raised through the state interest review.

OPTIONS

That further to Council's resolution of 24 November 2014 to write to the Hon Jeff Seeney Deputy Premier and Minister for State Development, Infrastructure and Planning requesting a state interest review of the proposed Redland City Plan 2015 and the Minister's agreement to publicly consult on the proposed Redland City Plan 2015, that Council resolve to submit the amended proposed Redland City Plan 2015 (Version 5.1) to the Department of State Development, Infrastructure and Planning for consideration by the planning minister, having addressed matters raised through the state interest review.

OR

1. To further amend the proposed City Plan 2015 (version 5.1); and
2. That further to Council's resolution of 24 November 2014 to write to the Hon Jeff Seeney Deputy Premier and Minister for State Development, Infrastructure and Planning requesting a state interest review of the proposed Redland City Plan 2015 and the Minister's agreement to publicly consult on the proposed Redland City Plan 2015, that Council resolve to submit the further amended proposed Redland City Plan 2015 (Version 5.1) to the Department of State Development, Infrastructure and Planning for consideration by the planning minister, having addressed matters raised through the state interest review.

OR

Not to submit the amended proposed Redland planning scheme (Version 5.1) to the Department of State Development, Infrastructure and Planning.

OFFICER'S RECOMMENDATION

Further to Council's resolution of 24 November 2014 that Council resolves to write to the Hon Jeff Seeney Deputy Premier and Minister for State Development, Infrastructure and Planning requesting a state interest review of the proposed Redland City Plan 2015 and the Minister's agreement to publicly consult on the proposed Redland City Plan 2015, Council resolves as follows:

- 1. To submit the amended proposed Redland City Plan 2015 (Version 5.1) to the Department of State Development, Infrastructure and Planning for consideration by the planning minister, having addressed matters raised through the state interest review; and**
- 2. That the amended proposed Redland Planning Scheme (Version 5.1), report and attachments remain confidential.**

CITY PLAN 2015

Redland planning scheme

(Draft Version V5.1)

February 2015

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Citation and commencement

This planning scheme may be cited as the Redland planning scheme.

A notice was published in the Government Gazette No. <#> on <day> <month>, <year> for the planning scheme for Redland City.

The commencement date for the Redland planning scheme was <day> <month>, <year>.

Amendments to the planning scheme are included at Appendix 2.

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Part 1 About the planning scheme

1.1 Introduction

- (1) The Redland planning scheme (planning scheme) has been prepared in accordance with the Sustainable Planning Act 2009 (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Redland City Council's intention for the future development in the planning scheme area, over the next 25 years.
- (3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 2041 horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (5) The planning scheme applies to the planning scheme area of Redland City Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated in figure 1.1.1.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, eg. priority development areas.

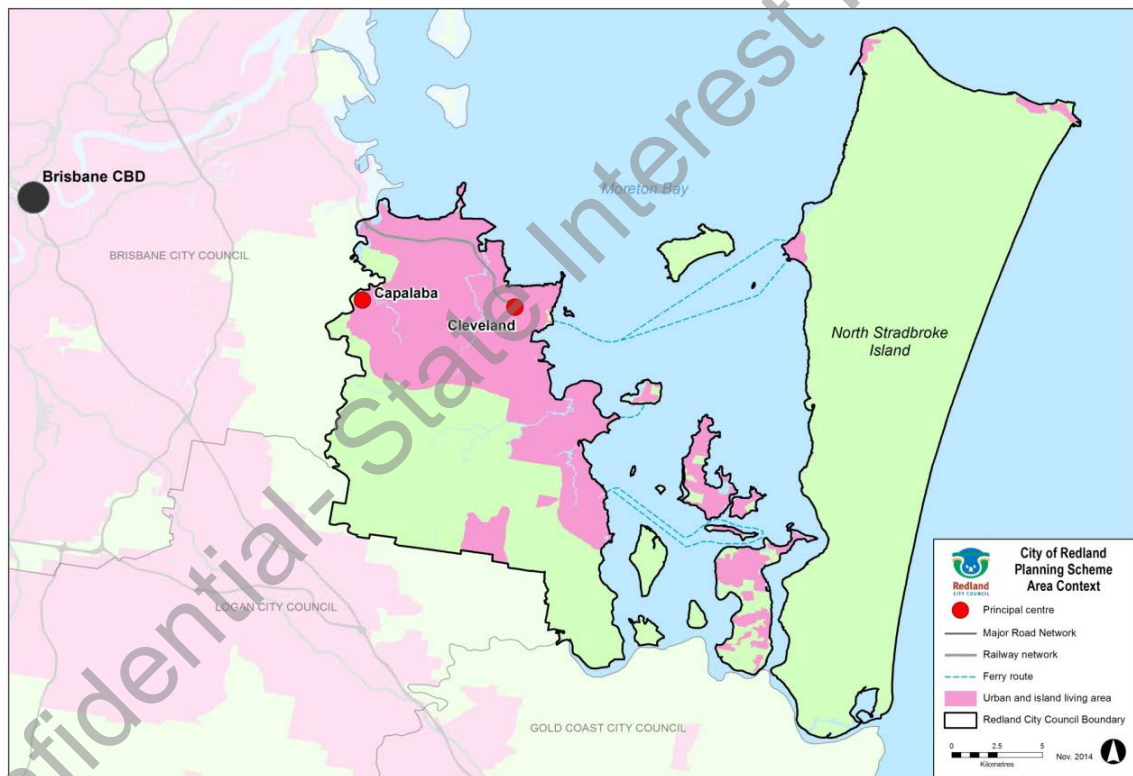


Figure.1.1.1—Local government planning scheme area and context

1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
- (a) about the planning scheme;
 - (b) state planning provisions;
 - (c) the strategic framework;
 - (d) the local government infrastructure plan;
 - (e) tables of assessment;
 - (f) the following zones:
 - (i) Low density residential zone:
 - (A) precinct LDR1: large lot residential;
 - (B) precinct LDR2: park residential;
 - (C) precinct LDR3: Point Lookout residential;
 - (D) precinct LDR4: Kinross Road;
 - (ii) Low-medium density residential zone:
 - (A) precinct LMDR1: South East Thornlands;
 - (B) precinct LMDR2: Kinross Road;
 - (iii) Medium density residential zone:
 - (A) precinct MDR1: parkland living, Capalaba;
 - (B) precinct MDR2: Mt Cotton Road, Capalaba;
 - (C) precinct MDR3: Shore Street East, Cleveland;
 - (D) precinct MDR4: Cleveland;
 - (E) precinct MDR5: Esplanade, Redland Bay;
 - (F) precinct MDR6: South East Thornlands;
 - (G) precinct MDR7: Eprapah Creek, South East Thornlands;
 - (H) precinct MDR8: Kinross Road and Boundary Road;
 - (I) precinct MDR9: Kinross Road
 - (iv) Character residential zone;
 - (v) Tourist accommodation zone;
 - (vi) Principal centre zone;
 - (vii) Major centre zone;
 - (viii) District centre zone;
 - (ix) Local centre zone;
 - (x) Neighbourhood centre zone;
 - (xi) Specialised centre zone;
 - (xii) Recreation and open space zone;
 - (xiii) Environmental management zone;
 - (xiv) Conservation zone;
 - (xv) Low impact industry zone;
 - (xvi) Medium impact industry zone;
 - (xvii) Waterfront and marine industry zone;
 - (xviii) Mixed use zone;
 - (xix) Community facilities zone:
 - (A) precinct CF1: cemeteries, crematoria and associated uses such as funeral parlours;
 - (B) precinct CF2: community facilities such as community uses, community care facilities and child care centres;
 - (C) precinct CF3: educational establishments;
 - (D) precinct CF4: emergency services;
 - (E) precinct CF5: places of worship;
 - (F) precinct CF6: infrastructure, such as wastewater treatment plants, waste disposal facilities, pumping stations, electricity sub-stations, local government depots and roads;
 - (G) precinct CF7: future transport/green space/trail corridors;

- (H) precinct CF8: Commonwealth facilities - radio receivers; and
- (I) precinct CF9: passenger ferry terminals;
- (xx) Emerging community zone;
- (xxi) Rural zone;
- (xxii) Rural residential zone;
- (g) there are no local plans;
- (h) the following overlays:
 - (i) Airport environs overlay code;
 - (ii) Bushfire hazard overlay code;
 - (iii) Coastal protection (erosion prone areas) overlay code;
 - (iv) Environmental significance overlay code;
 - (v) Extractive resources overlay code;
 - (vi) Flood and storm tide hazard overlay code;
 - (vii) Heritage overlay code;
 - (viii) Landslide hazard overlay code;
 - (ix) Regional infrastructure corridors and substations overlay code;
 - (x) Water resource catchments overlay code;
 - (xi) Waterway corridors and wetlands overlay code;
- (i) the following development codes:
 - (i) Statewide codes:
 - (A) Community residence code;
 - (B) Forestry for wood production code;
 - (C) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code;
 - (ii) Use codes:
 - (A) Extractive industry use code;
 - (B) Home based business use code;
 - (C) Telecommunications facilities, substations and utilities code;
 - (iii) Development codes:
 - (A) Healthy waters code;
 - (B) Infrastructure works code;
 - (C) Landscape code;
 - (D) Reconfiguring a lot code;
 - (E) Transport, servicing, access and parking code;
- (j) schedules and appendices.
- (2) The following planning scheme policies support the planning scheme.
 - (a) Planning Scheme Policy 1 - Environmental significance;
 - (b) Planning Scheme Policy 2 – Infrastructure works;
 - (c) Planning Scheme Policy 3 – Flood, storm tide and drainage constrained land;
and
 - (d) Planning Scheme Policy 4 – Landslide hazard.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the Act;
 - (b) the Sustainable Planning Regulation 2009 (the Regulation);
 - (c) the definitions in Schedule 1 of the planning scheme;
 - (d) the *Acts Interpretation Act 1954*;
 - (e) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title 'note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

- (1) A word followed by ';' or ', and' is considered to be 'and'.
- (2) A word followed by " ; or" means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
 - (a) if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land;
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;
 - (c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land;

¹ Footnote—This is an example of a footnote.

- (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to in the Local Government Regulation 2012.

1.4 Categories of development

- (1) The categories of development under the Act are:

- (a) exempt development

Editor's note—A development permit is not required for exempt development.

- (b) self-assessable development

Editor's note—A development permit is not required for self-assessable development.

- (c) development requiring compliance assessment

Editor's note—A compliance permit is required for development requiring compliance assessment.

- (d) assessable development

Editor's note—A development permit is required for assessable development.

- (e) prohibited development.

Editor's note—A development application or a request for compliance assessment cannot be made for prohibited development.

- (2) The Act and Regulation prescribe levels of assessment for certain types of development.
- (3) The planning scheme also states the level of assessment for certain types of development in the planning scheme area in Part 5.

1.5 Hierarchy of assessment criteria

- (1) Where there is inconsistency between provisions within the planning scheme, the following rules apply:
 - (a) the strategic framework prevails over all other elements to the extent of the inconsistency;
 - (b) statewide codes prevail over all other elements (other than the strategic framework) to the extent of the inconsistency;
 - (c) overlays prevail over all other elements (other than the strategic framework and statewide codes) to the extent of the inconsistency;
 - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
 - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency;
 - (f) provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

- (1) Section 78A of the Act states that a local planning instrument must not include provisions about building work to the extent the building work is regulated under the building assessment provisions unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the Building Act 1975 and are a code for integrated development assessment system for the carrying out of building assessment work or self-assessable work (see also section 31 of the Building Act 1975).

- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The Building Act 1975 permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the Building Act 1975 (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and

overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;

- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the Building Act 1975;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the Building Act 1975.

Refer to Schedule 3 of the Regulation to determine assessable development and the type of assessment.

(4) The building assessment provisions are contained in the following parts of this planning scheme:

- (a) Table 5.7.1 Building work;
- (b) Table 5.10.1 Assessment criteria for overlays;
- (c) 6.2.1 Low density residential zone code;
- (d) 8.3.2 Bushfire hazard overlay code;
- (e) 8.2.3 Coastal protection (erosion prone areas) overlay code;
- (f) 8.2.6 Flood and storm tide hazard overlay code; and
- (g) 8.2.7 Heritage overlay code.

Editor's note—A decision in relation to building work that is assessable development under the planning scheme can only be issued as a preliminary approval. See section 83(b) of the Building Act 1975.

Editor's note—In a development application, the applicant may request preliminary approval for building work. The decision on that development application also be taken to be a referral agency's response under section 271 of the Act, for building work assessable against the Building Act 1975.

1.7 Local government administrative matters

1.7.1 Southern Moreton Bay Islands

- (1) Where used in this planning scheme, the term "Southern Moreton Bay Islands" refers to the islands of Karragarra, Macleay, Lamb and Russell Islands.
- (2) To remove any doubt, the term does not include Coochiemudlo, Peel or North Stradbroke Islands.

1.7.2 Temporary uses

- (1) For the purpose of the definition of 'temporary use' in Schedule 1, any sport, recreation, entertainment or cultural activity or 'not for profit' community activity which does not exceed 21 days in any 12 month period, with no one single period exceeding 10 days duration, is deemed to be temporary.
- (2) To the extent the activities mentioned in (1) constitute development (as defined by the Act), they are exempt from this planning scheme.

Editor's note—While such activities are exempt from the planning scheme, they may be regulated by local laws or other statutes.

1.7.3 Terms

- (1) The terms "urban area" and "urban purposes" are used in this planning scheme with the meaning defined in the Sustainable Planning Regulation 2009.
- (2) To remove any doubt, the following zones (and any precincts within them) form part of the urban area:
 - (a) Low density residential zone;
 - (b) Low-medium density residential zone;
 - (c) Medium density residential zone;
 - (d) Character residential zone;
 - (e) Tourist accommodation zone;
 - (f) Principal centre zone;
 - (g) Major centre zone;
 - (h) District centre zone;
 - (i) Local centre zone;
 - (j) Neighbourhood centre zone;

- (k) Specialised Centre zone;
 - (l) Low impact industry zone;
 - (m) Medium impact industry zone;
 - (n) Waterfront and marine industry zone;
 - (o) Mixed use zone;
 - (p) Emerging community zone;
 - (q) Community facilities zone (if within the SEQ Regional Plan's urban footprint); and
 - (r) Recreation and open space zone (if within the SEQ Regional Plan's urban footprint).
- (5) To remove any doubt, the following zones (and any precincts within them) do not form part of the urban area:
- (a) Environmental management zone;
 - (b) Conservation zone;
 - (c) Rural zone;
 - (d) Rural residential zone;
 - (e) Community facilities zone (if outside the SEQ Regional Plan's urban footprint); and
 - (f) Recreation and open space zone (if outside the SEQ Regional Plan's urban footprint).

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Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the state planning policy is integrated in the planning scheme in the following ways:

Aspects of the state planning policy appropriately integrated

All

Aspects of the state planning policy not integrated

None

Aspects of the state planning policy not relevant to Redland City Council

Strategic ports

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the South East Queensland Regional Plan 2009–2031 as it applies in the planning scheme area.

2.3 Referral agency delegations

Schedule 7 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Redland City Council.

Table 2.3.1—Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
nil	nil	nil

Editor's note—For the above listed referral agency delegations the applicant is not required to refer the application to 'the entity' listed under Schedule 7 of the Regulation because the local government will undertake this assessment role.

2.4 Standard planning scheme provisions

The Minister has identified that the Queensland Planning Provisions version 3.1 dated 27 June 2014 are appropriately reflected in the planning scheme.

Editor's note—Section 53 of the Act states that where a planning scheme is inconsistent with the QPP, as amended from time to time, the QPP prevails to the extent of the inconsistency.

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Part 3 Strategic Framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) the following five themes that collectively represent the policy intent of the scheme:
 - (i) liveable communities and housing;
 - (ii) economic growth;
 - (iii) environment and heritage;
 - (iv) safety and resilience to hazards; and
 - (v) infrastructure;
 - (c) the strategic outcomes proposed for development in the planning scheme area for each theme.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic intent

3.2.1 Context

The City Plan 2015 supports the community's vision of a well-designed, vibrant city renowned for its natural, scenic and cultural values, its robust local economy and its active, resilient and connected community.

This strategic framework has a planning horizon of 2041, by which time the city's population will have grown to just over 200,000. To meet this growth, over 26,000 new dwellings will have been built in the city and more than 28,000 new jobs created, mainly in the city's existing centres.

Growth and change provides the opportunity to improve liveability for people at all life stages and backgrounds, when balanced with protection of the significant natural and cultural assets valued by the Redlands and South East Queensland communities.

3.2.2 Liveable communities and housing

Growth between now and 2041 will occur in a way that contains urban development within the designated urban area. This will create an urban form in which people move around easily and can live near jobs and services. It will help support lifestyles that are healthy, more affordable, meet people's needs and offer varied opportunities for community involvement.

Containing the settlement pattern within the designated area will help minimise the extent to which people, development and infrastructure are exposed to natural hazards, including storm tide inundation, flooding and bushfire. It will also reduce pressure on the natural environment and it will make best use of the city's significant investment in infrastructure, supporting the long term financial sustainability of the city.

Redlands will offer housing diversity and affordability for residents through a choice of housing product and location. This will particularly address the housing requirements of an ageing demographic profile and young first home owners.

The suburbs of Alexandra Hills, Birkdale, Thorneside, Ormiston, Victoria Point, Redland Bay, Mount Cotton and Wellington Point will continue to accommodate mainly detached housing with a low density character. To provide for ageing in place, some new housing types will be needed so people can stay in the same neighbourhood as family composition changes. New housing types will also ensure affordable options are available.

Parts of Redlands will experience change, as development takes up opportunities for increased residential densities around key centres and public transport nodes, leveraging off investment in public transportation and community infrastructure. Areas are designated for such change through their zoning. Some areas are not designated for increased densities although they may be well served by infrastructure – this is because the planning scheme seeks to balance development with the protection of existing character, environmental values or other features of particular locations.

The city's principal and major centres at Cleveland, Capalaba and Victoria Point, as well as Toondah Harbour and Weinam Creek, will play an important role in providing housing and lifestyle choices. They are to be transformed as vibrant mixed use centres with day and night time activity. District centres at Birkdale, Alexandra Hills and Redland Bay, and areas zoned as low-medium or medium density residential around Thorneside and Wellington Point rail stations, will also support enhanced housing and lifestyle choices.

Editor's note—Toondah Harbour and Weinam Creek are designated priority development areas and are not subject to this planning scheme.

These opportunities will help create communities in which people do not have to rely as much on cars, and can enjoy neighbourhoods which are designed for walking and cycling. It will provide vibrant urban lifestyle options where people can live close to where they work, shop and dine while having access to open space and recreational opportunities.

Newly developing communities (sometimes called greenfield areas) will also help to expand housing choice. Areas zoned for new development include Kinross Road, South East Thornlands and Victoria Point. Within these areas, development occurs in a way that ensures natural values are protected, efficient use is made of land and infrastructure, and walkable, well connected residential communities with good access to public transportation, services and recreation facilities are created.

New opportunities for semi-rural lifestyles are created within rural residential zoned land, as well as within parts of the urban area included in the park residential precinct. These areas carefully balance development with the protection of natural values and avoidance of bushfire hazard and impacts from surrounding rural activities.

On North Stradbroke (Minjerrabah) Island the communities of Dunwich, Amity Point and Point Lookout will experience further development of housing, local services and facilities within the zoned urban areas. Tourism visitation to North Stradbroke Island will be greatly enhanced with the completion of the Toondah Harbour development, and other economic opportunities will also begin to emerge.

Editor's note—Parts of North Stradbroke Island (Minjerrabah) are subject to State lead planning investigations as part of an Indigenous land use agreement between the Queensland State Government and the Quandamooka people. Future planning and development policy for these parts of North Stradbroke Island will be influenced by the outcomes of these investigations and may require future amendments to City Plan.

The Southern Moreton Bay Island communities of Russell, Macleay, Lamb and Karragarra islands, together with Coochiemudlo Island, will remain dependent on the mainland for higher level goods and services. However, opportunities exist for island-based activities which support diversification of the local economy and employment growth, but which remain focussed on meeting the needs of island residents and visitors.

3.2.3 Economic growth

Redlands is poised to grow its economy. The planning scheme is a key instrument to engender confidence for the first home buyer, through to investors in major development and infrastructure projects. This is achieved through its strong policy framework, regulatory efficiency and focus on key drivers of good development in line with the city's vision.

Centres are the primary places where people will work and do business. Centres have a hierarchy of functions so that both the private and public sectors can invest with confidence. Centres are expected to accommodate a mix of uses, including, community services, employment, retail, cultural and arts, education and health facilities so they evolve to be much more than shopping centres. Residential and tourist accommodation is also expected in principal, major and district centres. All centres are designed to be readily accessible by public and active transport including walking and cycling and as well-designed places for casual and structured community interaction.

The highest level of day and night time activity and greatest mix of uses are encouraged at Cleveland and Capalaba, as the city's principal centres. These centres are the focus of public transport services within Redlands. Victoria Point (a major centre) also supports mixed use development which is activated at night. The city's district and local centres are important hubs of economic and community life within their catchment areas, both on the mainland and on the islands.

As well, Redlands has a specialised centre based on the Cleveland hospital, where specialist and general health services, health based education and training and related activities will cluster.

Other precincts provide opportunities for industry and employment generating activities that cannot be accommodated in centres. These include the Cleveland and Capalaba industrial parks, the Redlands Business Park and industry zoned land at Redland Bay, marine industry areas at Beveridge Road in Thornlands and on North Stradbroke Island, and low impact and service industry areas in Capalaba and along Shore Street, Cleveland and on Macleay Island. Land within these areas is to be used efficiently to accommodate economic activity and employment growth.

A special purpose precinct may be established on the Birkdale Commonwealth land, possibly containing a mix of low impact, export-oriented industries and training and tertiary education facilities. An opportunity also exists west of Taylor Road in Sheldon for the establishment of a node of educational and recreational facilities near Sheldon College.

Each of the city's important economic hubs will be managed for its intended economic function and will be protected from encroaching sensitive land uses which may compromise or reduce its productivity. Tourism and primary industries will continue to play a significant economic role in the future of Redlands. Tourism will celebrate regionally and internationally significant natural features like Moreton Bay and North Stradbroke Island, the high scenic amenity of rural and bushland landscapes, and native fauna species including the koala.

Tourism infrastructure will be focussed on providing a range of short stay accommodation options on the islands, in rural areas and in centres, and providing places for outdoor recreation and events. However, new tourist facilities will need to ensure they do not significantly detract from the important natural qualities, character and amenity that underpin Redlands' attractiveness.

In rural areas, niche horticulture, livestock breeding and poultry farming enterprises will continue, while activities that have a nexus with, and add value to, rural activities will be supported, including farm- and nature-based tourism and recreation.

Key extractive resource areas and their haul routes will be protected from development that may reduce their current or future use and productivity.

Home based businesses provide further micro-employment opportunities throughout the city.

3.2.4 Environment and heritage

Redlands' character and identity is in large part shaped by its natural setting, extending north and east from the Mount Cotton escarpment to the coastal plains, foreshores, waters and islands of southern Moreton Bay.

Highly scenic natural and productive rural landscapes support resilient fauna and flora communities. Throughout the city, recreation and wildlife corridors connect people, places, habitat areas, waterways, wetlands and foreshore areas. Development will be carefully managed to protect significant habitats, wildlife corridors, ecological functions and scenic landscapes. While occurring as intended under the relevant zone, development is to be undertaken in a manner that avoids or minimises and mitigates (and in some cases offsets) impacts.

Both within and outside urban areas, development will be managed to reduce risk to deterioration of water quality and natural hydrological regimes in waterways, wetlands and supply catchments, and to support healthy marine ecosystems in southern Moreton Bay.

The connection between the Redlands' community and its history is displayed through its valued heritage places. As well as containing a number of places of State heritage significance, Redlands has many sites of local significance for the community. Those of non-indigenous significance are identified in the planning scheme to better manage the impact of future development on their heritage values.

The unique cultural, spiritual and historic associations of the traditional owners of land and waters in the Redlands is acknowledged and respected.

3.2.5 Safety and resilience to hazards

Bushfire, flooding, landslide and coastal erosion and inundation are natural hazards which, if unmanaged, can affect the future safety of the Redlands community, and its public and private assets. The level of risk is expected to be heightened through the impacts of climate change.

As well as natural hazards, people and the natural environment can be at risk from hazardous commercial and industrial activities and from air, water and land pollution. Industries and major sporting facilities can also be the source of significant noise, lighting and other nuisance.

Development will be managed to protect community health and safety, and avoid unacceptable risk or impacts.

3.2.6 Infrastructure

The provision of safe, efficient and effective infrastructure underpins the social, economic and environmental prosperity of the Redlands.

The efficient and effective provision of infrastructure will be a critical outcome of new development. Increasing infrastructure demands across multiple growth fronts is financially unsustainable for government. Likewise, the private sector and households are reluctant to carry the true costs of providing the services communities need. A planned settlement pattern is necessary to minimise private and public sector costs and to optimise community accessibility to services.

Infrastructure corridors and sites also need to be protected from encroaching sensitive or conflicting uses which may affect their ongoing safe and efficient operation.

3.3 Theme: liveable communities and housing

3.3.1 Strategic outcomes

3.3.1.1 General

- (1) Redlands is a bayside, sub-tropical city made up of a diverse range of mainland and island communities structured around a hierarchy of activity centres, and framed by the scenic natural landscapes of Moreton Bay, major waterways and habitat corridors and the rural and natural hinterland.
- (2) New development is responsive to the sub-tropical climate by providing natural shade, cooling and lighting, indoor and outdoor living spaces, and public places and streets that are comfortable and safe for pedestrians and cyclists.

- (3) Affordable housing is available throughout the city for a diverse and changing community, including people of all ages and abilities: including families, single people, single-parent households, people with special needs and the aged. This is achieved by providing housing types in accordance with the intentions of the relevant zone.
- (4) Housing and residential areas are designed to support home based businesses which are compatible with the prevailing level of residential amenity.
- (5) Urban areas are served by an extensive network of treed streetscapes, community spaces, vegetated corridors, parkland and sporting facilities. These support community health and well being, active lifestyles, community interaction, and a wide range of recreational activities.
- (6) A network of public transport, roads and walking and cycling paths provide a convenient level of access to places of employment, education, recreation and other community services.
- (7) Development facilitates access to Moreton Bay and other natural areas through a highly connected network of open space, walking paths and cycling routes.
- (8) Development maintains waterway corridors and habitat areas as green breaks within the urban area.
- (9) The pattern of urban development:
 - (a) maximises accessibility to jobs and services;
 - (b) supports the viability of public transport services;
 - (c) maximises the utilisation of and investment in infrastructure networks;
 - (d) avoids further expansion into areas of natural hazard;
 - (e) protects values of national, state or local environmental significance;
 - (f) avoids encroachment on natural economic resources like agricultural land, water and key extractive resources;
 - (g) protects and provides certainty for primary industries and those investing in the rural economy; and
 - (h) maintains the scenic and recreational values of the Redlands' natural, rural and coastal landscapes.

3.3.1.2 Housing choices in the medium density and low-medium density residential zones

- (1) Localities that are the focus for growth and change through a mix of lot sizes and housing forms are included in the medium density and low-medium density residential zones.
- (2) Medium rise development generally occurs close to the principal centres, with lower rise housing in other parts of the low-medium density and medium density residential zones.
- (3) Development creates an attractive streetscape and a sensitive transition between older and new forms of housing.
- (4) Siting and design of development minimises or mitigates impacts on natural site attributes including habitat, natural drainage lines and topography.
- (5) New development is well connected to the surrounding area, providing a high level of permeability by walking and cycling and accessibility to public transport services.
- (6) New development is provided with public spaces and facilities which cater for increasing recreational demands.

3.3.1.3 Housing in the low density and character residential zones

- (1) The character of the city's low density residential zoned areas remains largely unchanged, and consists predominantly of detached housing.
- (2) Existing lot sizes are retained on Southern Moreton Bay Island communities.
- (3) Lot sizes in the large lot (LDR1), park residential (LDR2) and Kinross (LDR4) precincts are consistent with the very low density to semi-rural bushland character of these areas.
- (4) Other parts of the low density residential zone contain housing on a mix of lot sizes suited to detached housing.
- (5) Housing in the large lot (LDR1), park residential (LDR2) and Kinross (LDR4) precincts is exclusively in the form of detached housing on larger lots within a bushland setting.

Development does not detract from the retention of native vegetation and habitat values in these areas.

- (6) Although within the designated urban area, land in the park residential (LDR2) precinct provides a transition between suburban and rural areas of the Redlands. This land is not provided with the full range or same standard of urban services, such as wastewater networks, public transport and roads.
- (7) Housing in the Point Lookout (LDR3) precinct is designed to maintain the distinctive character of the locality.

3.3.1.4 Newly developing communities

- (1) New communities are established at Kinross Road, Thornlands, South-East Thornlands, Victoria Point and the area around Double Jump Road which is included in the emerging community zone.
- (2) In these areas, land is used efficiently and development provides a mix of lot sizes and housing forms, including detached housing on a mix of lot sizes and attached housing within well-structured and walkable neighbourhoods.
- (3) Neighbourhoods are designed to integrate with surrounding transport and open space networks to form connected, convenient and safe systems.
- (4) Development facilitates the retention or enhancement of significant waterway and habitat corridors and other areas of environmental significance.
- (5) Development makes provision for local services and social infrastructure to meet community needs, including public open space and recreational facilities, schools and child care facilities and neighbourhood centres.
- (6) Provision is made for public transport services from an early stage of the development of these areas.
- (7) Development does not proceed until odour impact from nearby poultry farms has been reduced to levels that are consistent with a reasonable level of residential amenity.
- (8) Unless included within the priority infrastructure area, development does not proceed until all local and trunk infrastructure requirements (both state and local) can be met by the development proponents, and an agreed funding mechanism established.
- (9) The Southern Redland Bay area has been identified as a possible option for longer term, future urban growth. Substantial investigations will be required of physical constraints and values, including koala habitat, ecological functions, natural hazards, mosquito risk, scenic quality and infrastructure requirements and costs and alternative growth strategies before the suitability of this area for development can be determined.
- (10) Future development is considered in Point Lookout and One Mile, Dunwich on land included in the emerging community zone.

3.3.1.5 Rural residential zone

- (1) New rural residential development occurs only within the rural residential zone.
- (2) In the rural residential zone, lot sizes create a semi-rural, bushland character that is significantly less intensive than development in any other residential zone.
- (3) Housing is exclusively in the form of detached housing on semi-rural lots, within a bushland setting.
- (4) Development facilitates the retention or enhancement of significant waterway and habitat corridors and other areas of environmental significance.
- (5) Reconfiguration is designed to integrate with surrounding transport and open space networks to form connected and safe systems.
- (6) Development does not proceed until odour impact from nearby poultry farms has been reduced to levels that are consistent with a reasonable level of residential amenity.

3.4 Theme: economic development

3.4.1 Strategic outcomes

3.4.1.1 Centres hierarchy

- (1) Redlands' settlement pattern is structured around a hierarchy of multi-purpose activity centres which provide:
 - (a) community meeting places;
 - (b) hubs of community services and facilities;
 - (c) shopping areas;
 - (d) locations for education and employment;
 - (e) settings for leisure and entertainment activities;
 - (f) housing and visitor accommodation; and
 - (g) access to public transport services.
- (2) The form, size and mix of uses are appropriate to the function and scale of the centres.
- (3) Centres are designed to:
 - (a) create safe and attractive environments that support community interaction in streets and public spaces;
 - (b) strengthen sub tropical character and create attractive and engaging streetscapes through building scale, building elements, awnings and extensive street planting;
 - (c) provide easy access to and within centres by public transport, walking and cycling;
 - (d) prioritise pedestrians over cars;
 - (e) reinforce active street frontages along primary streets and pedestrian connections; and
 - (f) establish an appropriate transition of built heights from surrounding residential neighbourhoods.
- (4) A hierarchy of centres is maintained. Development does not expand the centre function beyond its designated level. The hierarchy consists of:
 - (a) principal centres at Cleveland and Capalaba;
 - (b) a major centre at Victoria Point;
 - (c) district centres at Birksdale, Alexandra Hills and Redland Bay;
 - (d) local centres located throughout the urban area; and
 - (e) neighbourhood centres also located throughout the urban area.

3.4.1.2 Principal centre zone

- (1) The principal centres at Cleveland and Capalaba serve catchments in the order of 50,000 people, and:
 - (a) contain the highest-order and largest concentrations of shopping, offices, community services and facilities, and cultural, and entertainment activities;
 - (b) contain tertiary and other specialist education and training facilities;
 - (c) accommodate day and night time activities;
 - (d) contain the highest buildings in the city;
 - (e) contain the high density housing;
 - (f) remain highly accessible by public transport, walking and cycling; and
 - (g) include major transport interchanges at central locations.
- (2) The principal centres are revitalised through streetscape and urban design treatments which express a distinctive bayside and sub-tropical character.

Cleveland

- (3) Cleveland continues to act as the administrative centre of the Redlands. It is the preferred location for major local or state government offices and the highest order community, cultural and entertainment facilities.

- (4) Cleveland strengthens its retail functions and accommodates an increasing variety of cultural, education and entertainment activities, including those that support a night time economy including cinemas and restaurants.
- (5) Cleveland is reinvigorated through a large amount of new residential development providing a range of accommodation for both residents and visitors, with a particular focus on the rail station.
- (6) Cleveland's location and connections to Raby Bay Harbour and Toondah Harbour, make it the major gateway to the bay and island communities, and reinforces its key role in the city.
- (7) Cleveland is focussed around active, pedestrian-friendly streets, particularly along Bloomfield and Middle Streets. Public spaces on Bloomfield Street (including a new town square) form the heart of the centre.
- (8) Built form reinforces Cleveland's important role in the city, and generally increases in height towards the rail station and Raby Bay harbour.
- (9) Development creates pedestrian-focussed, safe and attractive environments at street level.

Capalaba

- (10) Development within the Capalaba principal centre builds on its role as the primary retail centre for the city, whilst diversifying the range of land uses to include further commercial, community entertainment and residential development.
- (11) The busway station is integrated into the centre's built form and has strong pedestrian connections to other parts of the centre.
- (12) Development at Capalaba Park and Capalaba Central establishes activation along street frontages and creates an east-west pedestrian spine linking these shopping centres to each other and nearby parkland.
- (13) A core for Capalaba is established around town space created on Redland Bay Road, creating the focal point of the east west pedestrian spine.
- (14) Built form reinforces Capalaba's important role in the city, with greatest height in the centre core and decreasing towards the edges of the centre.
- (15) Development provides for greater permeability for pedestrians and creates pedestrian-focussed, safe and attractive environments at street level, particularly around the core public space and east west pedestrian spine.

3.4.1.3 Major centre zone

- (1) Victoria Point primarily serves the communities of Victoria Point, Redland Bay, Thornlands and the Southern Moreton Bay Islands.
- (2) The major centre is subordinate to, and does not compromise the principal centres.
- (3) Victoria Point evolves to contain a greater mix of uses including in-centre residential development.
- (4) Development provides for greater permeability for pedestrians and creates pedestrian-focussed, safe and attractive environments at street level.

3.4.1.4 District centre zone

- (1) District centres at Birkdale, Alexandra Hills and Redland Bay provide for the weekly shopping needs of catchments which are in the order of 15,000 people, and may include full line supermarkets, speciality stores, offices, dining, entertainment and community services.
- (2) District centres are subordinate to and do not compromise the major and principal centres.

3.4.1.5 Local centre zone

- (1) Local centres at Wellington Point, Mount Cotton, and Colburn Avenue, Victoria Point provide services and convenience shopping needs for the surrounding suburbs. The catchments for Mount Cotton and Colburn Avenue, Victoria Point are in the order of 5,000 people. The catchment for Wellington Point is in the order of 10,000 people.
- (2) The establishment of full-line supermarkets does not occur in local centres.

- (3) Local centres on North Stradbroke and the Southern Moreton Bay islands include the Dunwich, Point Lookout, Russell Island, Macleay Island and Lamb Island centres. These centres provide services and convenience shopping needs for the island community and tourists.
- (4) Local centres are subordinate to and do not compromise higher order centres.

3.4.1.6 Neighbourhood centre zone

- (1) Neighbourhood centres provide a range of convenience retail to meet the day-to-day needs of residents in the immediate walkable neighbourhood.
- (2) Neighbourhood centres are subordinate to and do not compromise higher order centres.

3.4.1.7 Specialised centre zone – Cleveland Hospital precinct

- (1) A specialised centre based on the Cleveland Hospital is developed as a regional hub for specialist medical and general health services, medical research and education and industry activities associated with the scientific or medical fields.
- (2) Development facilitates consolidation of the precinct and does not compromise ongoing hospital operations.

3.4.1.8 Out-of-centre development

- (1) Development of office, showroom or shopping uses do not occur outside of designated centres or the mixed use zone.
- (2) Large format retailing (showrooms, hardware and trade supplies, bulky goods or category based retailing) occurs in centres or in the mixed use zone.
- (3) Small scale cafes and restaurants may establish in the medium density residential zone and the tourist accommodation zone. Shops providing services to tourists may also establish in the tourist accommodation zone.
- (4) Non-residential uses only occur in residential zones where they are for a community purpose, are stand-alone and small scale, do not significantly detract from residential amenity and do not compromise the role of any centre.
- (5) On the Southern Moreton Bay Islands, flexibility is provided to establish a wider range of small scale non residential uses which provide services to the local community or tourists, provided they do not significantly detract from residential amenity or the role of any centre.

3.4.1.9 Industry and mixed use zones

- (1) The primary industry and mixed use areas include:
 - (a) mixed use zoned areas providing the focus for large format, showroom based retailing, along Shore Street, Cleveland and Redland Bay Road, Capalaba and, in the future, in the emerging community zoned area fronting Redland Bay Road, Victoria Point;
 - (b) Cleveland industrial park accommodating a mix of manufacturing, processing, distribution, transport and storage uses;
 - (c) Capalaba industrial enterprise park accommodating a mix of low impact and service industries;
 - (d) Redlands business park at Redland Bay accommodating a mix of manufacturing, processing, distribution, transport and storage uses serving the southern parts of the city; and
 - (e) the marine enterprise precincts at Beveridge Road, Thornlands and on North Stradbroke Island, accommodating boat construction, sales and general marine services including boat repair, servicing and dry dock storage facilities.
- (2) Land within these and other smaller scale industry zoned areas is used efficiently. Development assists in consolidating the use of vacant and underutilised land.
- (3) Development within industry zoned areas is limited to industrial activity and uses which directly support those industries or workers. Large format retailing (showrooms, bulky goods, big box or category based) does not occur in these areas.

- (4) Mixed use zoned land accommodates a mix of service and low impact activities together with large format, showroom based retailing. It does not accommodate supermarkets, discount department stores or department stores. Shopping or office uses are limited to small scale supporting or convenience services.
- (5) A new special enterprise area may establish at Birkdale, utilising surplus Commonwealth land (currently the communications facility site). This precinct may focus on clean industries, in association with tertiary education and training facilities. Development does not occur prior to site based investigations or feasibility assessments which establish an appropriate role and layout which protects the significant ecological values on the land.
- (6) Mixed use and industry zoned land is protected from the encroachment of sensitive and incompatible activities that may adversely affect the operation of uses expected in these zones.
- (7) Development within mixed use and industry zoned land minimises impacts on the environment and nearby sensitive land uses.
- (8) Development establishes a high quality appearance, especially along major road frontages.

3.4.1.10 Rural zone

- (1) Redlands has a strong and diverse rural economy with a mix of agricultural and horticultural uses, animal husbandry, and value-adding and complementary activities associated with rural production. A wide range of activities, including composting operations, biodigesters, cropping (including forestry and horticulture), intensive horticulture and wholesale nurseries, aquaculture and intensive animal industries (including poultry farms and niche livestock) may occur on rural zoned land.
- (2) Industry uses occurring in non urban areas are those which are directly related to farming activities or natural resources, or which require separation from urban areas.
- (3) Development which facilitates outdoor recreation or tourism (including accommodation, dining, "farm-door" sales and function venues) occurs provided that it does not significantly disturb the landscape character or rural amenity, and is not likely to be impacted upon by extractive resource areas, existing or approved poultry farms and other incompatible uses.
- (4) Tourist- and recreation-related development generally has a limited building footprint and does not involve significant modification of the natural landform. Short-stay accommodation may occur in the form of bed and breakfasts, farm stay facilities, eco-tourist cabins and camping, as well as larger scale accommodation facilities.
- (5) The siting of tourism, recreation, and rural industries does not negatively impact on the productivity of adjoining land.
- (6) Home based businesses occur at a scale that is consistent with the amenity and character of the surrounding area.
- (7) In order to protect the landscape character, rural and semi rural amenity, biodiversity values and opportunities for primary production, further fragmentation of rural land is avoided. All rural land is protected from fragmentation, regardless of whether it is identified as agricultural land class A or B.
- (8) Intensive animal industries, intensive horticulture and other larger scale and higher impacting activities are protected from encroachment by sensitive land uses.
- (9) Intensive animal industries, intensive horticulture and other larger scale and higher impacting activities are not located where they would adversely impact on urban areas and minimise impacts on tourist and recreation facilities established on rural land.
- (10) Development does not significantly impact on the amenity of rural residential areas or small rural lifestyle lots which are used primarily for residential purposes.
- (11) Intensive animal industries are generally limited to the poultry industry, smaller scale niche livestock facilities or aquaculture.
- (12) Development avoids or mitigates impacts on the natural environment, and maintains a connected network of habitat areas and ecological corridors.
- (13) Land west of Taylor Road proximate to Sheldon College could accommodate tertiary education and training facilities, recreation facilities and ancillary accommodation and services.

3.4.1.11 Mineral and extractive resources

- (1) The Redland's mineral resources, regionally significant extractive resource areas (designated as key resource areas) and the identified locally significant extractive resources, and their associated buffer areas and haulage routes, are protected from encroachment by sensitive land uses that might prevent or constrain current or future operations. These resources include:
 - (a) Hillview Road, Mount Cotton – Key Resource Area 71;
 - (b) West Mount Cotton Road, Sheldon – Key Resource Area 72;
 - (c) Mount Cotton Road, Sheldon;
 - (d) German Church Road, Redland Bay; and
 - (e) the sand resources of North Stradbroke Island.
- (2) Extractive resource operations mentioned in (1) are managed to minimise off site impacts associated with water quality, noise, dust, blasting, vibration, safety or other cause.
- (3) Extractive resource operations mentioned in (1) are managed to minimise impacts on scenic amenity and the natural environment.
- (4) Elsewhere, extractive resource operations only occur where compatible with the intentions of the relevant zone and overlays applying to the site, and do not significantly impact scenic amenity, the natural environment or the safety and amenity of the surrounding area.

3.4.1.12 Tourism

- (1) The islands of Moreton Bay (North Stradbroke and Southern Moreton Bay Islands) have a strong and sustainable tourism economy, with a range of tourist accommodation and facilities. These include resorts as well as low key tourism accommodation like camping, eco-tourist cabins and farm stays.
- (2) Tourist- and recreation-related development on the islands generally has a limited building footprint and does not involve significant modification of the natural landform.
- (3) The islands' centres accommodate visitor services, entertainment and accommodation facilities beyond that which would normally be associated with a local or neighbourhood centre.
- (5) Development (whether on the islands or on the mainland) is compatible with the local setting, and does not detract from the natural habitat, landscape character, scenic amenity and indigenous cultural values which enhance the Redlands' attractiveness as a tourist destination.
- (6) Development supports the establishment of the Moreton Bay Cycleway linking a range of tourist attractions along the coast, as well as linked recreation trails (walking, cycling or bridle) through the non urban parts of the mainland.

3.5 Theme: environment and heritage

3.5.1 Strategic outcomes

3.5.1.1 The natural environment

- (1) The Redlands' natural areas facilitate the conservation of biodiversity and habitat for wildlife (including the koala), and the protection of ecological processes and functions. Areas of national, state and local significance are identified in the environmental significance and waterway corridors and wetlands overlays.
- (2) Viable and resilient wildlife corridors link habitat areas and facilitate the movement and migration of native fauna throughout the Redlands and beyond. Corridors connect terrestrial and aquatic environments (including waterways, wetlands and along the foreshore) and significant habitat. Ecological corridors are primarily protected by the environmental significance and waterway corridors and wetlands overlays as well as the conservation, environmental management and recreation and open space zones. However, other land may also perform corridor functions that are to be protected.

- (3) Development occurs as intended under the relevant zone, but is undertaken in a manner that avoids or minimises and mitigates impacts on matters of national, state or local significance. Where development results in a significant residual impact on important habitat, the loss may need to be offset.
- (4) The Redlands' natural areas provide a range of outdoor recreational opportunities promoting healthy lifestyles, and continue to contribute to the character and lifestyle enjoyed by residents and visitors.
- (5) Development avoids or minimises impacts on natural coastal values and functions.
- (6) Coastal-dependent development including marine industry and ferry terminals are consolidated in existing locations.
- (7) Development does not impede public access to and along Moreton Bay and its foreshores.
- (8) The environmental values of the city's waterways are protected or enhanced, and stormwater run-off does not adversely impact on the quality of receiving waters, including waterways, wetlands and Moreton Bay.
- (9) Development minimises disturbances to natural topography and natural drainage paths, and does not adversely impact on the natural environment as a result of altered water flows.

3.5.1.2 Landscape and scenic amenity

- (1) The Redlands' landscapes and landforms provide a high level of scenic amenity, contribute to local character and identity and are of cultural significance. Important features to be protected, include:
 - (a) the coastal landscapes of Moreton Bay: coastal foreshores, headlands, estuaries and wetlands including Eighteen Mile Swamp on North Stradbroke Island, Wellington Point, Cleveland Point, Victoria Point, Point O'Halloran (Victoria Point), Melaleuca wetlands (Coochiemudlo Island), Geoff Skinner Reserve (Wellington Point) Black Swamp (Cleveland) and the natural wetlands of the Southern Moreton Bay Islands;
 - (b) the green backdrop to Moreton Bay provided by bushland on the islands;
 - (c) the bushland landscapes of Venmans National Park and surrounds that form part of the Koala Coast and provide an inter-urban break between Redland City and Logan City;
 - (d) the scenic outlook from vantage points along Mt Cotton Road looking across Erapah Creek and east to Moreton Bay across a rural landscape; and
 - (e) natural waterways that break up the urban form like Hilliards Creek, Erapah Creek, Coolnwynpin Creek and Moogurrapum Creek together with Tingalpa Creek that contributes to an inter-urban break between Redland City and Brisbane City.
- (2) Development on the islands and in non urban parts of the Redlands is designed to minimise significant visual changes to its natural and productive rural landscape setting.

3.5.1.3 Cultural heritage

- (1) Places of local heritage significance are protected and used in a way that is compatible with their values.
- (2) Development does not obscure or detract from the heritage value of places of local heritage significance.
- (3) The unique cultural, spiritual and historic associations of the traditional owners of land and waters in the Redlands are acknowledged and valued. Development does not diminish places or values of cultural significance to the traditional owners.

Editor's note—State heritage places are regulated under the Queensland Heritage Act 1992. Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003. In addition, the management and conservation of natural and cultural resources on North Stradbroke/Minjerrabah Island is undertaken as a shared responsibility in accordance with the Indigenous Land Use Agreement (ILUA). The responsibilities of the Quandamooka people as traditional owners and the public responsibilities of Redland City Council co-exist and through formal and informal agreements and aim to achieve open communication, responsible decision-making and respectful governance. Applicants ought to undertake appropriate consultation with the relevant parties.

3.6 Theme: safety and resilience to hazards

3.6.1 Strategic outcomes

3.6.1.1 All hazards

- (1) Development does not materially increase the extent or severity of natural hazards or their impacts.
- (2) Exposure of people and property to hazards is avoided or the risks are mitigated to an acceptable or tolerable level.
- (3) Activities involving the manufacture or bulk storage of hazardous material are not located in hazard areas.
- (4) The establishment of community activities and infrastructure and services that require continuous operation during natural hazard events in hazard areas is avoided wherever possible.
- (5) Development does not reduce the functions of landforms or vegetation in providing protection against natural hazards.
- (6) The cost to the public of measures to mitigate the risks of natural hazards is minimised.

3.6.1.2 Storm tide and flooding inundation hazard

- (1) In urban areas (other than the emerging community zone), development mitigates the impacts of the storm tide or flood hazard so that risk is minimised.
- (2) In other areas, development avoids intensifying the use of land within areas affected by the defined storm tide or flood events.
- (3) Development in drainage constrained areas on the Southern Moreton Bay Islands avoids or minimises the impacts of overland flow paths and seepage from high water tables.

3.6.1.3 Erosion prone land

- (1) Development does not occur within erosion prone areas unless it is coastal-dependent development, is temporary, readily relocatable or able to be abandoned, cannot be feasibly located elsewhere or does not extend closer to the erosion hazard than existing buildings and infrastructure on or adjacent to the site.
- (2) The number of lots within an erosion prone area is not increased.
- (3) Where development occurs, it mitigates the coastal erosion risk through private erosion control works.

3.6.1.4 Bushfire and landslide hazard

- (1) The establishment or intensification of development involving the accommodation or congregation of vulnerable sectors of the community is avoided in areas of bushfire hazard.
- (2) Development within or near bushfire and landslide hazard areas incorporates appropriate siting, design and management practices to reduce risk to an acceptable level.

3.6.1.5 Safety and emissions

- (1) Development that is likely to generate off-site adverse impacts is adequately separated from sensitive land uses and natural receiving environments, and is protected from encroachment by sensitive land uses. Such development may include:
 - (a) wastewater treatment and disposal facilities;
 - (b) solid waste management sites;
 - (c) industrial development;
 - (d) extractive industry;
 - (e) poultry farming and other intensive animal industries;
 - (f) some intensive horticultural activities; and
 - (g) motor sport facilities.

- (2) Development with the potential to cause harm or nuisance as a result of air, noise or odour emissions is appropriately located, designed and managed to minimise impacts upon sensitive land uses and natural receiving environments.
- (3) Development that has the potential to cause land or water contamination is located, designed and managed to minimise environmental and community health risks.
- (4) Development involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances is located, designed and managed to minimise the health and safety risks to communities.

3.7 Theme: infrastructure

3.7.1 Strategic outcomes

3.7.1.1 Infrastructure generally

- (1) Transport, parkland, community facilities, potable water, wastewater, stormwater, waste management, energy and telecommunications infrastructure is provided to meet the needs of the Redlands community.
- (2) Urban growth occurs at a time and in locations that facilitate the orderly and cost effective delivery of the full range of infrastructure and services required by the community. Urban development does not extend beyond the land zoned for urban purposes.
- (3) Development is undertaken in a way that minimises user demands on, and optimises available capacity and established investment in, infrastructure networks.
- (4) Infrastructure networks are designed to minimise adverse impacts on public health and safety, the visual character and amenity of the community, and the natural environment.
- (5) Whole of life costs, including both establishment and ongoing operation and maintenance costs, are minimised.
- (6) Development does not occur outside the priority infrastructure area (PIA) unless the full spectrum of urban infrastructure can be provided in an efficient and timely manner, without reducing the standard or delaying the provision of infrastructure to areas within the PIA.
- (7) Development supplies non-trunk infrastructure networks that connect to external networks in a manner that maintains the overall safety and efficiency of the Redlands infrastructure networks.
- (8) Infrastructure corridors and sites for transport, water supply and water cycle management, waste, energy and telecommunications are protected from development and hazards that would undermine their safe, efficient and unencumbered operation or expansion. Key infrastructure corridors and sites include:
 - (a) transport corridors (or potential transport corridors) including the Northern Arterial, Capalaba Bypass and Kinross Road to South Street routes;
 - (b) North Stradbroke Island aquifer;
 - (c) Leslie Harrison Dam;
 - (d) water reservoirs at Alexandra Hills, Mount Cotton, Redland Bay, Dunwich, Amity Point and Point Lookout;
 - (e) water treatment plants at Capalaba, and North Stradbroke Island;
 - (f) trunk water supply and sewer network including the eastern pipeline interconnector that links the Redlands to the regional water network;
 - (g) wastewater treatment plants at Capalaba, Cleveland, Thorneside, Victoria Point, Mount Cotton, Dunwich and Point Lookout;
 - (h) electrical substations and transmission corridors; and
 - (i) Redwaste's waste management facilities.
- (9) Infrastructure corridors and sites are co-located wherever practicable to minimise impacts on landscapes, the natural environment and communities.

3.7.1.2 Total water cycle management

- (1) Water resources are managed as a total water cycle system. Water supply, drainage, stormwater and wastewater infrastructure systems are integrated.
- (2) Water consumption demand is managed through the use of appropriate technologies.
- (3) Development is designed to be water-sensitive by:
 - (a) minimising water losses during distribution;
 - (b) maximising opportunities for water capture and re-use;
 - (c) minimising alteration of natural flows and maintaining the natural hydrologic behaviour of catchments; and
 - (d) maintaining water quality and the health of natural waterways.
- (4) The flood management functions of open space are maintained.
- (5) The quality and capacity of water in water supply catchments are protected.
- (6) Potable water supplies and wastewater are fit for purpose.
- (7) Where they exist, on-site wastewater systems maintain human health and safety, the amenity of the immediate locality and minimise adverse impacts on water quality and the natural environment.
- (8) Stormwater infrastructure provides multiple functions including the collection, storage, treatment and discharge of surface water, managing the impacts of flooding on aquatic ecosystems and built environments, the provision of accessible and functional open space and urban amenity, and the maintenance or enhancement of ecological processes.
- (9) Development minimises and manages the disturbance to acid sulfate soils so that the release of acid and metal contaminants does not occur.

3.7.1.3 Integrated transport network

Editor's note—In addition to the planning scheme measures, the Redland Transport Plan contains strategies aimed at delivering integrated road, rail, bus and ferry transport networks and services to facilitate seamless travel by a variety of transportation modes

- (1) The Redlands has a sustainable and integrated transport network that provides for the safe, efficient and convenient movement of people and goods, connecting communities to activity centres and other employment areas.
- (2) The settlement pattern facilitates improved accessibility to public transport and reduced car dependency.
- (3) Major employment and trip generators are located in accessible locations along existing or planned transport networks to support efficient freight movements to the regional transport network and promote use of public transport.
- (4) Development facilitates improvements to public transport services and facilities, including the extension of the eastern busway to Capalaba, the establishment of bus priority measures between Capalaba, Cleveland, Victoria Point and the mainland ferry terminals, as well as more localised bus infrastructure and bus priority measures.
- (5) Within centres and residential areas, development prioritises accessibility by public transport, walking and cycling over the private vehicle.
- (6) The Redlands has a safe, attractive and direct active transport network that promotes walking and cycling as a viable transport option. Development is designed to provide a high level of accessibility, safety, convenience and comfort for pedestrians and cyclists, including appropriate end-of trip facilities.
- (7) Development facilitates planned extensions to the principal bicycle network, including the coastal Moreton Bay Cycleway.
- (8) Opportunities to upgrade ferry infrastructure are maximised, including the provision of modal interchanges, car parking and a network of walking and cycling paths and end of trip facilities.
- (9) The Redlands strategic road network is designed and managed as an efficient multi-modal movement network that integrates private vehicle and freight movement with more efficient and sustainable public transport and walking and cycling networks.
- (10) Strategic road networks safely and efficiently connect the principal centres and major industrial areas with broader regional transport corridors.

- (11) Development occurs at a level that is commensurate with the capacity of the strategic road network, and provides access in a manner that protects the safety and efficiency of the network.
- (12) Development does not prejudice any planned upgrading of the strategic road network, including the ability to incorporate public transport and walking and cycling networks.
- (13) The Redlands local road network is designed and managed as a low speed and highly permeable network that supports accessibility to local destinations and promotes walking and cycling.
- (14) Transport networks are delivered to support newly developing communities and establish a high level of connectivity to surrounding areas.
- (15) The location and design of transport infrastructure minimises impacts on residential amenity, the natural environment and scenic values.
- (16) Transport noise impacts are managed by the siting and design of development. The need for acoustic screening is minimised, and where they are used acoustic walls are designed to mitigate visual impacts.

3.7.1.4 Energy and telecommunications

- (1) Communities, businesses and visitors to the Redlands have access to a reliable and safe energy supply.
- (2) Energy generation and distribution infrastructure is separated from sensitive land uses and receiving environments in order to minimise adverse impacts.
- (3) Development is encouraged to incorporate energy efficient design and renewable energy technology.
- (4) Development of stand-alone renewable energy generation infrastructure occurs in locations where impacts on the amenity of residential areas, ecological values or scenic values can be minimised and successfully mitigated.
- (5) The community is provided with high quality telecommunication infrastructure including high speed internet access to promote social connections, working from home and access to a range of on-line services.
- (6) Electricity and telecommunications infrastructure, is designed and located to minimise impacts on the surrounding area.

3.7.1.5 Waste management

- (1) Waste management infrastructure is provided and managed to maintain the health, wellbeing and amenity of the community and the natural environment, and to minimise visual impacts.
- (2) The generation of energy from waste management infrastructure is maximised in the Redlands.
- (3) Waste management measures during the construction of development maximises opportunities for reuse, recycling and energy recovery.
- (4) Development provides for the safe and efficient storage and collection of waste and recyclable materials, commensurate with the type and amount of waste generated.

3.7.1.6 Social infrastructure

Editor's note—Social infrastructure refers to the community facilities, services and networks which help individuals, families, groups and communities meet their social needs, maximise their potential for development, and enhance community wellbeing.

- (1) Residents and visitors in the Redlands have access to a network of well located social infrastructure that meets community needs and promotes a rich and active community life.
- (2) Community services and facilities and a range of civic spaces are concentrated in the Redlands' centres, so that centres become hubs for community life and interaction.
- (3) Social infrastructure is provided in a timely, cost effective and efficient manner.
- (4) Social infrastructure is designed to be multi-purpose, flexible and adaptable to respond to the changing and emerging needs of the community.
- (5) Newly developing areas are provided with appropriate social infrastructure from the initial stages of development.

- (6) A network of open space provides the setting for a diverse range of recreation activities and experiences to support active and healthy lifestyles, provide opportunities for community interaction and enhance the quality of the urban environment.
- (7) Development facilitates an open space network that is interconnected and highly accessible from surrounding communities by walking and cycling.
- (8) Social infrastructure, including sporting and other facilities associated with a high level of activity, are located and designed to minimise impacts on the amenity of the surrounding areas.

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Part 4 Local government infrastructure plan

<Insert details as per the statutory guideline referred to in the Regulation.>

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Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development in the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- (1) Development that is prohibited, exempt or requires self, compliance, code or impact assessment.
- (2) The level of assessment for development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) a local plan and, where used, a precinct of a local plan;
 - (c) an overlay where used.
- (3) The assessment criteria for development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment criteria' column);
 - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment criteria' column);
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in Table 5.10.1); or
 - (ii) whether the assessment criteria as shown on the overlay map (noted in the 'assessment criteria' column) applies;
 - (d) any other applicable code(s) (shown in the 'assessment criteria' column).
- (4) Any variation to the level of assessment (shown as an 'if' in the 'level of assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act, a state planning regulatory provision or in the standard planning scheme provisions.

Editor's note—Examples of a variation are gross floor area, height, numbers of people or precinct provisions.

5.3 Levels of assessment

5.3.1 Process for determining the level of assessment

The process for determining a level of assessment is:

- (1) For a material change of use, establish the use by reference to the use definitions in Schedule 1.
- (2) For all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2;
 - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
- (3) Determine if the development has a prescribed level of assessment, by reference to the tables in section 5.4 Prescribed levels of assessment.
- (4) If the development is not listed in the tables in section 5.4 Prescribed levels of assessment, determine the initial level of assessment by reference to the tables in:
 - (a) section 5.5 Levels of assessment—Material change of use;
 - (b) section 5.6 Levels of assessment—Reconfiguring a lot;
 - (c) section 5.7 Levels of assessment—Building work;
 - (d) section 5.8 Levels of assessment—Operational work.

- (5) A precinct of a zone may change the level of assessment and this will be shown in the 'level of assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8.
- (6) If a local plan applies refer to the table(s) in section 5.9 Levels of assessment—Local plans, to determine if the local plan changes the level of assessment for the zone.
- (7) If a precinct of a local plan changes the level of assessment this is to be shown in the 'level of assessment' column of the table(s) in section 5.9.
- (8) If an overlay applies refer to section 5.10 Levels of assessment—Overlays, to determine if the overlay further changes the level of assessment.

5.3.2 Determining the level of assessment

- (1) A material change of use is impact assessable:
 - (a) unless the table of assessment states otherwise;
 - (b) if a use is not listed or defined;
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is code assessable unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are exempt development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where development is proposed on premises included in more than one zone, local plan or overlay, the level of assessment is the highest level for each aspect of the development under each of the applicable zones, local plans or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the level of assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 4, Table 2, item 2 of the Regulation, an overlay does not apply to the premises if the development meets the self-assessable acceptable outcomes of the relevant overlay code.
- (7) If development is identified as having a different level of assessment under a zone than under a local plan or an overlay, the highest level of assessment applies as follows:
 - (a) self-assessable prevails over exempt;
 - (b) compliance assessment prevails over self-assessable and exempt;
 - (c) code assessable prevails over self-assessable and exempt;
 - (d) impact assessable prevails over code, self-assessable and exempt.

Note—Where a development is comprised of a number of defined uses (not in an activity group) the highest level of assessment applies.

- (8) Despite sub-subsections 5.3.2(4) and (7) above, a level of assessment in a local plan overrides a level of assessment in a zone and a level of assessment in an overlay overrides a level of assessment in a zone or local plan.
- (9) Provisions of Part 10 may override any of the above.
- (10) State prescribed levels of assessment identified in Part 5, section 5.4, override all other levels of assessment for that development, with the exception of the Act or the Regulation.
- (11) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application can not be made.

Note—Development is to be only taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act, a state planning regulatory provision or in section 5.4 of the standard planning scheme provisions.

5.3.3 Determining the assessment criteria

- (1) The following rules apply in determining assessment criteria for each level of assessment.
- (2) Self-assessable development:
 - (a) is to be assessed against all the identified self-assessable acceptable outcomes of the applicable code(s) identified in the assessment criteria column;

- (b) that complies with the self-assessable acceptable outcomes of the applicable code(s) complies with the code(s);
 - (c) that does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) becomes code assessable development unless otherwise specified.
- (3) Development requiring compliance assessment:
- (a) is to be assessed against all the identified compliance outcomes of the applicable code(s) identified in the assessment criteria column;
 - (b) that complies with, or is conditioned to comply with, the compliance outcome(s) complies with the code(s).
- (4) Code assessable development:
- (a) is to be assessed against all the applicable codes identified in the assessment criteria column;
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2)(c), should:
 - (i) be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)(c);
 - (ii) comply with all self-assessable acceptable outcomes identified in sub-section 5.3.3(2)(a), other than those mentioned in sub-section 5.3.3(2)(c);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code;
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to have regard to the purposes of any instrument containing an applicable code.

Note—In relation to section 5.3.3(4)(d) above, and in regard to section 313(3)(d) of the Act, the strategic framework is considered to be the purpose of the instrument containing an applicable code.

- (5) Impact assessable development:
- (a) is to be assessed against all identified code(s) in the assessment criteria column (where relevant);
 - (b) is to be assessed against the planning scheme, to the extent relevant.

Note—The first row of each table of assessment is to be checked to confirm if there are assessment criteria that commonly apply to general scenarios in the zone, local plan or overlay.

5.4 Prescribed levels of assessment

For the development specified in the 'use', 'zone' or 'development' columns, the levels of assessment are prescribed.

Table 5.4.1—Prescribed levels of assessment – material change of use

Use	Level of assessment	Assessment criteria
Community residence	Self-assessment	
	If in a residential zone or residential zone category or a rural residential zone	9.2.1 Community residence code
Cropping where involving forestry for wood production	Code assessment	
	If in a rural zone	9.2.2 Forestry for wood production code

Table 5.4.2—Prescribed levels of assessment – reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	Compliance assessment	
	Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under Schedule 18 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code

Table 5.4.3—Prescribed levels of assessment – building work

Table not used

Table 5.4.4—Prescribed levels of assessment – operational work

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	Compliance assessment	
	Operational work associated with reconfiguring a lot requiring compliance assessment under Schedule 18 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Table 5.4.5—Prescribed levels of assessment – overlays

Table not used.

5.5 Levels of assessment—Material change of use

The following tables identify the levels of assessment for development in a zone for making a material change of use.

Table 5.5.1—Low density residential zone

Use	Level of assessment	Assessment criteria
Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
Dwelling house	Exempt	
	If not self-assessable	
	Self assessment Editor's note—Dwelling houses not complying with the self-assessable acceptable outcomes will require a concurrence agency referral to Council under schedule 7 of	

Use	Level of assessment	Assessment criteria
	the Sustainable Planning Regulation 2009.	
	If: (1) in precincts LDR2, LDR3 or LDR4; or (2) in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body.	Low density residential zone code
Dual Occupancy	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	If: (1) not in precincts LDR1 or LDR2; and (2) building height is 8.5m or less; and (3) density does not exceed 1 dwelling per 400m ² of site area	Low density residential zone code
	Code assessment	
	If not in precincts LDR1, LDR2 or LDR4 and not self-assessable	Low density residential zone code
Home based business	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Community care centre Community use	Code assessable	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m ²	Low density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.2—Low-medium density residential zone

Use	Level of assessment	Assessment criteria
Dual occupancy Dwelling house Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
Home based business	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Multiple dwelling Residential care facility Retirement facility Rooming accommodation	Code assessable	
	If building height is 8.5m or less	Low-medium density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Community care centre Community use	Code assessable	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m ²	Low-medium density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.3—Medium density residential zone

Use	Level of assessment	Assessment criteria
Dwelling house Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Dual occupancy	Exempt If not in precincts MDR1, MDR2, MDR3, MDR4 and MDR5	
Substation Utility installation	Exempt	
Telecommunications facility	Exempt If aerial cabling for broadband purposes	
Food and drink outlet	Exempt	
	If a tenancy change from an existing food and drink outlet, office or shop, and not involving any external building work	
	Code assessment	
	If not exempt and: (1) form part of a residential development; (2) the use is located on the ground floor; and (3) total gross floor area of the proposed use and any existing food and drink outlet does not exceed 250m ²	Medium density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Home based business	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short term accommodation	Code assessable	
	If building height does not exceed that detailed in Table 5.5.4 Building height	Medium density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Use	Level of assessment	Assessment criteria
Community care centre Community use	Code assessable	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m ²	Medium density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.4—Building height

Area	Maximum Building Height (m)
MDR1 Parkland living, Capalaba	22m
MDR2 Mt Cotton Road, Capalaba	19m
MDR3 Shore Street East, Cleveland	22m
MDR4 Cleveland	19m
MDR5 Esplanade, Redland Bay	19m
MDR7 Eprapah Creek, South East Thornlands	16m
MDR8 Kinross and Boundary Road	8.5m
Elsewhere in the zone (including MDR6 South East Thornlands and MDR9 Kinross Road)	13m

Table 5.5.5—Character residential zone

Use	Level of assessment	Assessment criteria
Cropping Dwelling house Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Substation Utility installation	Exempt	
	If provided by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband	

Use	Level of assessment	Assessment criteria
	purposes	
Dual occupancy	Code assessment	
		Character residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Home based business	Self assessment	
	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Child care centre Community care centre Community use Food and drink outlet Health care services Nature based tourism Office Outdoor sport and recreation Residential care facility Retirement facility Roadside stall Shop Veterinary service	Code assessment	
		Character residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.6—Tourist accommodation zone

Use	Level of assessment	Assessment criteria
Dwelling house Dual occupancy Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Substation Utility installation	Exempt	
Telecommunications facility	If provided by a public sector entity	
Food and drink outlet Office Shop	Exempt	
	If a tenancy change from an existing food and drink outlet, office or shop, and not involving any external building work.	
	Code assessment	
	If not exempt and: (1) part of a short term accommodation development; (2) the use is located on the ground floor; and (3) total gross floor area of the proposed use and any existing food and drink outlet, office or shop does not exceed 250m ²	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Home based business	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Caretaker's residence Dwelling unit Multiple dwelling Relocatable home park Resort complex Rooming accommodation Short term	Code assessable	
	If building height does not exceed 14m	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Use	Level of assessment	Assessment criteria
accommodation Tourist park		
Community care centre Community use	Code assessment	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m ²	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Hotel	Code assessment	
	If on the same site as the Point Lookout Hotel	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.7—Principal centre zone

Use	Level of assessment	Assessment criteria
Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
Community use Food and drink outlet Market Theatre	Exempt	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	

Use	Level of assessment	Assessment criteria
Telecommunications facility	Exempt	
	If 25m in height or less	
	Code assessment	
	If not exempt	Principal centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Adult store Bar Caretaker's accommodation Child care centre Club Community care centre Community residence Community use Dwelling unit Educational establishment Emergency services Food and drink outlet Function facility Health care services Hospital Hotel Indoor sport and recreation Market Multiple dwelling Nightclub entertainment facility Office Place of worship Residential care facility Retirement facility Rooming accommodation Service industry	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)). Editor's note—Adult stores are subject to the requirements of the State Planning Regulatory Provision (Adult Stores). This planning scheme does not vary those requirements.	
	If a change of use within an existing building and involving only minor building work	Principal centre zone code
	Code assessment	
	If: (1) not self-assessable; and (2) building height does not exceed the height shown on figure 6.2.6.3.5 or figure 6.2.6.3.6	Principal centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Use	Level of assessment	Assessment criteria
Shop Shopping centre Short term accommodation Showroom Theatre Veterinary services		
Home based business	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Car wash Funeral Parlour Hardware and Trade Supplies Port services Service Station Parking station Resort complex	Code assessment	
	If building height does not exceed the height shown on figure 6.2.6.3.5 or figure 6.2.6.3.6	Principal centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.8—Major centre zone

Use	Level of assessment	Assessment criteria
Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
Telecommunications facility	Exempt	
	If 25m in height or less	
	Code assessment	
	If not exempt	Major centre zone code

Use	Level of assessment	Assessment criteria
		Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Adult store Bar Caretaker's accommodation Child care centre Club Community care centre Community residence Community use Dwelling unit Educational establishment Emergency services Food and drink outlet Function facility Health care services Hospital Hotel Indoor sport and recreation Market Multiple dwelling Nightclub entertainment facility Office Place of worship Rooming accommodation Service industry Short term accommodation Showroom Theatre Veterinary services	<p>Self assessment</p> <p>Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).</p> <p>Editor's note—Adult stores are subject to the requirements of the State Planning Regulatory Provision (Adult Stores). This planning scheme does not vary those requirements.</p> <p>If a change of use within an existing building and involving only minor building work</p> <p>Code assessment</p> <p>If not self-assessable and building height does not exceed 14m</p>	<p>Major centre zone code</p> <p>Major centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code</p>
Shop Shopping centre	<p>Self assessment</p> <p>Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section</p>	

Use	Level of assessment	Assessment criteria
	5.3.3 (2) (c).	
	If: (1) a change of use within an existing building and involving only minor building work; and (2) proposed gross floor area does not exceed 4,000m ² .	Major centre zone code
	Code assessment	
	If not self-assessable and: (1) building height does not exceed 14m; and (2) proposed gross floor area does not exceed 4,000m ²	Major centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Home based business	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Car wash Funeral Parlour Hardware and Trade Supplies Service Station Parking station Residential care facility Resort complex Retirement facility	Code assessment	
	If building height does not exceed 14m	Major centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
	Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.	The planning scheme

Table 5.5.9—District centre zone

Use	Level of assessment	Assessment criteria
Park Sales office Landing	Exempt	
Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act		

Use	Level of assessment	Assessment criteria
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
Telecommunications facility	Exempt	
	If 25m in height or less	
	Code assessment	District centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Adult store Bar Caretaker's accommodation Child care centre Club Community care centre Community residence Community use Dwelling unit Educational establishment Emergency services Food and drink outlet Function facility Health care services Hotel Indoor sport and recreation Market Nightclub entertainment facility Office Place of worship Service industry Showroom Theatre	Self assessment	
	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	Editor's note—Adult stores are subject to the requirements of the State Planning Regulatory Provision (Adult Stores). This planning scheme does not vary those requirements.	
	If a change of use within an existing building and involving only minor building work	District centre zone code
	Code assessment	
	If not self-assessable and building height does not exceed 14m	District centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Use	Level of assessment	Assessment criteria
Veterinary services		
Shop Shopping centre	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	If: (1) a change of use within an existing building and involving only minor building work; and (2) proposed gross floor area does not exceed 2,000m ² .	District centre zone code
	Code assessment	
	If not self-assessable and: (1) building height does not exceed 14m; and (2) proposed gross floor area does not exceed 2,000m ²	District centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Home based business	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Car wash Funeral Parlour Hardware and Trade Supplies Service Station Multiple dwelling Parking station Residential care facility Retirement facility Rooming accommodation Short term accommodation	Code assessment	
	If building height does not exceed 14m	District centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.10—Local centre zone

Use	Level of assessment	Assessment criteria
Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
Telecommunications facility	Exempt	
	If 25m in height or less	
	Code assessment	
	If not exempt	Local centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Adult store Bar Caretaker's accommodation Child care centre Club Community care centre Community residence Community use Dwelling unit Emergency services Food and drink outlet Health care services Indoor sport and recreation Market Office Place of worship Service industry Veterinary services	Self assessment	
	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)). Editor's note—Adult stores are subject to the requirements of the State Planning Regulatory Provision (Adult Stores). This planning scheme does not vary those requirements.	
	If a change of use within an existing building and involving only minor building work	Local centre zone code
	Code assessment	
	If not self-assessable and building height does not exceed 10.5m	Local centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Use	Level of assessment	Assessment criteria
Shop Shopping centre Showroom	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	If: (1) a change of use within an existing building and involving only minor building work; and (2) proposed gross floor area does not exceed 1,000m ²	Local centre zone code
	Code assessment	
	If not self-assessable and: (1) building height does not exceed 10.5m; and (2) proposed gross floor area does not exceed 1,000m ²	Local centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Home based business	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Car wash Service Station Multiple dwelling Parking station Port services Residential care facility Retirement facility Rooming accommodation Short term accommodation	Code assessment	
	If building height does not exceed 10.5m	Local centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.11—Neighbourhood centre zone

Use	Level of assessment	Assessment criteria
Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
Telecommunications facility	Exempt	
	If 25m in height or less	
	Code assessment	
	If not exempt	Neighbourhood centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Bar Caretaker's accommodation Child care centre Club Community care centre Community residence Community use Dwelling unit Emergency services Food and drink outlet Health care services Office Service industry Veterinary services	Self assessment	
	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	If a change of use within an existing building and involving only minor building work	Neighbourhood centre zone code
	Code assessment	
	If not self-assessable and building height does not exceed 10.5m	Neighbourhood centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Shop Shopping centre	Self assessment	
	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	If:	Neighbourhood centre zone

Use	Level of assessment	Assessment criteria
	(1) a change of use within an existing building and involving only minor building work; and (2) proposed gross floor area does not exceed 500m ²	code
	Code assessment	
	If not self-assessable and: (1) building height does not exceed 10.5m; and (2) proposed gross floor area does not exceed 500m ²	Neighbourhood centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Home based business	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Service Station Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short term accommodation	Code assessment	
	If building height does not exceed 10.5m	Neighbourhood centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.12—Specialised centre zone

Use	Level of assessment	Assessment criteria
Park Sales office Telecommunications facility Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Major electricity	Exempt	

Use	Level of assessment	Assessment criteria	
infrastructure Substation Utility installation	If undertaken by a public sector entity		
Community care centre Emergency services Health care services Hospital	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).		
	If a change of use within an existing building and involving only minor building work	Specialised centre zone code	
	Code assessment If not self-assessable		Specialised centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Caretaker's accommodation Dwelling unit	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).		
		Specialised centre zone code	
Educational establishment Child care centre Community residence Community use Crematorium Food and drink outlet Funeral parlour Low impact industry Office Parking station Place of worship Research and technology industry Residential care facility Rooming accommodation Service industry Shop Short term accommodation	Code assessment		
			Specialised centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
	Code assessment		
	Medium impact industry	Code assessment	
		If a change of use within an	Specialised centre zone code

Use	Level of assessment	Assessment criteria
	existing building and involving only minor building work	Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.13—Recreation and open space zone

Note—Reference in this table to a "resolution of Redland City Council" means a formal resolution dealing with the management and development of land under its control, and may include a park plan, land management plan or similar. Reference to "Council land" means land which is owned by Council or for which Council has management responsibility.

Use	Level of assessment	Assessment criteria
Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act Park Telecommunications facility	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
Caretaker's accommodation Community care centre Community use Environment facility Indoor sport and recreation Market Nature-based tourism Theatre Outdoor sport and recreation	Exempt	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	
	Code assessment	
	If not exempt	Recreation and open space zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Club	Exempt	

Use	Level of assessment	Assessment criteria
Food and drink outlet	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	
	Code assessment	
	If not exempt and total gross floor area of the proposed and any existing club or food and drink outlet on the site does not exceed 150m ²	Recreation and open space zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Tourist park	Exempt	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	
	Code assessment	
If on North Stradbroke Island and not exempt	Recreation and open space zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.	The planning scheme	

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

Table 5.5.14—Environmental management zone

Note—Reference in this table to a "resolution of Redland City Council" means a formal resolution dealing with the management and development of land under its control, and may include a park plan, land management plan or similar. Reference to "Council land" means land which is owned by Council or for which Council has management responsibility.

Use	Level of assessment	Assessment criteria
<p>Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act</p> <p>Park</p>	Exempt	
<p>Club</p> <p>Community care centre</p> <p>Community use</p> <p>Environment facility</p> <p>Food and drink outlet</p> <p>Nature based tourism</p> <p>Outdoor sport and recreation</p>	Exempt	
	<p>If:</p> <p>(1) undertaken by Redland City Council; or</p> <p>(2) undertaken on Council land and in accordance with a resolution of Redland City Council</p>	
<p>Dwelling house</p> <p>Caretaker's accommodation</p> <p>Dwelling unit</p>	Exempt	
	<p>If no more than one dwelling of any kind on the lot</p> <p>Note—A dwelling house containing a secondary dwelling will still be taken to be one dwelling for the purposes of this assessment trigger</p>	
<p>Home based business</p>	Self assessment	
	<p>Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).</p>	
		Home based business code
Impact assessment		
<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the level of assessment column.</p> <p>Any other undefined use.</p>	The planning scheme	

Table 5.5.15—Conservation zone

Note—Reference in this table to a "resolution of Redland City Council" means a formal resolution dealing with the management and development of land under its control, and may include a park plan, land management plan or similar. Reference to "Council land" means land which is owned by Council or for which Council has management responsibility.

Use	Level of assessment	Assessment criteria
Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act Park Outstation	Exempt	
Utility installation	Exempt	
	If undertaken by a public sector entity	
Community care centre Community use Environment facility Nature-based tourism Outdoor sport and recreation	Exempt	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	
	Code assessment	
	If: (1) not exempt; and (2) not on the Southern Moreton Bay Islands or North Stradbroke Island	Conservation zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Club Food and drink outlet	Exempt	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	
	Code assessment	
If: (1) not exempt; (2) not on the Southern Moreton Bay Islands or North Stradbroke Island; and (3) not exempt and total gross floor area of the proposed and any existing club or	Conservation zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code	

Use	Level of assessment	Assessment criteria
	food and drink outlet on the site does not exceed 150m ²	
Home based business	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Caretaker's accommodation Dwelling unit	Code assessment	
	If: (1) no more than one dwelling of any kind on the lot; and (2) not on the Southern Moreton Bay Islands Note—A dwelling house containing a secondary dwelling will still be taken to be one dwelling for the purposes of this assessment trigger	Conservation zone code
Short-term accommodation Tourist park	Code assessment	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council.	Conservation zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.16—Low impact industry zone

Use	Level of assessment	Assessment criteria
Park Telecommunications facility Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
Agricultural supplies	Self assessment Editor's note—Unless otherwise specified, self-assessable development will	

Use	Level of assessment	Assessment criteria
store Emergency services Outdoor sales Garden centre Low impact industry Research and technology industry Service industry Veterinary services Warehouse	become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	If a change of use within an existing building and involving only minor building work	Low impact industry zone code
	Code assessment	
	If not self-assessable	Low impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Caretaker's accommodation Dwelling unit	Self assessment	
	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
Food and drink outlet	Self-assessment	
	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	If a change of use within an existing building and involving only minor building work.	Low impact industry zone code
	Code assessment	
	If not self-assessable and total gross floor area of the proposed and any existing food and drink outlet on the site does not exceed 150m ²	Low impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult Store Brothel Bulk landscape supplies Car wash Crematorium Indoor sport and recreation Funeral parlour Parking station Service station Transport depot	Code assessment	
	Editor's note—Adult stores are subject to the requirements of the State Planning Regulatory Provision (Adult Stores). This planning scheme does not vary those requirements.	
		Low impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Use	Level of assessment	Assessment criteria
Hardware and trade supplies	Code assessment	
	If not involving a showroom or sales area for the general public with a gross floor area of more than 200m ²	Low impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.17—Medium impact industry zone

Use	Level of assessment	Assessment criteria
Park Telecommunications facility Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
	Code assessment	
	If not exempt	Medium impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Agricultural supplies store Bulk landscape supplies Emergency services Low impact industry	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	If a change of use within an existing building and involving only minor building work	

Use	Level of assessment	Assessment criteria
Marine industry Medium impact industry Research and technology industry Renewable energy facilities Service industry Transport depot Warehouse	Code assessment	
	If not self-assessable	Medium impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Caretaker's accommodation Dwelling unit	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Medium impact industry zone code
Food and drink outlet	Self-assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	If a change of use within an existing building and involving only minor building work	Medium impact industry zone code
	Code assessment	
	If not self-assessable and total gross floor area of the proposed and any existing food and drink outlet on the site does not exceed 150m ²	Medium impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult Store Brothel Car wash Crematorium Funeral parlour Service station	Code assessment Editor's note—Adult stores are subject to the requirements of the State Planning Regulatory Provision (Adult Stores). This planning scheme does not vary those requirements.	
		Medium impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Hardware and trade supplies	Code assessment	
	If not involving a showroom or sales area for the general public with a gross floor area of more than 200m ²	Medium impact industry zone code Healthy waters code Infrastructure works code

Use	Level of assessment	Assessment criteria
		Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.18—Waterfront and marine industry zone

Use	Level of assessment	Assessment criteria
Park Telecommunications facility Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
	Code assessment	
If not exempt		Waterfront and marine industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Emergency services Low impact industry Marine industry Port services Research and technology industry Service industry	Self assessment	
	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	If a change of use within an existing building and involving only minor building work	
	Code assessment	
If not self-assessable		Waterfront and marine industry zone code Healthy waters code Infrastructure works code

Use	Level of assessment	Assessment criteria
		Landscaping code Transport, servicing, access and parking code
Caretaker's accommodation Dwelling unit	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Waterfront and marine industry zone code
Car wash Club Community use Environment facility Food and drink outlet Medium impact industry Service station Transport depot Warehouse	Code assessment	
		Waterfront and marine industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.19—Mixed use zone

Use	Level of assessment	Assessment criteria
Park Sales office Telecommunications facility Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
Adult Store Agricultural supplies store Bulk landscape supplies Emergency services	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)). Editor's note—Adult stores are subject to the requirements of the State Planning Regulatory Provision (Adult Stores). This planning scheme does not vary those requirements.	

Use	Level of assessment	Assessment criteria
Garden centre Hardware and trade supplies Indoor sport and recreation Low impact industry Outdoor sales Place of worship Service industry Showroom Veterinary services Warehouse	If change of use within an existing building and involving only minor building work	Mixed use zone code
	Code assessment	
	If not self-assessable	Mixed use zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Caretaker's accommodation Dwelling unit	Self assessment	
	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Mixed use zone code
Brothel Car wash Child care centre Club Community use Funeral parlour Market Parking station Service station	Code assessment	
		Mixed use zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Food and drink outlet	Code assessment	
	If total gross floor area of the proposed and any existing food and drink outlet on the site does not exceed 250m ²	Mixed use zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Shop	Code assessment	
	If total gross floor area of the proposed and any existing shop on the site does not exceed 500m ²	Mixed use zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.20—Community facilities zone

Use	Level of assessment	Assessment criteria
Park Telecommunications facility Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
Club Indoor sport and recreation Market Theatre Outdoor sport and recreation	Exempt	
	If undertaken by Redland City Council	
	Code assessment	
	If: (1) not exempt; and (2) in precincts CF2, CF3 or CF5	Community facilities zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Cemetery Crematorium Funeral parlour	Self assessment	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).
	If: (1) in precinct CF1; and (2) a change of use within an existing building and involving only minor building work	Community facilities zone code
	Code assessment	
	If not self-assessable	Community facilities zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Emergency services	Self assessment	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).

Use	Level of assessment	Assessment criteria
	If: (1) in precinct CF4; and (2) a change of use within an existing building and involving only minor building work	Community facilities zone code
	Code assessment	
	If not self-assessable	Community facilities zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Child care centre Community care centre Community use Community residence Health care services	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	If: (1) in precincts CF2, CF3, CF4 or CF5; and (2) a change of use within an existing building and involving only minor building work	Community facilities zone code
	Code assessment	
If not self-assessable	Community facilities zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code	
Low impact industry Marine industry Medium impact industry Parking station Port services Service industry Transport depot	Exempt	
	If: (1) undertaken by a public sector entity; and (2) In precincts CF6, CF7 or CF9	
	Code assessment	
If not exempt	Community facilities zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code	

Use	Level of assessment	Assessment criteria
Home based business	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Caretaker's accommodation Dwelling unit	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Community facilities zone code
Educational establishment Place of worship Rooming accommodation Residential care facility Retirement facility	Code assessment	
	If in precincts CF2, CF3, CF4 or CF5	Community facilities zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.21—Emerging community zone

Use	Level of assessment	Assessment criteria
Animal husbandry Park Sales office Telecommunications facility Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
Dwelling house Caretaker's accommodation	Exempt	
	If no more than one dwelling of any kind on the lot Note—A dwelling house containing a	

Use	Level of assessment	Assessment criteria
Dwelling unit	secondary dwelling will still be taken to be one dwelling for the purposes of this assessment trigger	
Cropping	Exempt	
	If not forestry for wood production	
Animal keeping	Exempt	
	If not a cattery or kennel	
	Code assessment	
	If a cattery or kennel	Emerging community zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Home based business	Self-assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Roadside stall	Self-assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Emerging community zone code
Community care centre Community use	Code-assessment	
		Emerging community zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.22—Rural zone

Use	Level of assessment	Assessment criteria
Animal husbandry Environment facility Park Sales office Telecommunications facility Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Major electricity infrastructure Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
Cropping	Exempt	
	If not forestry for wood production Editor's note—Forestry for wood production is dealt with in table 5.4.1 Prescribed levels of assessment – material change of use	
Animal keeping	Exempt	
	If not a cattery or kennel	
	Code assessment	
	If a cattery or kennel	Rural zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Dwelling house Caretaker's accommodation Dwelling unit	Exempt	
	If no more than two dwellings of any kind on the lot Note—A dwelling house containing a secondary dwelling will still be taken to be one dwelling for the purposes of this assessment trigger	Rural zone code
Home based business	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Roadside stall	Self assessment Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	

Use	Level of assessment	Assessment criteria
		Rural zone code
Agricultural supplies store Aquaculture Bulk landscape supplies Caretaker's accommodation Community care centre Community Use Emergency services Food and drink outlet Function facility Garden centre Outdoor sport and recreation Nature based tourism Rural industry Rural workers' accommodation Tourist park Veterinary services Wholesale nursery Winery	Code assessment	
		Rural zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Intensive horticulture	Code assessment	
	If not a mushroom farm	Rural zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Short-term accommodation	Code assessment	
	If not more than 10 rooms or units capable of separate occupation	Rural zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Table 5.5.23—Rural residential zone

Use	Level of assessment	Assessment criteria
Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Exempt	
Substation Utility installation	Exempt	
	If undertaken by a public sector entity	
Telecommunications facility	Exempt	
	If aerial cabling for broadband purposes	
Dwelling house Caretaker's accommodation Dwelling unit	Exempt	
	If no more than one dwelling of any kind on the lot Note—A dwelling house containing a secondary dwelling will still be taken to be one dwelling for the purposes of this assessment trigger	
Home based business	Self assessment	
	Editor's note—Unless otherwise specified, self assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Home based business code
Roadside stall	Self assessment	
	Editor's note—Unless otherwise specified, self assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
		Rural residential zone code
Animal husbandry Animal keeping	Code assessment	
	If not a cattery or kennel	Rural residential zone code
Cropping	Code assessment	
	If not forestry for wood production	Rural residential zone code
Community care centre Community Use	Code assessment	
		Rural residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table.		The planning scheme

Use	Level of assessment	Assessment criteria
Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		

5.6 Levels of assessment—Reconfiguring a lot

The following table identifies the levels of assessment for reconfiguring a lot.

Table 5.6.1—Reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Conservation Environmental management	Impact assessment	
	If not being undertaken by Redland City Council	The planning scheme
Emerging community	Impact assessment	
	If creating any lot less than 10ha	The planning scheme
Tourist accommodation zone Character residential zone	Impact assessment	
	All	The planning scheme
Rural	Impact assessment	
	All	The planning scheme
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		Reconfiguration code The relevant zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

5.7 Levels of assessment—Building work

The following table identifies the levels of assessment for building work regulated under the planning scheme.

Editor's note—Certain overlays may trigger requirements for assessment of some building work against the planning scheme.

Table 5.7.1—Building work

Zone	Level of assessment	Assessment criteria
Low density residential zone	Exempt	
	If not self-assessable	
	Self assessment Editor's note—Dwelling houses not complying with the self-assessable acceptable outcomes will require a concurrence agency referral to Council under schedule 7 of the Sustainable Planning Regulation 2009.	

Zone	Level of assessment	Assessment criteria
	Editor's note—The self-assessable acceptable outcomes for detached houses in the Low density residential code are alternative provisions to the Queensland Development Code.	
	If a dwelling house: (1) in precincts LDR2, LDR3 or LDR4; or (2) in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body	Low density residential zone code
Exempt development		
Any other building work not listed in this table.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

5.8 Levels of assessment—Operational work

The following table identifies the levels of assessment for operational work.

Table 5.8.1—Operational work

Zone	Level of assessment	Assessment criteria
Driveway Crossover		
All zones	Exempt	
	If undertaken by Redland City Council	
	Self-assessment	
	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
All		Transport, servicing, access and parking code
Excavation and Filling		
All zones	Exempt	
	If carried out by Redland City Council; or (1) the excavation or filling proposed does not exceed a depth of 300mm on its own or when combined with any previous excavation or filling; (2) the excavation or filling does not exceed: (a) 600m ² in area; or (b) a volume of 50m ³ ; and (3) where involving a retaining wall, the retaining wall is not greater than 1m in	

Zone	Level of assessment	Assessment criteria
	height	
	Self-assessment	
	Editor's note—Unless otherwise specified, self-assessable development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2) (c)).	
	If not exempt or code assessable	Infrastructure works code
	Code assessment	
If exceeding a volume of 50m ³	Healthy waters code Infrastructure works code	
Works associated with reconfiguration of a lot		
All zones	Code assessment	
	All, unless made compliance assessable under the Sustainable Planning Regulation 2009 Schedule 18 Table 2	Healthy waters code Infrastructure works code Transport, servicing, access and parking code
Exempt		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting with the criteria in the level of assessment column.		

Editor's note—Unless listed above the default level of assessment is exempt, unless otherwise prescribed within the Act or the Regulation.

5.9 Levels of assessment—Local plans

There are no local plans in the planning scheme.

5.10 Levels of assessment—Overlays

The following table identifies where an overlay changes the level of assessment from that stated in a zone or local plan and the relevant assessment criteria.

Table 5.10.1—Assessment criteria for overlays

Development	Level of assessment	Assessment criteria
Airport environs overlay		
Any material change of use, reconfiguring a lot or operational work within: (1) the airport's operational airspace shown on overlay Map OM-001 or (2) aviation facilities' buffers area shown on overlay Map OM-002	No change to level of assessment	Airport environs overlay code where the development is self-assessable or assessable under the relevant table of assessment for the relevant zone
Bushfire hazard overlay		
Any material change of use	No change to assessment level	Bushfire hazard overlay code where the development is

Development	Level of assessment	Assessment criteria
		<p>assessable under the table of assessment for the relevant zone</p> <p>Note—This overlay code is not applicable to self-assessable development.</p>
Reconfiguration of a lot	No change to assessment level	Bushfire hazard overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Coastal protection (erosion prone areas) overlay		
<p>Material change of use or building work for:</p> <p>(1) dual occupancy; (2) dwelling house; or (3) community residence</p>	<p>Code assessment unless impact assessment is nominated under the relevant table of assessment in section 5.5.</p> <p>Otherwise, no change to the level of assessment under the relevant table of assessment in section 5.5.</p>	Coastal protection (erosion prone areas) overlay code
Any other material change of use	No change to assessment level	<p>Coastal protection (erosion prone areas) overlay code where the development is assessable under the table of assessment for the relevant zone</p> <p>Note—This overlay code is not applicable to self-assessable development.</p>
Reconfiguration of a lot	No change to assessment level	Coastal protection (erosion prone areas) overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work	No change to assessment level	Coastal protection (erosion prone areas) overlay code where the development is assessable under the table of assessment for operational work
Heritage overlay		
Material change of use	No change to assessment level	<p>Heritage overlay code where the development is assessable under the table of assessment for the relevant zone</p> <p>Note—This overlay code is not applicable to self-assessable development.</p>
Building work, where involving the partial or total	Impact assessment	Heritage overlay code

Development	Level of assessment	Assessment criteria
demolition or relocation of a local heritage place		
Any building work involving: (1) interior or exterior alterations to a local heritage place; (2) extensions to a local heritage place; (3) erecting a new or separate building on a local heritage place.	Code assessment	Heritage overlay code
Operational work where involving a change to landscaping, fencing or natural features of land referred to in the citation for a local heritage place	Code assessment unless impact assessment is nominated under the relevant table of assessment in Section 5.8. Otherwise, no change to the level of assessment under the relevant table of assessment in section 5.8.	Heritage overlay code
Reconfiguration of a lot	No change to assessment level	Heritage overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Environmental significance overlay		
Any material change of use	No change to assessment level	Environmental significance overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to self-assessable development.
Reconfiguration of a lot	No change to assessment level	Environmental significance overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work involving clearing of native vegetation Note—Clearing for purposes mentioned in part 1 of schedule 24 of the Sustainable Planning Regulation 2009 is not made assessable by this planning scheme. Essential management, as defined in the Sustainable Planning Regulation 2009, is also not made assessable by this planning scheme. Editor's note—"Urban area" is defined under the Sustainable Planning Regulation 2009. Refer	Code assessable if clearing within: (1) the environmental management, low-medium density residential, medium density residential or tourist accommodation zones; or (2) within the conservation and recreation and open space zones,	Environmental significance overlay code

Development	Level of assessment	Assessment criteria
also to section 1.7.3 of this planning scheme.	<p>(3) other than clearing undertaken by Redland City Council or on Council land and in accordance with a Council resolution; or any other zone within the urban area and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of this planning scheme exceeds 500m²; or</p> <p>(4) the rural residential zone, and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of this planning scheme exceeds 500m²; or</p> <p>(5) within the community facilities zone (if outside the urban area) or the rural zone, and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of this planning scheme exceeds 2,500m²</p>	
Any other operational work	No change to assessment level	Environmental significance overlay code where the development is assessable under the table of assessment for operational work
Extractive resources overlay		
Any material change of use	No change to assessment level	<p>Extractive resources overlay code where the development is assessable under the table of assessment for the relevant zone</p> <p>Note—This overlay code is not applicable to self-assessable development.</p>
Reconfiguration of a lot	No change to assessment level	Extractive resources overlay code where the development is assessable under the table of assessment for

Development	Level of assessment	Assessment criteria
		reconfiguration of a lot
Flood and storm tide hazard overlay		
<p>If on land shown on the overlay map as drainage constrained, material change of use or building work for:</p> <p>(1) dwelling house; or (2) community residence</p> <p>Editor's note—This may affect assessment levels for dwellings in the character residential or environmental management zones on the Southern Moreton Bay Islands.</p>	<p>Code assessment unless impact assessment is nominated under the relevant table of assessment in section 5.5.</p> <p>Otherwise, no change to the level of assessment under the relevant table of assessment in section 5.5.</p>	Flood and storm tide hazard overlay code
Any other material change of use	No change to assessment level	<p>Flood and storm tide hazard overlay code where the development is assessable under the table of assessment for the relevant zone</p> <p>Note—This overlay code is not applicable to self-assessable development.</p>
Reconfiguration of a lot.	No change to assessment level	Flood and storm tide hazard overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational Works	No change to assessment level	Flood and storm tide hazard overlay code where the development is assessable under the table of assessment for operational works
Landslide hazard overlay		
Any material change of use	No change to assessment level	<p>Landslide hazard overlay code where the development is assessable under the table of assessment for the relevant zone</p> <p>Note—This overlay code is not applicable to self-assessable development.</p>
Reconfiguration of a lot	No change to assessment level	Landslide hazard overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work	No change to assessment level	Landslide hazard overlay code where the development is assessable under the table of assessment for operational work

Development	Level of assessment	Assessment criteria
		Note—This overlay code is not applicable to self-assessable development.
Regional infrastructure corridors and substations overlay		
Any material change of use	No change to assessment level	Regional infrastructure corridors and substations overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to self-assessable development.
Reconfiguration of a lot	No change to assessment level	Regional infrastructure corridors and substations overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work	No change to assessment level	Regional infrastructure corridors and substations overlay code where the development is assessable under the table of assessment for operational work Note—This overlay code is not applicable to self-assessable development.
Water resource catchments overlay		
Any material change of use	No change to assessment level	Water resource catchments overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to self-assessable development.
Any reconfiguration of a lot	No change to assessment level	Water resource catchments overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Any operational works	No change to assessment level	Water resource catchments overlay code where the development is assessable under the table of assessment for operational works
Waterway corridors and wetlands overlay		

Development	Level of assessment	Assessment criteria
Any material change of use	No change to assessment level	<p>Waterway corridors and wetlands overlay code where the development is assessable under the table of assessment for the relevant zone</p> <p>Note—This overlay code is not applicable to self-assessable development.</p>
Reconfiguration of a lot	No change to assessment level	<p>Waterway corridors and wetlands code where the development is assessable under the table of assessment for reconfiguration of a lot</p>
<p>Operational work</p> <p>Editor's note—While this planning scheme does not trigger assessment for vegetation clearing in this overlay, approval may be required where the site also falls within the environmental significance overlay or under the Vegetation Management Act.</p>	No change to assessment level	<p>Waterway corridors and wetlands code where the development is assessable under the table of assessment for operational work</p> <p>Note—This overlay code is not applicable to self-assessable development.</p>

Note—The Transport noise corridor overlay is contained in the planning scheme for information purposes only. The transport noise overlay identifies land affected by transport noise in accordance with Chapter 8B of the Building Act 1975. In these areas building work will be assessable against the Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor.

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Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The levels of assessment for development in a zone are in Part 5.
- (4) Assessment criteria for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code;
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) Low density residential zone;
 - (b) Low-medium density residential zone;
 - (c) Medium density residential zone;
 - (d) Character residential zone;
 - (e) Tourist accommodation zone;
 - (f) Principal centre zone;
 - (g) Major centre zone;
 - (h) District centre zone;
 - (i) Local centre zone;
 - (j) Neighbourhood centre zone;
 - (k) Specialised centre zone;
 - (l) Recreation and open space zone;
 - (m) Environmental management zone;
 - (n) Conservation zone;
 - (o) Low impact industry zone;
 - (p) Medium impact industry zone;
 - (q) Waterfront and marine industry zone;
 - (r) Mixed use zone;
 - (s) Community facilities zone;
 - (t) Emerging community zone;
 - (u) Rural zone;
 - (v) Rural residential zone.

6.2 Zone codes

6.2.1 Low density residential zone code

6.2.1.1 Application

This code applies to development:

- (1) within the low density residential zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the low density residential zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.1.2 Purpose

- (1) The purpose of the low density residential zone code is to provide for residential areas with a high level of amenity and characterised by dwelling houses on a range of lot sizes which achieve a general sense of openness and low density streetscapes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the low density residential zone consists predominantly of dwelling houses with some dual occupancies (other than in the LDR1 large lot, LDR2 park residential and LDR4 Kinross Road precincts within this zone);
 - (b) development maintains a low density streetscape character;
 - (c) uses which provide a community service function, such as a community use may be established where they are small scale, do not significantly detract from residential amenity, do not compromise the role of any centre and are located on a collector or higher order road;
 - (d) shops, offices and food and drink outlets are not established;
 - (e) buildings are of a house-like scale;
 - (f) home based businesses are undertaken where they do not detract from the residential amenity of the area; and
 - (g) development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.

- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
- (a) Precinct LDR1: large lot residential:
 - (i) the precinct retains a very low density residential character;
 - (ii) retention of habitat within the precinct is maximised;
 - (iii) housing forms are limited to dwelling houses; and
 - (iv) lot sizes are not reduced below 2,000m².

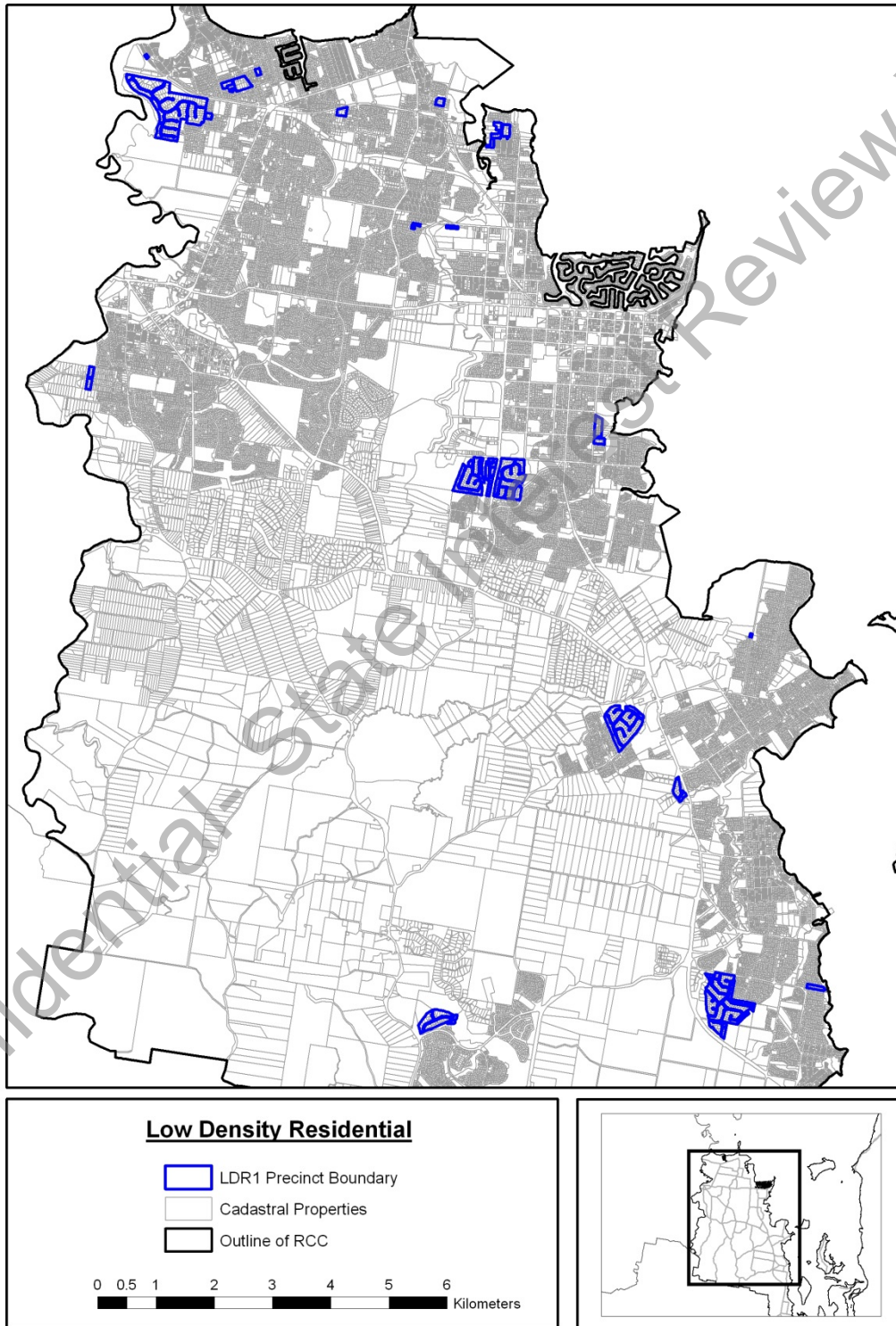


Figure 6.2.1.2.1—Precinct LDR1: large lot residential

- (b) Precinct LDR2: park residential:
- (i) the precinct retains a semi-rural, bushland character, providing a transition between urban and rural land uses;
 - (ii) retention of habitat within the precinct is maximised;
 - (iii) housing forms are limited to dwelling houses, and
 - (iv) lot sizes are not reduced below 6,000m².

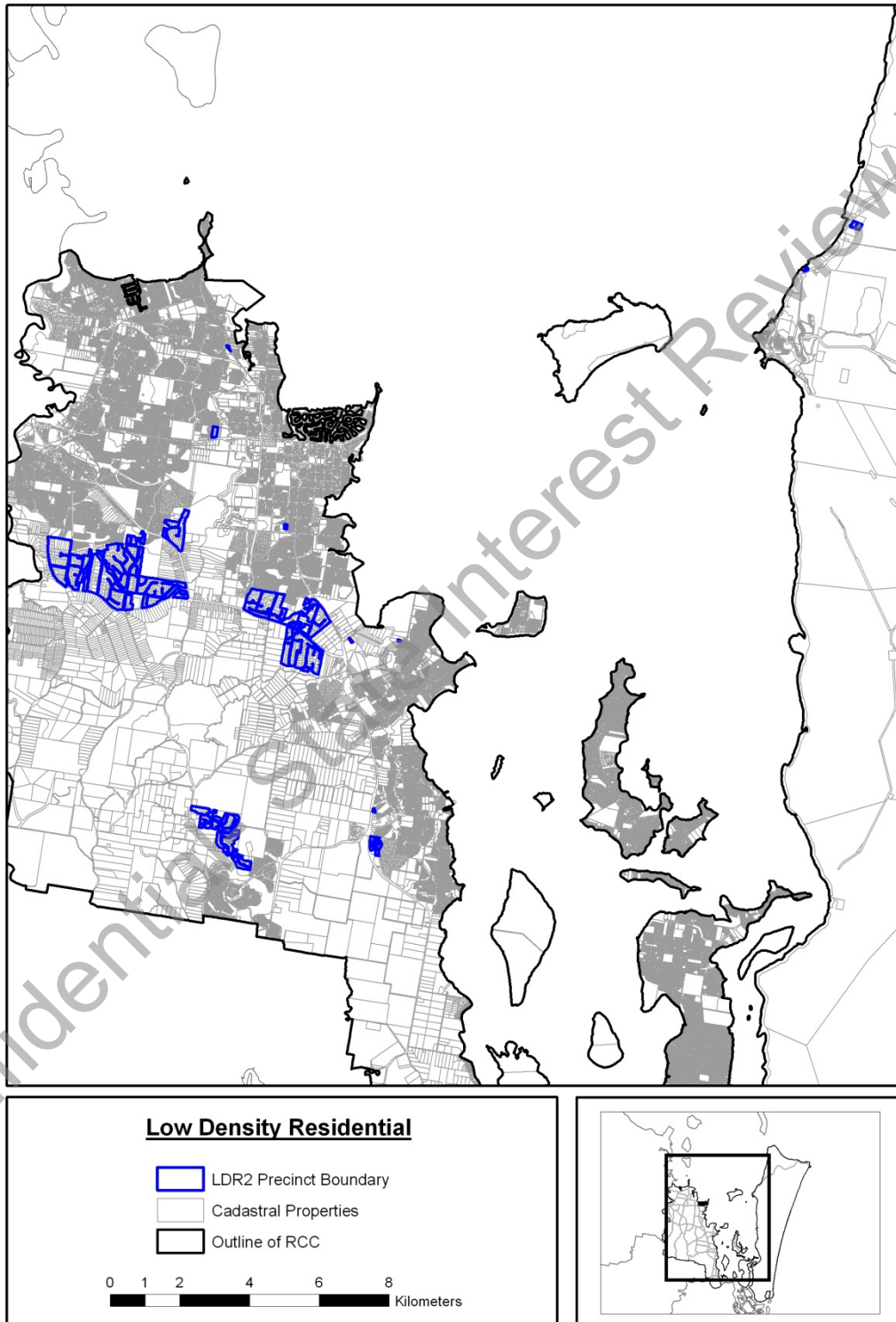


Figure 6.2.1.2.2—Precinct LDR2: park residential

- (c) Precinct LDR3: Point Lookout residential:
- (i) development minimises disturbance of the natural ground form and vegetation;
 - (ii) an open, low density residential environment is maintained; and
 - (iii) architectural styles and elements prevent buildings from dominating the natural landscape and the surrounding streetscape and reduce the visual impact of the built form.

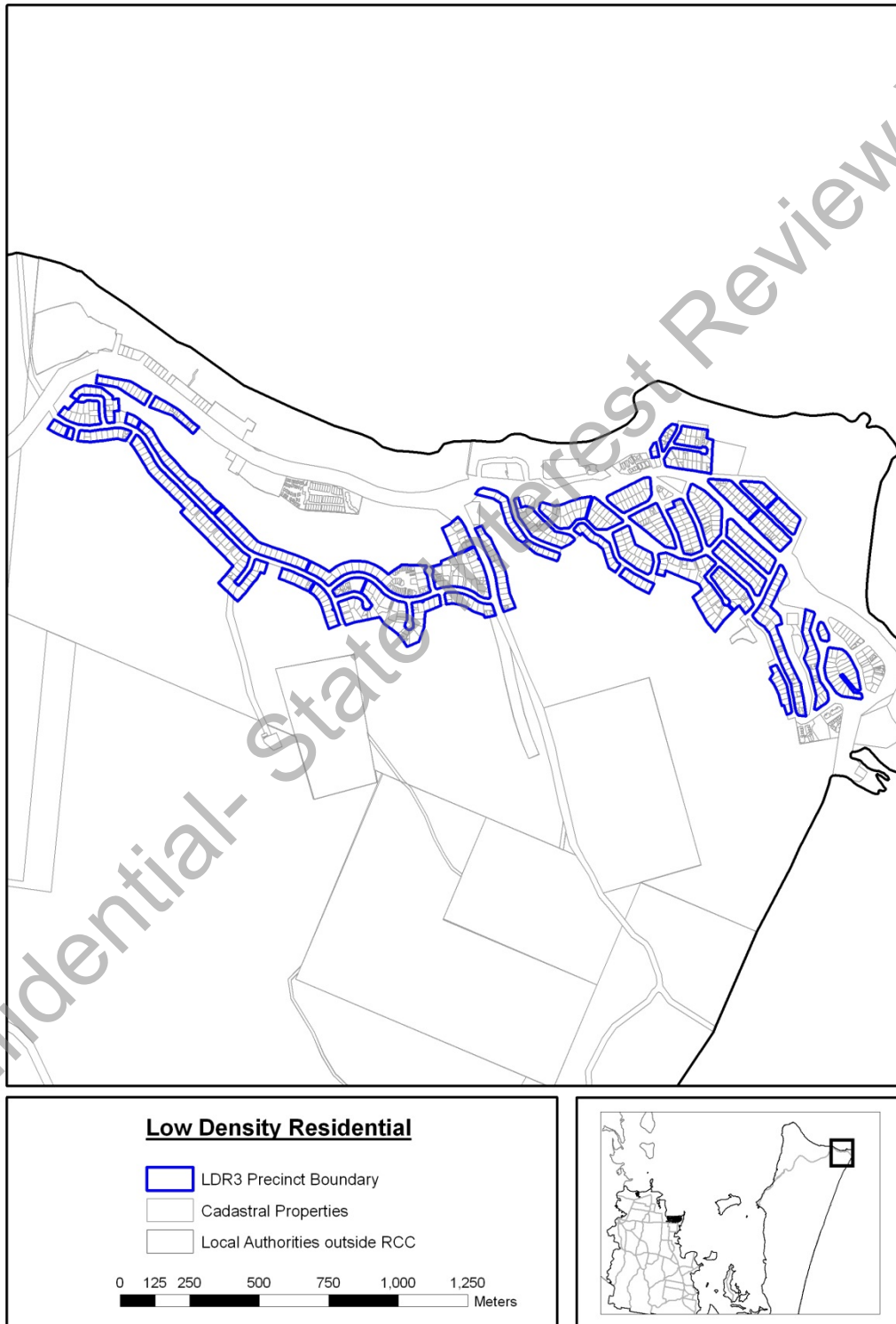


Figure 6.2.1.2.3—Precinct LDR3: Point Lookout residential

(d) Precinct LDR4: Kinross Road:

- (i) the precinct retains a very low density residential character;
- (ii) retention of habitat within the precinct is maximised;
- (iii) development assists in the safe movement of koalas;

Editor's note—Applicants should be aware that the provisions of the South East Queensland Koala Conservation State Planning Regulatory Provisions also apply to development in this area.

- (iv) housing forms are limited to dwelling houses;
- (v) lot sizes are not reduced below 1,600m²;
- (vi) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
- (vii) development on land fronting Boundary Road is designed to:
 - (A) rely on access from the internal street network with no access from Boundary Road;
 - (B) provide convenient pedestrian from internal streets to Boundary Road; and
 - (C) facilitate landscaping and acoustic treatment of Boundary Road.

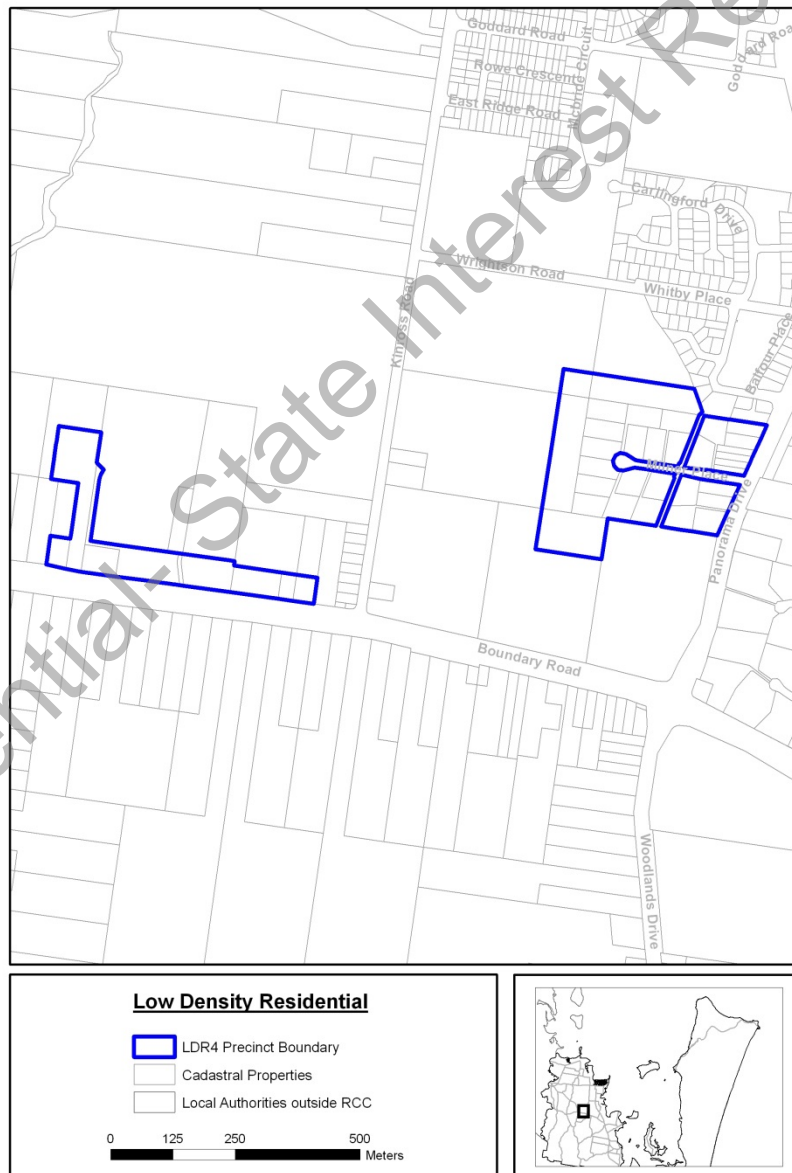
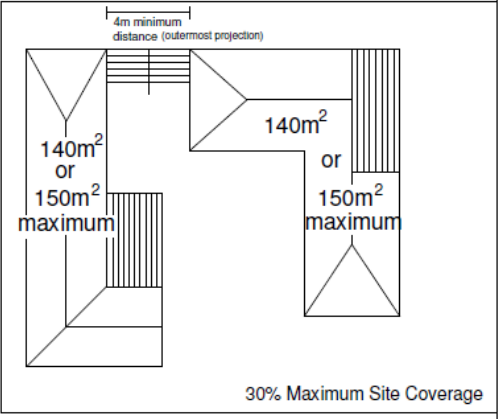


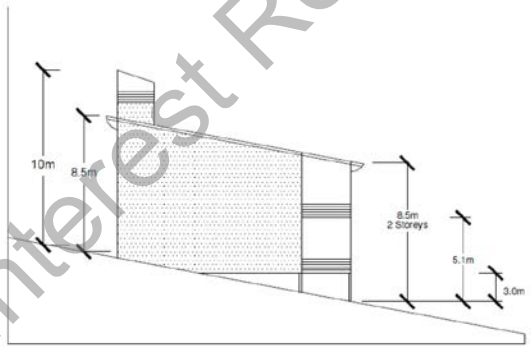
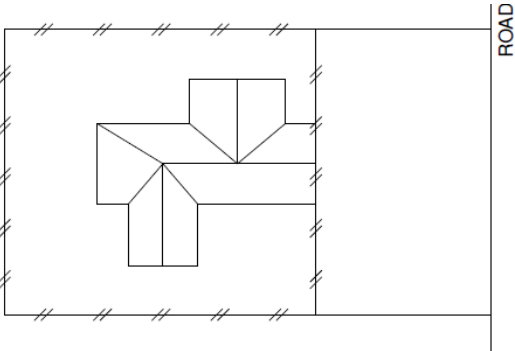
Figure 6.2.1.2.4—Precinct LDR4: Kinross Road

6.2.1.3 Low density residential zone code – Criteria for assessment

Table 6.2.1.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Dual occupancies	
PO1 Housing in the precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross Road is limited to dwelling houses.	AO1.1 Dual occupancies are not established in precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross Road.
PO2 In all other areas, dual occupancies occur on larger lots and in a form that is consistent with the low density, open and low-rise character of the locality.	AO2.1 Density does not exceed one dwelling per 400m ² of site area.
	AO2.2 The site has a minimum frontage of 20m.
Dwelling houses	
Editor's note—The following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
PO3 Development in Raby Bay, Aquatic Paradise and Sovereign Waters maintains the amenity of adjoining premises by; (1) maintaining consistency with the setbacks of adjoining buildings and structures; and (2) not dominating or detracting from the built form, waterway and landscape setting of the location.	AO3.1 Dwelling houses (including outbuildings) are set back 9m from the property boundary adjoining a canal wall, revetment wall or bank of an artificial water body. Editor's note—Applicants should also be aware that structures near a canal or revetment wall must maintain the structural integrity of the wall, in accordance with the Building Code of Australia. Any construction closer than 9m would need to be supported by the correct building structural design certificates which prove that any works within this distance will not cause any movement or damage to the existing revetment wall or bank which may have a limited capacity to withstand additional loadings. These matters are to be addressed in any application for building works.
PO4 Development in precinct LDR2 park residential maintains the amenity of adjoining premises by ensuring substantial separation between dwelling houses on adjoining land, and between dwelling houses and the street frontage.	AO4.1 In precinct LDR2 park residential, dwelling houses (including outbuildings) are set back 10m from a road frontage and 5m from a side or rear boundary.
PO5 Development in precinct LDR4 Kinross Road maintains the amenity of any adjoining premises which have a frontage to or gains access from Milner Place by ensuring substantial separation to existing dwellings within the precinct.	AO5.1 In precinct LDR4 Kinross Road, dwelling houses (including outbuildings) are set back 5m from lot boundaries shared with existing lots accessed from Milner Place.
Dual Occupancies and dwelling houses in precinct LDR3 Point Lookout residential	
Editor's note—A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
PO6	AO6.1

Performance outcomes	Acceptable outcomes
<p>Development minimises the extent of earthworks.</p>	<p>Excavation and fill is limited to:</p> <ol style="list-style-type: none"> (1) maximum cut of 1.2m below ground level; and (2) maximum fill of 1.2m above ground level. <p>AO6.2 Retaining walls have a maximum height of 600mm at the street frontage.</p> <p>AO6.3 Benched areas for driveways and landscape areas do not exceed 25m².</p>
<p>PO7 Buildings have a limited site cover in order to maintain an open, low density character.</p>	<p>AO7.1 Site cover does not exceed 30% of site area.</p>
<p>PO8 Development takes the form of a series of small scale building components which reduce the overall bulk and obtrusiveness of buildings.</p>	<p>AO8.1 The size of any single detached building component does not exceed:</p> <ol style="list-style-type: none"> (1) 150m² when the building height is not more than 4.5m above ground level; or (2) 140m² when the building height is over 4.5m above ground level. <p>AO8.2 Each detached building component is separated by 4m to the outermost projection of any other detached building on the site. Figure 6.2.1.3.1 illustrates.</p>  <p>Figure 6.2.1.3.1—Detached building components</p>
<p>PO9 The height of a building does not unduly:</p> <ol style="list-style-type: none"> (1) overshadow adjoining houses; and (2) obstruct the outlook from adjoining lots. 	<p>AO9.1 For slopes up to 15%, building height is 8.5m, except for roofs or pergolas covering decks. These may extend to 10m above ground level, providing:</p> <ol style="list-style-type: none"> (1) they cover an area of no more than 10m²; (2) there is only one such covered areas

Performance outcomes	Acceptable outcomes
	<p>on each detached building component on the site; and</p> <p>(3) the covered area is not enclosed by walls.</p> <p>Editor's note—This provision establishes an alternative solution to the Queensland Development Code for buildings on slopes <15%. For buildings on slopes >15%, the acceptable solution under the Queensland Development Code applies.</p>
<p>PO10</p> <p>Buildings are stepped to mirror the slope of the land and do not result in buildings established substantially above ground level.</p>	<p>AO10.1</p> <p>Floor level (including decks and verandahs) does not exceed a height of:</p> <p>(1) 3m above ground level for the first level of the building; and</p> <p>(2) 5.1m above ground level for the uppermost level of the building.</p> <p>Figure 6.2.1.3.2 illustrates.</p>  <p>Figure 6.2.1.3.2—Floor levels and building height</p>
<p>PO11</p> <p>Fences do not dominate the street frontage.</p>	<p>AO11.1</p> <p>Fences:</p> <p>(1) are not established beyond the front building line;</p> <p>(2) have a maximum height of 1.5m; and</p> <p>(3) are of open timber construction.</p> <p>Figure 6.2.1.3.3 illustrates.</p>  <p>Figure 6.2.1.3.3—Fences</p>
<p>PO12</p> <p>Buildings, other than those located in a high potential bushfire intensity area or very high potential bushfire intensity area on Overlay</p>	<p>AO12.1</p> <p>Buildings:</p> <p>(1) use light weight finishes such as timber</p>

Performance outcomes	Acceptable outcomes
Map OM-004, incorporate predominantly light weight, sub tropical architectural styles and elements.	<p>and fibre cement, except for retaining walls and major structural elements;</p> <p>(2) are provided with eaves at least 600mm wide;</p> <p>(3) incorporate verandahs or decks; and</p> <p>(4) use non reflective sheet material for roofing.</p>
For assessable development	
Non residential uses	
<p>PO13</p> <p>Non-residential uses, only occur where they:</p> <p>(1) are for a community service function;</p> <p>(2) are located on a collector or higher order road;</p> <p>(3) do not unduly detract from residential amenity;</p> <p>(4) are of a small scale; and</p> <p>(5) do not impact on the function of any nearby centre.</p>	No acceptable outcome is nominated.
Reconfiguration in precinct LDR1 large lot and precinct LDR2 park residential	
<p>PO14</p> <p>Reconfiguration maintains the low density large lot, semi-rural or bushland character of precinct LDR1 large lot or precinct LDR2 park residential and avoids further fragmentation of land.</p> <p>In precinct LDR2 park residential, a transition in density is retained between urban residential and rural parts of the Redlands.</p>	<p>AO14.1</p> <p>Reconfiguration achieves a minimum lot size of 2,000m² in precinct LDR1 large lot.</p>
	<p>AO14.2</p> <p>Reconfiguration achieves a minimum lot size of 6,000m² in precinct LDR2 park residential.</p>
Precinct LDR4 Kinross Road	
<p>PO15</p> <p>Reconfiguration maintains the low density large lot character of precinct LDR4 Kinross Road.</p>	<p>AO15.1</p> <p>Reconfiguration achieves a minimum lot size of 1,600m² in precinct LDR4 Kinross Road and a minimum frontage of 30m.</p>
<p>PO16</p> <p>A vegetated buffer is established to provide screening to any adjoining premises which have a frontage to or gains access from Milner Place.</p>	<p>AO16.1</p> <p>A 3m wide densely planted landscaped strip is provided along lot boundaries shared with existing lots accessed from Milner Place.</p>
<p>PO17</p> <p>Development does not create any additional vehicular access points to Boundary Road. New lots are provided with access from internal roads.</p>	<p>AO17.1</p> <p>No new access points from lots are provided to Boundary Road.</p>
<p>PO18</p> <p>Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with figures 6.2.1.3.4 road movement network and 6.2.1.3.5 pedestrian,</p>	<p>AO18.1</p> <p>Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with figures 6.2.1.3.4 road movement network and 6.2.1.3.5 pedestrian,</p>

Performance outcomes	Acceptable outcomes
cycle, public transport and parks network.	cycle, public transport and parks network.
<p>PO19</p> <p>Development adjoining Boundary Road is set back by a sufficient distance to provide for acoustic treatments and substantial landscaping.</p>	<p>AO19.1</p> <p>A 10m wide setback is provided along Boundary Road.</p>
<p>PO20</p> <p>Development adjoining Boundary Road attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls:</p> <p>(1) are screened by landscaping; and</p> <p>(2) incorporate breaks to allow for pedestrian and cyclist permeability.</p>	No acceptable outcome is nominated.
<p>PO21</p> <p>Development adjoining Boundary Road provides landscaping to create a heavily vegetated, high visual quality environment.</p>	No acceptable outcome is nominated.
<p>PO22</p> <p>Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.</p>	No acceptable outcome is nominated.
<p>PO23</p> <p>To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.</p>	No acceptable outcome is nominated.
Built form (other than for dwelling houses)	
<p>PO24</p> <p>Development occurs in a form that is:</p> <p>(1) of a house compatible scale and consistent with the open and low density character of the locality; and</p> <p>(2) allows for provision of substantial open space and landscaping on the site.</p>	No acceptable outcome is nominated.
<p>PO25</p> <p>Buildings are low rise and of a house-compatible scale.</p>	<p>AO25.1</p> <p>Building height does not exceed 8.5m.</p>
<p>PO26</p> <p>Design elements contribute to an interesting and attractive streetscape and building through:</p> <p>(1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation;</p> <p>(2) orientation of buildings to the street;</p> <p>(3) variations in material and building form;</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(4) modulation in the facade, horizontally or vertically; (5) articulation of building entrances and openings; and (6) corner treatments to address both street frontages.	
PO27 Design elements promote a subtropical and climate responsive design character through: <ol style="list-style-type: none"> (1) the use of deep verandahs, decks and eaves; (2) minimising the extent of shadows on useable private open space or public spaces; and (3) integration of buildings within landscape planting. 	No acceptable outcome is nominated Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).
PO28 Roof form assists in reducing the appearance of building bulk by: <ol style="list-style-type: none"> (1) articulating individual buildings; and (2) incorporating variety in design through use of roof pitch, height, gables and skillions. 	No acceptable outcome is nominated.
PO29 Development is designed to discourage crime and anti-social behaviour by: <ol style="list-style-type: none"> (1) maximising opportunities for casual surveillance of public places; pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines. 	No acceptable outcome is nominated.
PO30 On elevated or steeply sloping sites: <ol style="list-style-type: none"> (1) development is sympathetic to the natural landform through the use of terraced or split level building forms; (2) the understoreys of buildings are screened to maintain the quality of view when viewed from below; and (3) buildings avoid highly reflective finishes. 	No acceptable outcome is nominated.
Amenity	
PO31 On-site landscaping is provided to: <ol style="list-style-type: none"> (1) enhance the appearance of the development; (2) complement any native vegetation 	No acceptable outcome is nominated.

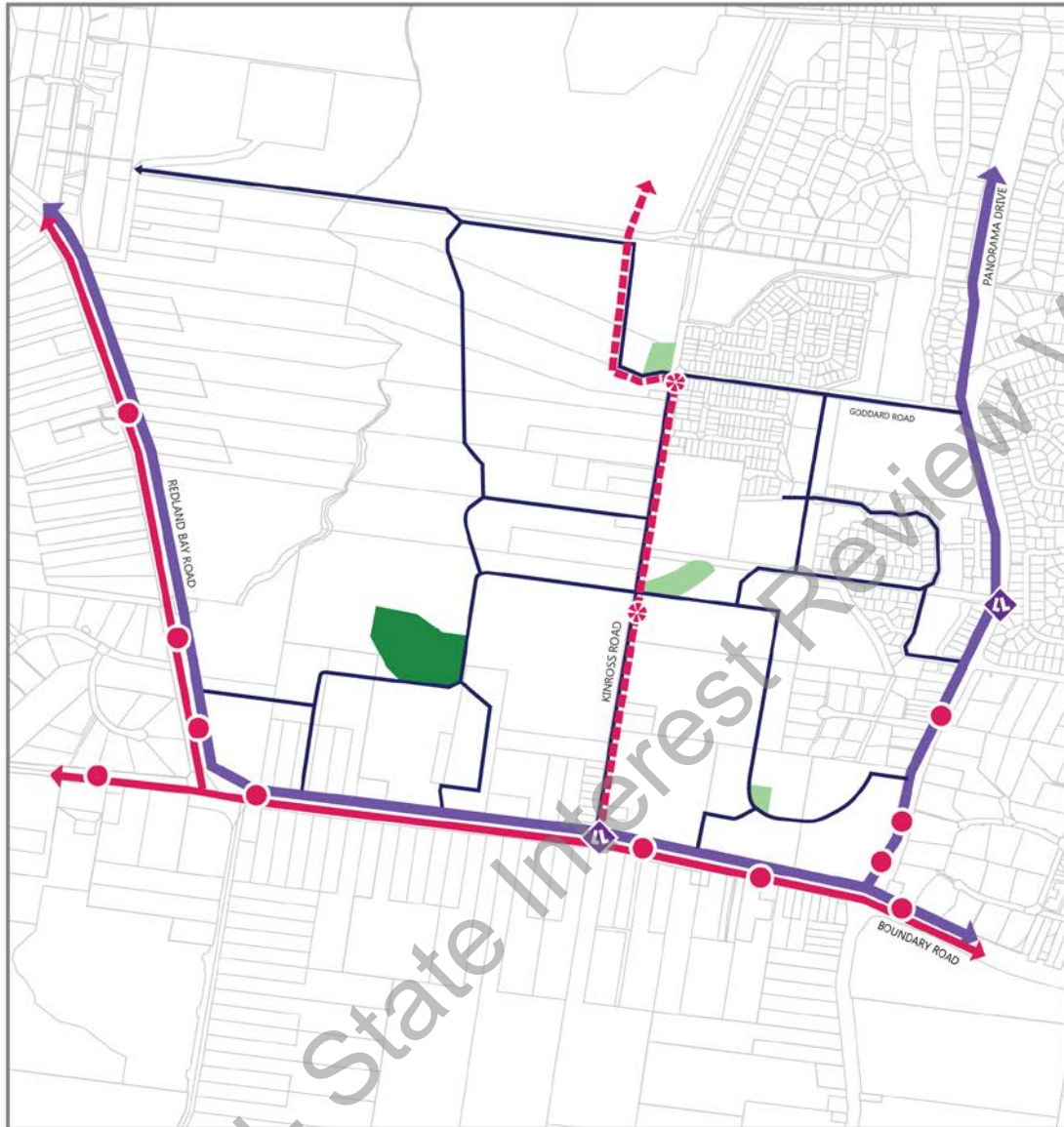
Performance outcomes	Acceptable outcomes
<p>within the site;</p> <p>(3) provide privacy between dwellings; and</p> <p>(4) screen unsightly components.</p>	
<p>PO32</p> <p>Landscaping is provided along the full road frontage.</p>	<p>AO32.1</p> <p>A landscape area a minimum dimension of 1m is provided along the full frontage of any road frontage (excluding cross over and pedestrian access only).</p>
<p>PO33</p> <p>Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO34</p> <p>Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO35</p> <p>Waste disposal and servicing areas are not visible from public places and do not have adverse amenity impacts on adjoining properties.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO36</p> <p>The site layout responds to topography, natural values and development constraints, such that:</p> <p>(1) impacts on ecological corridors and native vegetation are minimised and mitigated; and</p> <p>(2) alteration to natural topography and drainage lines is minimised.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.</p>



Kinross Road - Road Movement Network

- Trunk Collector (Boulevard)
- Collector Street
- - - Landscaping/Acoustic Treatment/ Road Access Restriction
- - - Esplanade Treatment
- ~ ~ ~ Proposed Road Closure
- ⊕ Intersection - Left in/Right in/Left out only
- ⊞ Intersection - Signalised
- ⊗ Roundabout
- ⊕ Fauna Crossing
- ↔ Pedestrian/Cycle/Emergency Access
- ↔ Future Northern Public Transport Corridor
- ◆ Access Place/Access Easement

Figure 6.2.1.3.4—Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- ➡ Primary Pedestrian Cycle Link
- Secondary Pedestrian Cycle Link
- ⚠ Controlled Pedestrian/Cycle Crossing Points
- ↔ Existing Bus Priority Line Haul Routes
- Existing Bus Stops
- - - Potential Bus Route
- * Potential Bus Stop
- Parkland Area - Community Park
- Parkland Area - Neighbourhood Park

Figure 6.2.1.3.5—Kinross Road: pedestrian, cycle, public transport and parks network

6.2.2 Low–medium density residential zone code

6.2.2.1 Application

This code applies to development:

- (1) within the low-medium density residential zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the low-medium density residential zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.2.2 Purpose

- (1) The purpose of the low-medium density residential zone code is to provide for residential areas with a high level of amenity, characterised by a mix of dwelling types including dwelling houses on a range of lot sizes, dual occupancies and smaller scale multiple dwellings.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the low-medium density residential zone consists of dwelling houses, dual occupancies and smaller scale multiple dwellings;
 - (b) retirement and residential care facilities and rooming accommodation may be established at a scale that is consistent with other intended housing in the zone;
 - (c) uses which provide a community service function, such as a community use may be established where they are small scale, do not significantly detract from residential amenity, do not compromise the role of any centre and are located on a collector or higher order road;
 - (d) shops, offices and food and drink outlets are not established;
 - (e) buildings are low-rise and set back from property boundaries to maintain a consistent streetscape character, and protect the privacy and amenity of adjoining residences;
 - (f) reconfiguration establishes a range of lot sizes to increase housing diversity and affordability;
 - (g) home based businesses are undertaken where they do not detract from the residential amenity of the area;
 - (h) development incorporates architectural styles and elements that reduce the visual impact of the built form;
 - (i) wherever practical, development retains significant trees and avoids alteration to natural drainage lines; and
 - (j) development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.

- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular low-medium density residential precincts:
- (a) Precinct LMDR1: South East Thornlands:
 - (i) urban development provides for a mix of affordable housing types and achieves an average minimum net residential density of 12-15 dwellings per hectare;
 - (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles; and
 - (iii) development does not compromise or constrain the potential for well designed future urban communities.

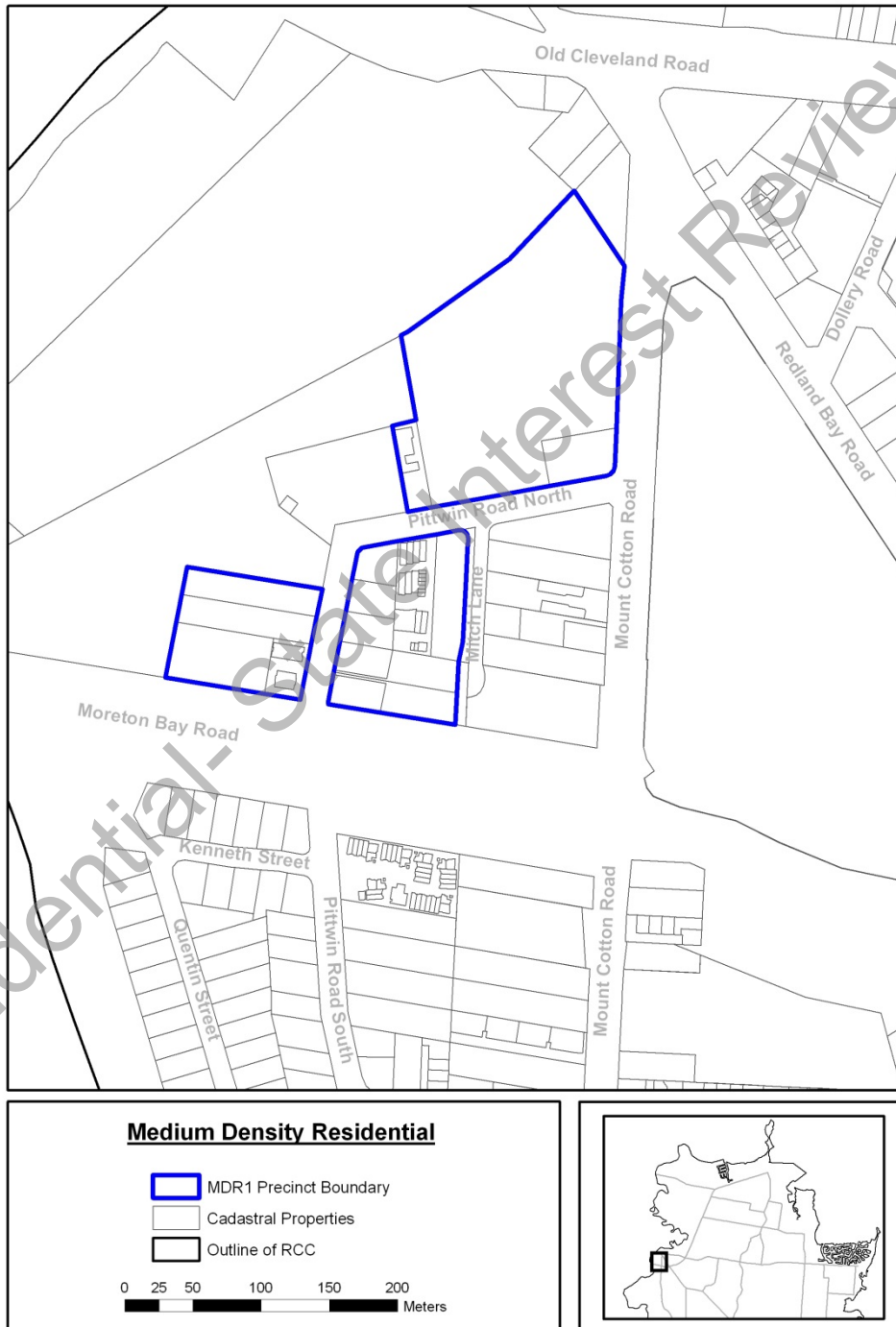


Figure 6.2.2.1—Precinct LMDR1: South East Thornlands

- (b) Precinct LMDR2: Kinross Road MDR8:
- (i) urban development provides for a mix of housing types and achieves a minimum net residential density of 15 dwellings per hectare;
 - (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (iii) development on land fronting Panorama Drive is designed to:
 - (A) rely on access from the internal street network with no access from Panorama Drive; and
 - (B) facilitate landscaping and acoustic treatment of Panorama Drive;
 - (iv) development maintains significant habitat linkages and assists in the safe movement of koalas;
- Editor's note—Applicants should be aware that the provisions of the South East Queensland Koala Conservation State Planning Regulatory Provisions also apply to development in this area.
- (v) development does not compromise or constrain the potential for well designed future urban communities.

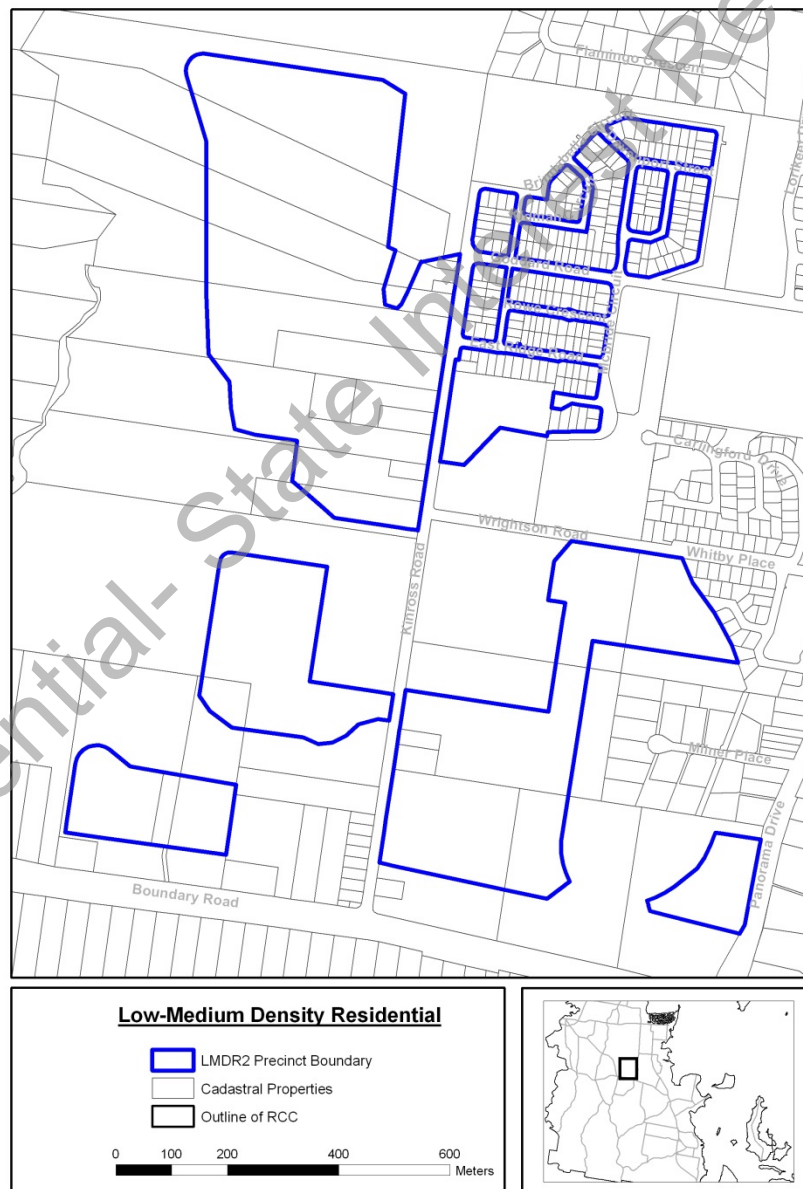
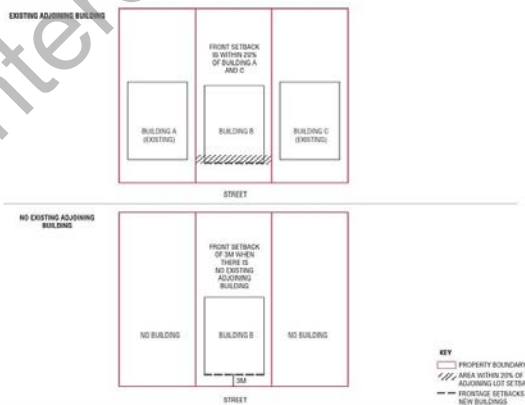


Figure 6.2.2.2—Precinct LMDR2: Kinross Road

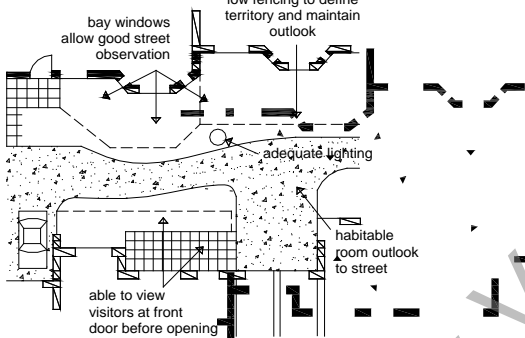
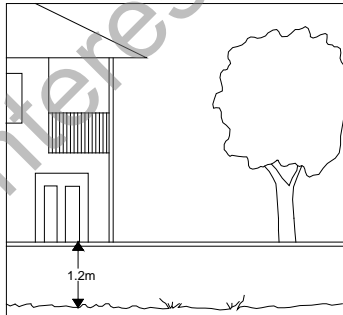
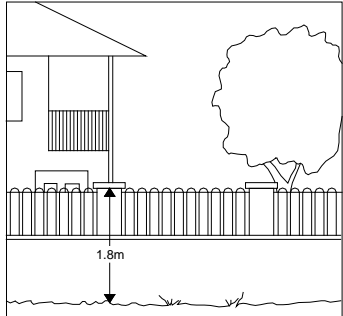
6.2.2.3 Low–medium density residential zone code – Criteria for assessment

Table 6.2.2.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Non residential uses	
<p>PO1 Non-residential uses, only occur where they:</p> <ol style="list-style-type: none"> (1) are for a community service function; (2) are located on a major road or are integrated with residential activities as part of a mixed use development; (3) do not unduly detract from residential amenity; (4) are small scale; and (5) do not impact on the function of any nearby centre. 	No acceptable outcome is nominated.
Residential development – communal and private open space	
<p>PO2 Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> (1) create useable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade. 	<p>AO2.1 Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space at ground level, with a minimum dimension of 5m and a minimum area of 50m².</p>
<p>PO3 Development provides private open space that is:</p> <ol style="list-style-type: none"> (1) useable in size and shape to meet the needs of a diversity of potential residents; (2) functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) clearly identified as private open space; and (4) provides a high level of privacy for residents and neighbours. 	<p>AO3.1 For a ground floor dwelling, ground floor private open space is provided with:</p> <ol style="list-style-type: none"> (1) a minimum area of 25m² clear of any utilities such as gas, water tanks or air-conditioning units; and (2) a minimum dimension of 4m.
	<p>AO3.2 For dwellings above ground level, private balconies are provided with a minimum area of:</p> <ol style="list-style-type: none"> (1) 10m² for a 1 bedroom unit; or (2) 16m² for a two or more bedroom unit; <p>with a minimum dimension of 3m and clear of any air conditioning unit or drying space.</p>
	<p>AO3.3 Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.</p>
Built form	
<p>PO4 Development occurs on lots which provide sufficient space for buildings to be oriented to</p>	<p>AO4.1 The site has a minimum frontage of 20m.</p>

Performance outcomes	Acceptable outcomes
the street.	
<p>PO5</p> <p>Site cover:</p> <ol style="list-style-type: none"> (1) ensures development occurs at a house compatible scale and in a form that is consistent with the low-intensity character of the locality; and (2) allows for provision of substantive open space and landscaping on the site. 	<p>AO5.1</p> <p>Site cover does not exceed 50%.</p>
<p>PO6</p> <p>Buildings are low rise and of a house compatible scale.</p>	<p>AO6.1</p> <p>Building height does not exceed 8.5m</p>
<p>PO7</p> <p>Building setbacks:</p> <ol style="list-style-type: none"> (1) create an attractive, consistent and cohesive streetscape; (2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (3) do not prejudice the development or amenity of adjoining sites; (4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings; (5) provide useable open space for the occupants; and (6) provide space for service functions including car parking and clothes drying. 	<p>AO7.1</p> <p>Buildings are set back from street frontages:</p> <ol style="list-style-type: none"> (1) within 20% of the average front setback of adjoining buildings; or (2) where there are no adjoining buildings, 3m. <p>Figure 6.2.2.3.1 illustrates.</p>  <p>Figure 6.2.2.3.1—Setbacks</p>
	<p>AO7.2</p> <p>At the side boundary:</p> <ol style="list-style-type: none"> (1) a built to boundary wall does not exceed 4.5m in height and 9m in length along any one boundary; and (2) otherwise, buildings are set back a minimum of: <ol style="list-style-type: none"> (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 7.5m high; and (c) 2.5m plus 0.5m for every 3m or part thereof by which the building exceeds 7.5m. <p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p>

Performance outcomes	Acceptable outcomes
	<p>A07.3 The rear boundary setback is a minimum of 4m.</p>
<p>PO8 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ol style="list-style-type: none"> (1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation; (2) orientation of buildings to the street; (3) variations in material and building form; (4) modulation in the facade, horizontally or vertically; (5) articulation of building entrances and openings; and (6) corner treatments to address both street frontages. 	<p>No acceptable outcome is nominated.</p>
<p>PO9 Design elements promote a subtropical and climate responsive design character through:</p> <ol style="list-style-type: none"> (1) the use of deep verandahs, decks and eaves; and (2) integration of buildings within landscape planting. 	<p>No acceptable outcome is nominated Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).</p>
<p>PO10 Roof form assists in reducing the appearance of building bulk by:</p> <ol style="list-style-type: none"> (1) articulating individual buildings; (2) incorporating variety in design through use of roof pitch, height, gables and skillions; and (3) screening plant and equipment, such as vents, air conditioners or solar energy and storm water collectors. 	<p>No acceptable outcome is nominated.</p>
<p>PO11 Parking facilities are located so that they do not dominate the streetscape or the building form when viewed from the street.</p>	<p>A011.1 Vehicle parking structures are located behind the building or at basement level.</p>
<p>PO12 Development is designed to create an attractive streetscape and discourage crime and anti-social behaviour by:</p> <ol style="list-style-type: none"> (1) maximising opportunities for casual 	<p>A012.1 Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces. Figure 6.2.2.3.2 illustrates.</p>

Performance outcomes	Acceptable outcomes
<p>surveillance of public places, pedestrian and cycle paths and car parking areas;</p> <p>(2) ensuring spaces are well lit;</p> <p>(3) minimising potential concealment and entrapment opportunities; and</p> <p>(4) providing direct movements with clear unobscured sight lines.</p>	 <p>Figure 6.2.2.3.2—Overlooking</p> <p>AO12.2</p> <p>Fences or walls along a street frontage or public space have a maximum height of:</p> <p>(1) 1.2m where solid; or</p> <p>(2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.</p> <p>Figures 6.2.2.3.3 and 6.2.2.3.4 illustrate.</p>  <p>Figure 6.2.2.3.3—Fencing (1)</p>  <p>Figure 6.2.2.3.4—Fencing (2)</p>
<p>PO13</p> <p>On elevated or steeply sloping sites:</p> <p>(1) development is sympathetic to the natural landform though the use of terraced or split level building forms;</p> <p>(2) the understoreys of buildings are screened to maintain the quality of view when viewed from below; and</p> <p>(3) buildings avoid highly reflective finishes.</p>	<p>No acceptable outcome is nominated.</p>

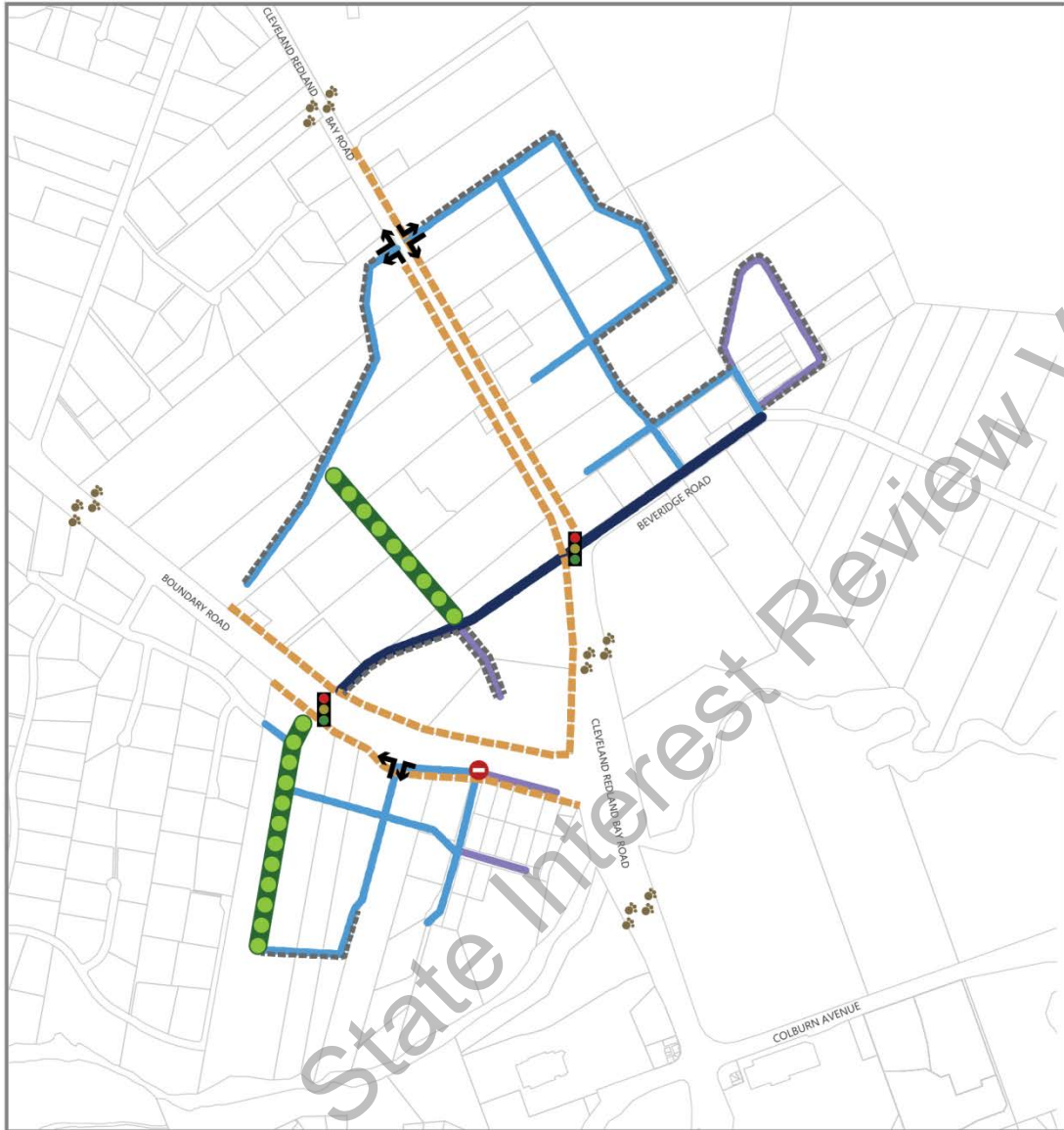
Performance outcomes	Acceptable outcomes
Amenity	
<p>PO14</p> <p>Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.</p>	<p>AO14.1</p> <p>Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by:</p> <ol style="list-style-type: none"> (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. <p>AO14.2</p> <p>Where incorporating screening devices, they are:</p> <ol style="list-style-type: none"> (1) solid translucent screens or perforated panels or trellises that have a maximum of 25 % openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building.
<p>PO15</p> <p>On-site landscaping is provided to:</p> <ol style="list-style-type: none"> (1) enhance the appearance of the development; (2) complement any native vegetation within the site; (3) create green roofs, walls or other sustainable building elements; (4) provide privacy between dwellings; and (5) screen unsightly components. 	<p>No acceptable outcome is nominated.</p>
<p>PO16</p> <p>Landscaping is provided along the full road frontage.</p>	<p>AO16.1</p> <p>A 2m wide landscaped area which is capable of deep planting to sustain mature trees, is provided along the length of any public road frontage.</p>
<p>PO17</p> <p>Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO18</p> <p>Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas,</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
private and communal open space areas and mechanical equipment.	
<p>PO19</p> <p>Development minimises the extent of shadows on useable private open space or public spaces, and provides adequate sunlight to habitable rooms on the site and adjoining land.</p>	<p>AO19.1</p> <p>Solar access to habitable rooms and private open space of dwellings:</p> <ol style="list-style-type: none"> (1) is not less than 3 hours between 9am and 3pm on June 21; or (2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.
<p>PO20</p> <p>Waste disposal and servicing areas are not visible from public places and do not have adverse amenity impacts on adjoining properties.</p>	No acceptable outcome is nominated.
<p>PO21</p> <p>The site layout responds to topography, natural values and development constraints, such that:</p> <ol style="list-style-type: none"> (1) impacts on ecological corridors and native vegetation are minimised and mitigated; and (2) alteration to natural topography and drainage lines is minimised. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.</p>
Precinct LMDR1: South East Thornlands	
<p>PO22</p> <p>Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with figures 6.2.2.3.5 road movement network and 6.2.2.3.6 pedestrian, cycle and public transport network.</p>	<p>AO22.1</p> <p>Roads, intersections, paths and public transport stops and associated treatments are established in accordance with figures 6.2.2.3.5 road movement network and 6.2.2.3.6 pedestrian, cycle and public transport network.</p>
<p>PO23</p> <p>Where development involves or adjoins nominated boulevard roads, the road design:</p> <ol style="list-style-type: none"> (1) creates a grand avenue character, being 50m wide for the central boulevard and 25m wide for the southern boulevard; (2) incorporates very wide landscaped medians that are of a sufficient width to support fauna movement; and (3) wide shoulders and verges which accommodate separated pedestrian and cyclist paths and dense landscaping. 	<p>AO23.1</p> <p>Total width of the boulevard is:</p> <ol style="list-style-type: none"> (1) central boulevard - 50m; and (2) southern boulevard - 25m.
<p>PO24</p> <p>Development is set back from Cleveland Redland Bay Road and Boundary Road by a distance sufficient to accommodate substantial landscaping to retain a heavily</p>	<p>AO24.1</p> <p>In addition to any widening of the road reserve required by the Queensland Government, development provides a 15m wide strip either side of Cleveland Redland</p>

Performance outcomes	Acceptable outcomes
vegetated character.	Bay Road and Boundary Road which is densely vegetated by trees and shrubs.
<p>PO25</p> <p>Development adjoining Cleveland Redland Bay Road and Boundary Road attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls:</p> <ol style="list-style-type: none"> (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability. 	No acceptable outcome is nominated.
<p>PO26</p> <p>Development facilitates:</p> <ol style="list-style-type: none"> (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) a mix of affordable housing types; (4) net residential densities which average 12-15 dwellings per hectare; (5) access to community infrastructure and public transport services at an early stage of development; and (6) land for community uses and public services, including open space, education, health, social and emergency services where appropriate. 	No acceptable outcome is nominated.
<p>PO27</p> <p>Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.</p>	No acceptable outcome is nominated.
Precinct LMDR2: Kinross Road	
<p>PO28</p> <p>Development does not create any additional vehicular access points to Panorama Drive. New lots are provided with access from internal roads.</p>	<p>AO28.1</p> <p>No new access points from lots are provided to Panorama Drive.</p>
<p>PO29</p> <p>Development does not create any additional vehicular access points to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.</p>	<p>AO29.1</p> <p>No new access points from lots are provided to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road.</p>
<p>PO30</p> <p>Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with figures 6.2.2.3.7 road movement network and 6.2.2.3.8 pedestrian, cycle, public transport and parks network.</p>	<p>AO30.1</p> <p>Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with figures 6.2.2.3.7 road movement network and 6.2.2.3.8 pedestrian, cycle, public transport and parks network.</p>
PO31	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Development adjoining Panorama Drive is set back by a sufficient distance to provide for acoustic treatments and substantial landscaping.	
<p>PO32</p> <p>Development adjoining Panorama Drive attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls:</p> <ol style="list-style-type: none"> (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability, 	No acceptable outcome is nominated.
<p>PO33</p> <p>Development adjoining Panorama Drive provides landscaping to create a heavily vegetated, high visual quality environment.</p>	No acceptable outcome is nominated.
<p>PO34</p> <p>Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.</p>	<p>AO34.1</p> <p>Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including:</p> <ol style="list-style-type: none"> (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
<p>PO35</p> <p>The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.</p>	<p>AO35.1</p> <p>The road is designed as a boulevard style trunk collector, having:</p> <ol style="list-style-type: none"> (1) a minimum road width of 20m; (2) no direct vehicular access from new uses and lots adjoining the trunk collector; and (3) a left in, right in and left out only intersection to Panorama Drive.
<p>PO36</p> <p>Where development involves nominated esplanade roads treatments adjoining open space, the road design:</p> <ol style="list-style-type: none"> (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open 	No acceptable outcome is nominated.

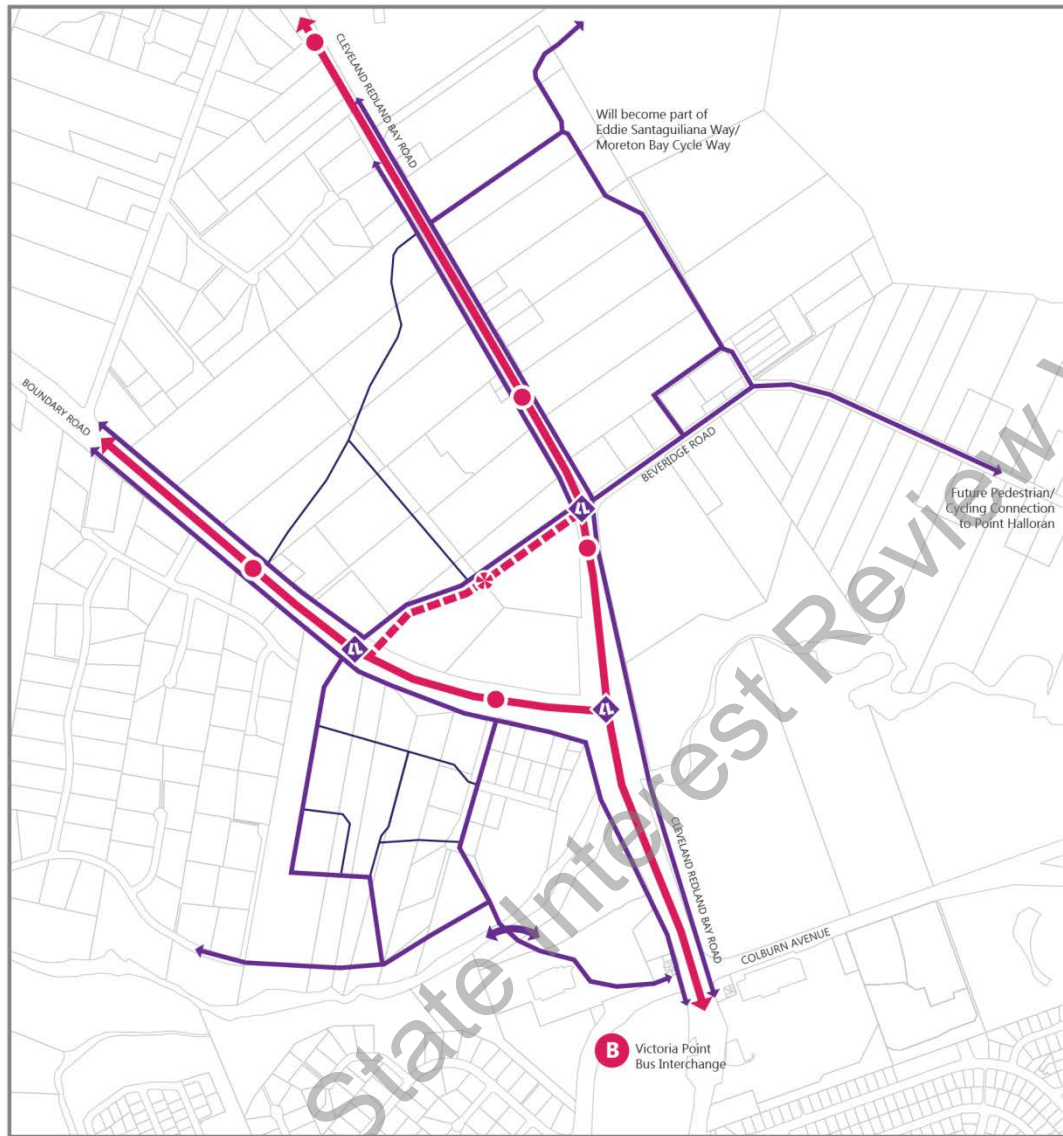
Performance outcomes	Acceptable outcomes
(4) space; and minimises disturbance to vegetation.	
<p>PO37</p> <p>To encourage funnelling of fauna to the fauna crossing at Kinross Road, fauna exclusion fencing is provided to lots and roads adjoining the east west open space corridor on the western side of Kinross Road (in the Low medium density residential zoned parts of 68-70 Kinross Road - land no. 130759, lot 2 RP156850, and 64-66 Kinross Road - land no. 130879, lot 15 RP73640).</p>	No acceptable outcome is nominated.
<p>PO38</p> <p>Development facilitates:</p> <ol style="list-style-type: none"> (1) a logical pattern of development; (2) minimal requirement for earthworks and retaining walls; (3) efficient use of land and infrastructure; (4) a mix of affordable housing types; (5) net residential densities are not less than 15 dwellings per hectare; (6) access to community infrastructure and public transport services at an early stage of development; and (7) land for community uses and public services, including open space, education, health, social and emergency services where appropriate. 	No acceptable outcome is nominated.
<p>PO39</p> <p>Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.</p>	No acceptable outcome is nominated.
<p>PO40</p> <p>Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.</p>	No acceptable outcome is nominated.
<p>PO41</p> <p>To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.</p>	No acceptable outcome is nominated.



South East Thornlands - Road Movement Network

- Trunk Collector
- Boulevard
- Collector Street
- Access Street/Place
- Landscaping and Acoustic Treatment
- Esplanade Treatment
- Intersection - Left in, Left out only
- Intersection - 4 way signalised
- No direct access to Boundary Road
- Recommended Fauna Crossing Locations

Figure 6.2.2.3.5—South East Thornlands: road movement network



South East Thornlands - Pedestrian, Cycle and Public Transport Network

- ↔ Primary Pedestrian Cycle Link
- Secondary Pedestrian Cycle Link
- ↔ Shared Pedestrian Cycle Bridge
- ⚡ Controlled Pedestrian/Cycle Crossing Points
- ↔ Existing Bus Priority and Line Haul Routes
- Ⓟ Bus Station
- Existing Bus Stops
- Potential Bus Route
- * Potential Bus Stop

Figure 6.2.2.3.6—South East Thornlands: pedestrian, cycle and public transport network

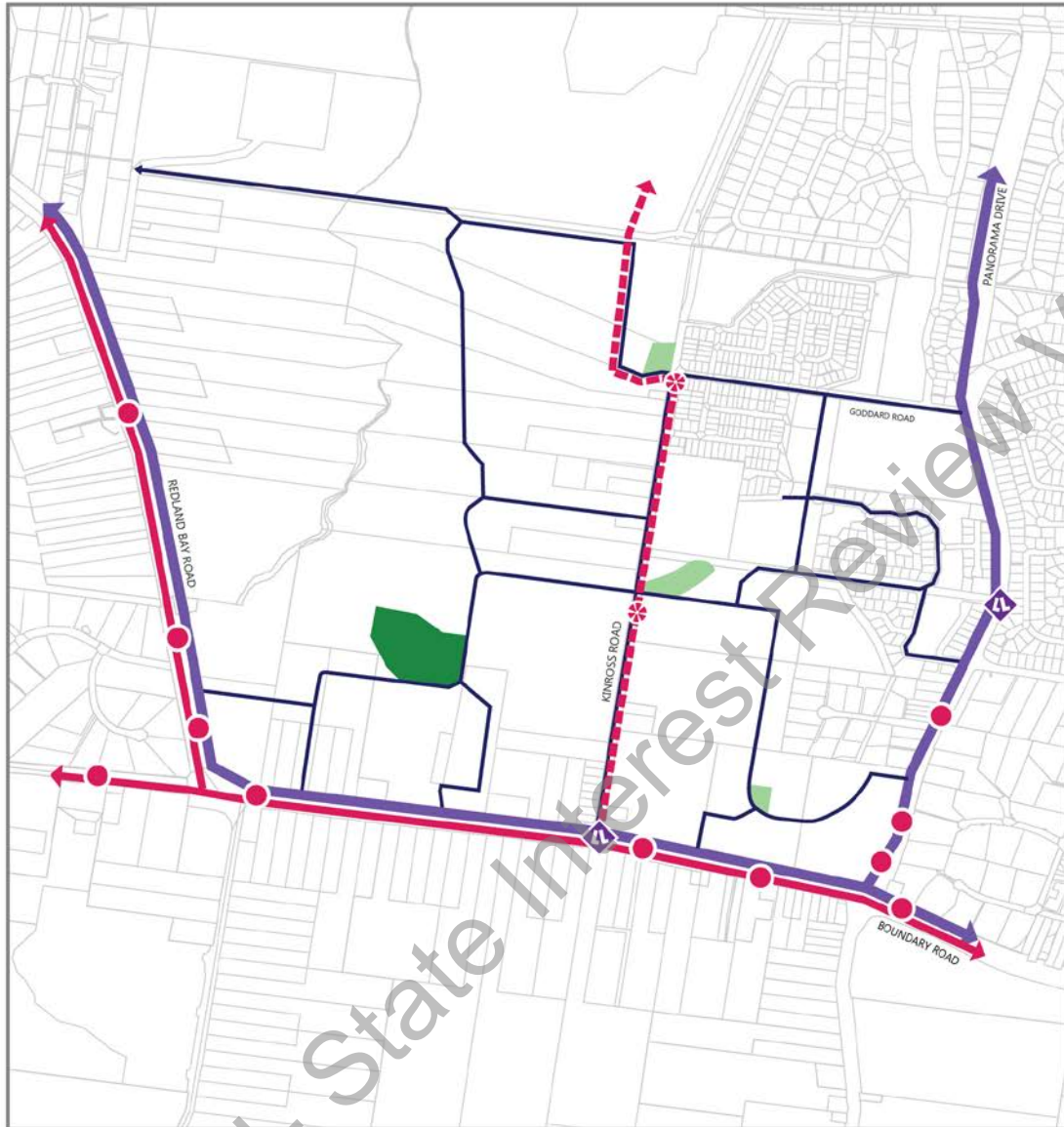


Kinross Road - Road Movement Network

- | | |
|---|---|
| Trunk Collector (Boulevard) | Intersection - Left in/Right in/Left out only |
| Collector Street | Intersection - Signalised |
| Landscaping/Acoustic Treatment/ Road Access Restriction | Roundabout |
| Esplanade Treatment | Fauna Crossing |
| Proposed Road Closure | Pedestrian/Cycle/Emergency Access |
| | Future Northern Public Transport Corridor |
| | Access Place/Access Easement |



Figure 6.2.2.3.7—Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- ➡ Primary Pedestrian Cycle Link
- Secondary Pedestrian Cycle Link
- ⚠ Controlled Pedestrian/Cycle Crossing Points
- ↔ Existing Bus Priority Line Haul Routes
- Existing Bus Stops
- - - Potential Bus Route
- * Potential Bus Stop
- Parkland Area - Community Park
- Parkland Area - Neighbourhood Park



Figure 6.2.2.3.8—Kinross Road: pedestrian, cycle, public transport and parks network

6.2.3 Medium density residential zone code

6.2.3.1 Application

This code applies to development:

- (1) within the medium density residential zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the medium density residential zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.3.2 Purpose

- (1) The purpose of the medium density residential zone code is to provide for medium density living in areas that are close to public transport or centres, and characterised by a mix of dwelling types including dwelling houses on a range of lot sizes, dual occupancies and multiple dwellings.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the medium density residential zone consists predominantly of townhouses and apartments. Short term accommodation, retirement and residential care facilities may also be established;
 - (b) housing provides a range of dwelling sizes;
 - (c) non-residential uses which provide a community service function or a local service such as a café, may be established where they are small scale, primarily serve the needs of the immediate locality, do not significantly detract from residential amenity, do not compromise the role of any centre and are provided as part of a mixed use development with residential, retirement or tourist accommodation;
 - (d) home based businesses are undertaken where they do not detract from the residential amenity of the area;
 - (e) development is generally two to three storeys in height, unless otherwise intended in a particular precinct;
 - (f) buildings are set back from property boundaries to maintain a consistent streetscape character, and protect the privacy and amenity of adjoining residences;
 - (g) development incorporates architectural styles and elements that reduce the visual impact of the built form;
 - (h) small sites are amalgamated into larger sites to facilitate better and more efficient building design results;
 - (i) wherever practical, development retains significant trees and avoids alteration to natural drainage lines; and
 - (j) development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.

- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular medium density residential precincts:
- (a) Precinct MDR1: parkland living, Capalaba:
 - (i) buildings are orientated towards Capalaba Regional Park and encourage surveillance, access and views towards the park;
 - (ii) building height reinforces the role and vibrancy of Capalaba as a principal centre;
 - (iii) paths and landscape elements connect to the east-west pedestrian spine through Capalaba principal centre through to Capalaba Regional Park; and
 - (iv) development reinforces a low speed traffic environment within the precinct and extensive on-street car parking.

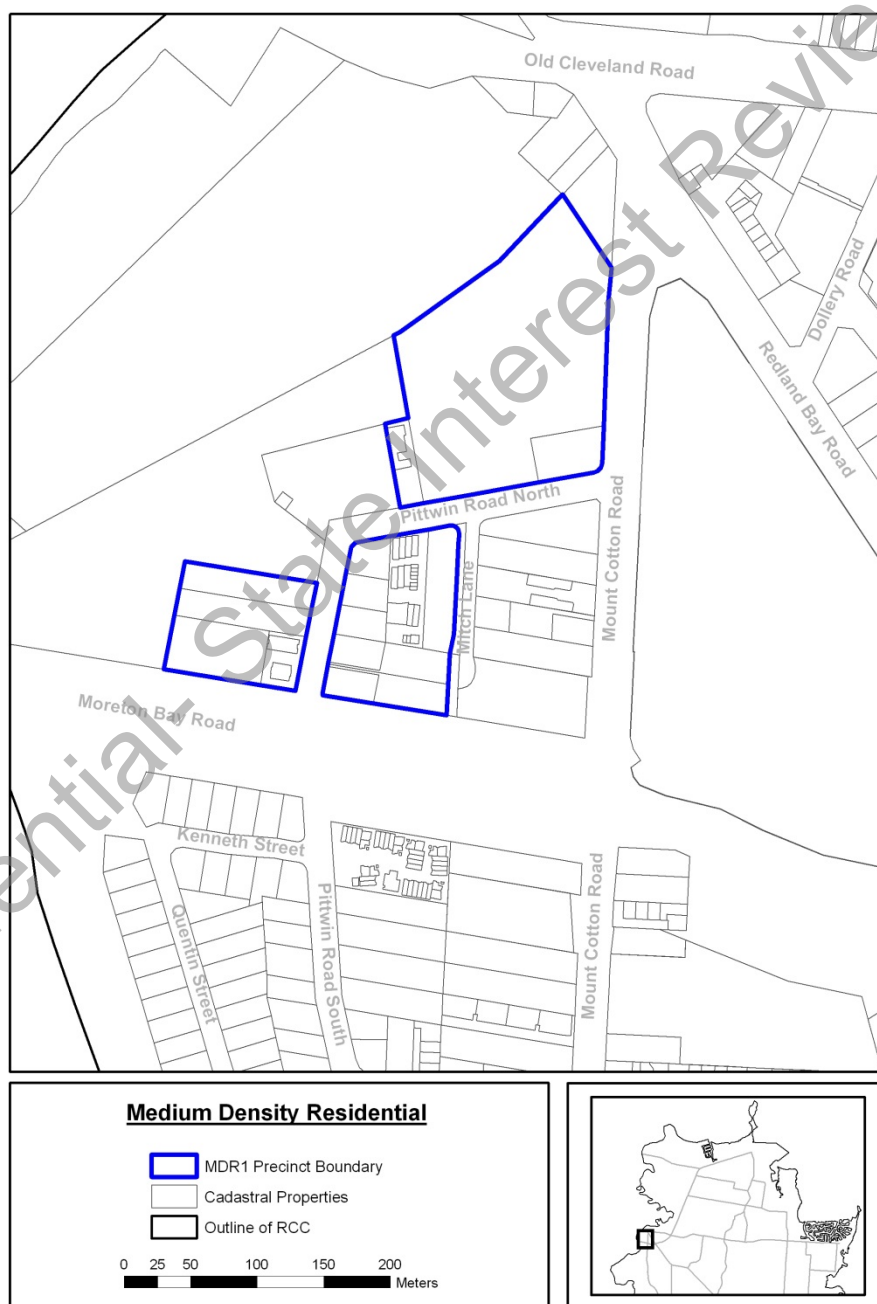


Figure 6.2.3.2.1—Precinct MDR1: parkland living, Capalaba

- (b) Precinct MDR2: Mt Cotton Road, Capalaba:
 - (i) building height provides a transition in height between the principal centre and the surrounding residential environment, to minimise potential impacts of overshadowing and loss of privacy on adjoining sites.

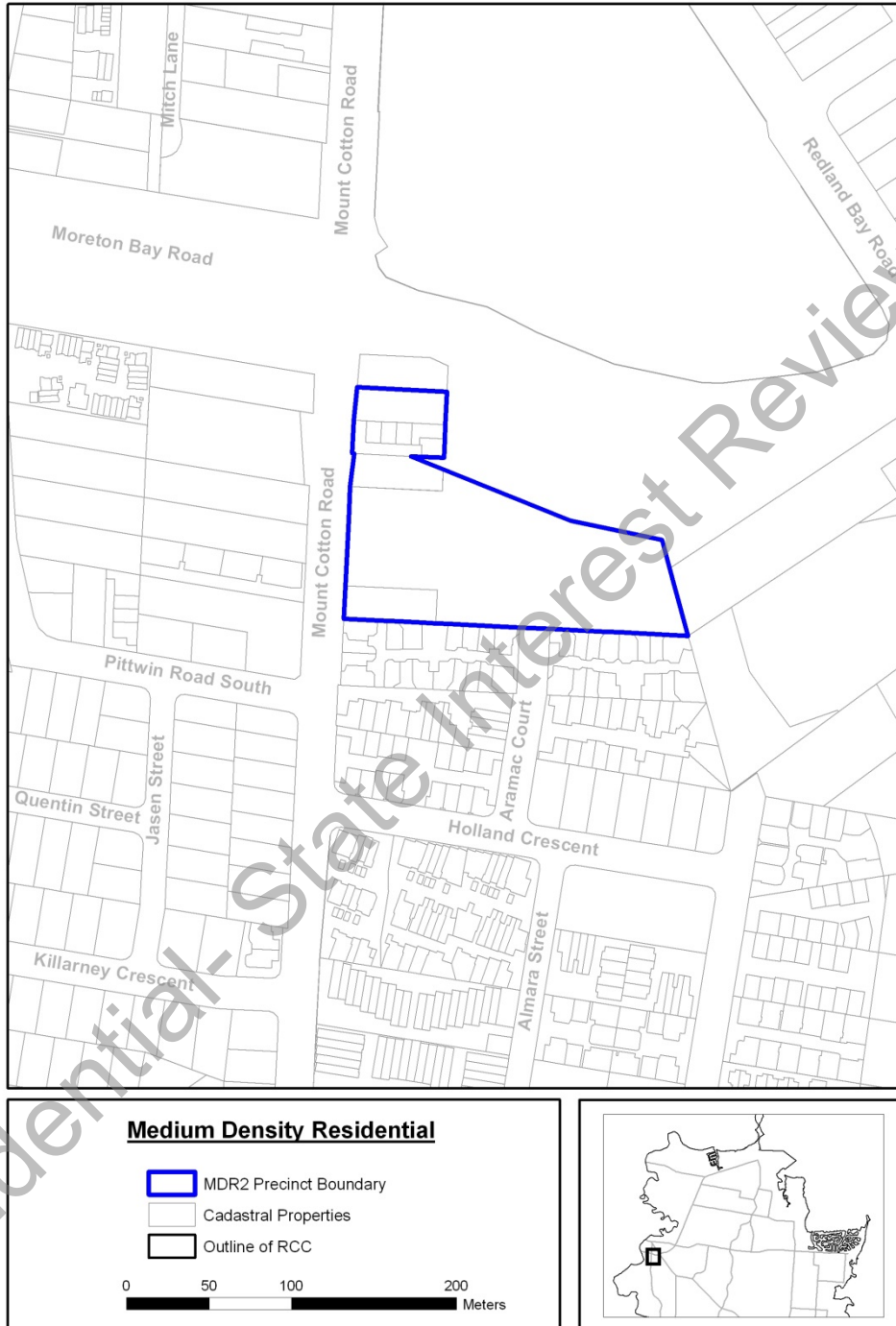


Figure 6.2.3.2.2—Precinct MDR2: Mt Cotton Road, Capalaba

- (c) Precinct MDR3: Shore Street East, Cleveland:
 - (i) a slightly higher built form creates a focal point between Cleveland principal centre and Toondah Harbour; and
 - (ii) new development consolidates underutilised sites.

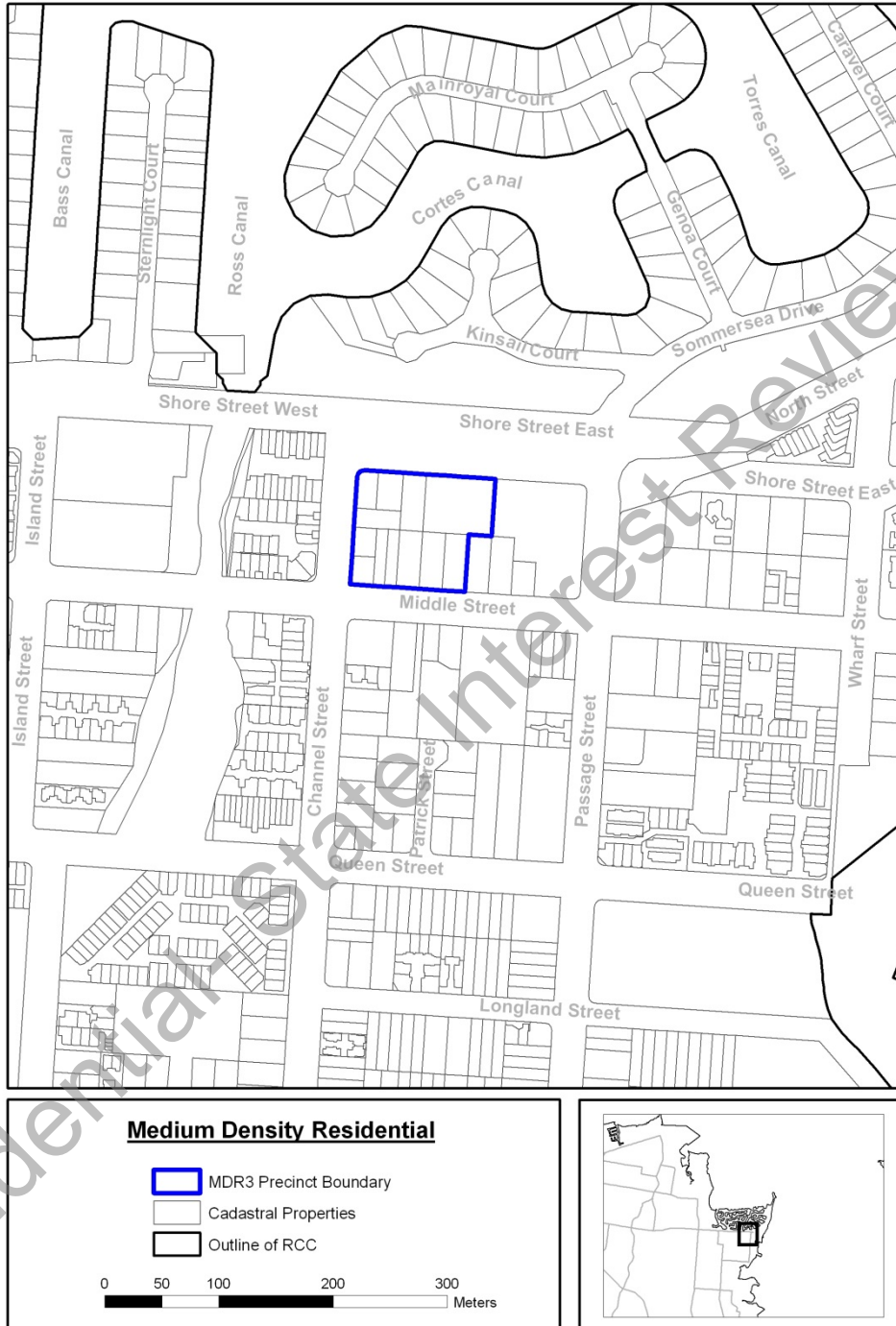


Figure 6.2.3.2.3—Precinct MDR3: Shore Street East, Cleveland

- (d) Precinct MDR4: Cleveland:
- (i) development assists in providing connections between Cleveland principal centre and the surrounding area;
 - (ii) building height reinforces the role and vibrancy of Cleveland as a principal centre and the connection between the centre and Toondah Harbour; and
 - (iii) new development consolidates underutilised sites.

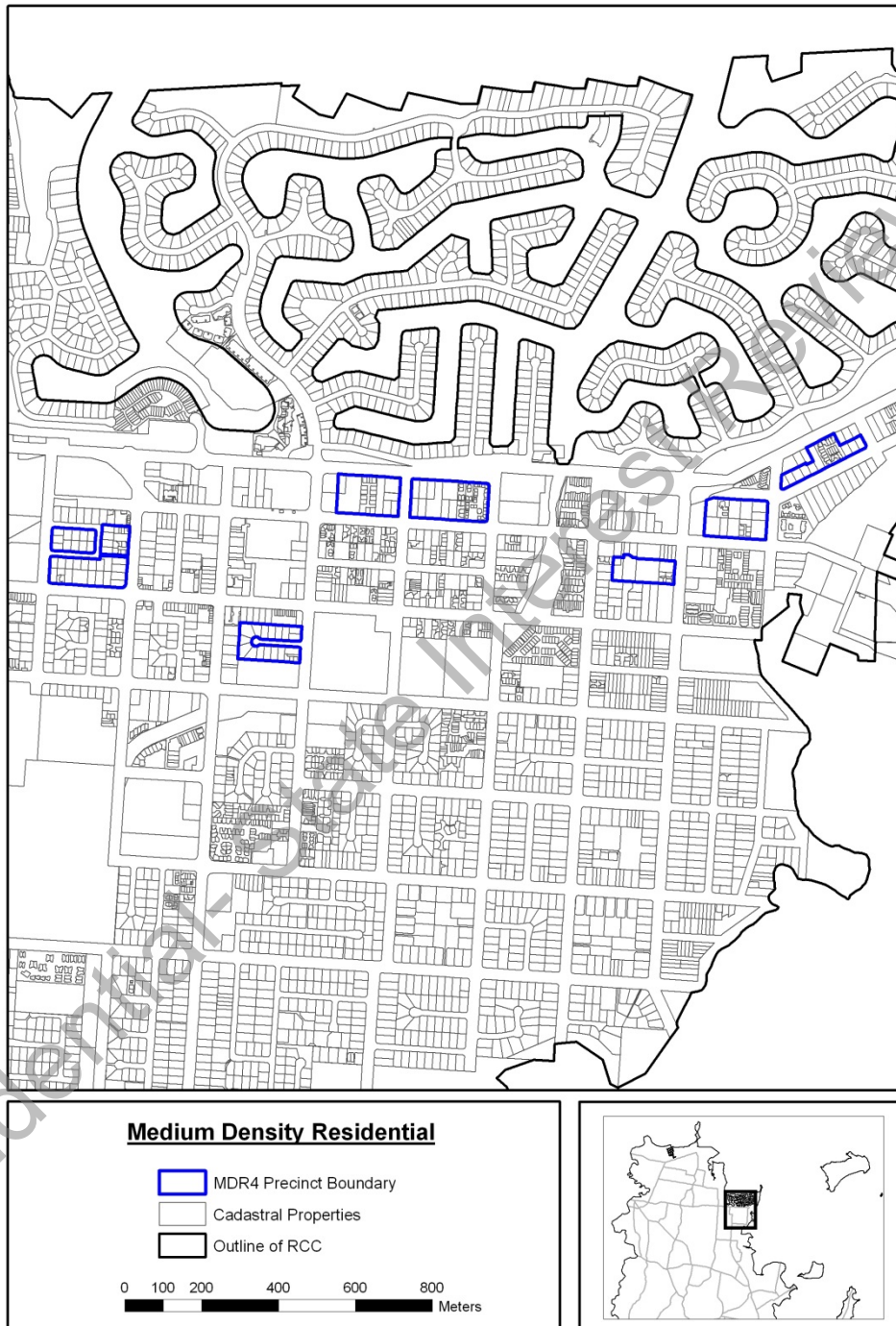


Figure 6.2.3.2.4—Precinct MDR4: Cleveland

- (e) Precinct MDR5: Esplanade, Redland Bay:
 - (i) development provides for a slightly higher built form which optimises the amenity provided by the bay-side location.

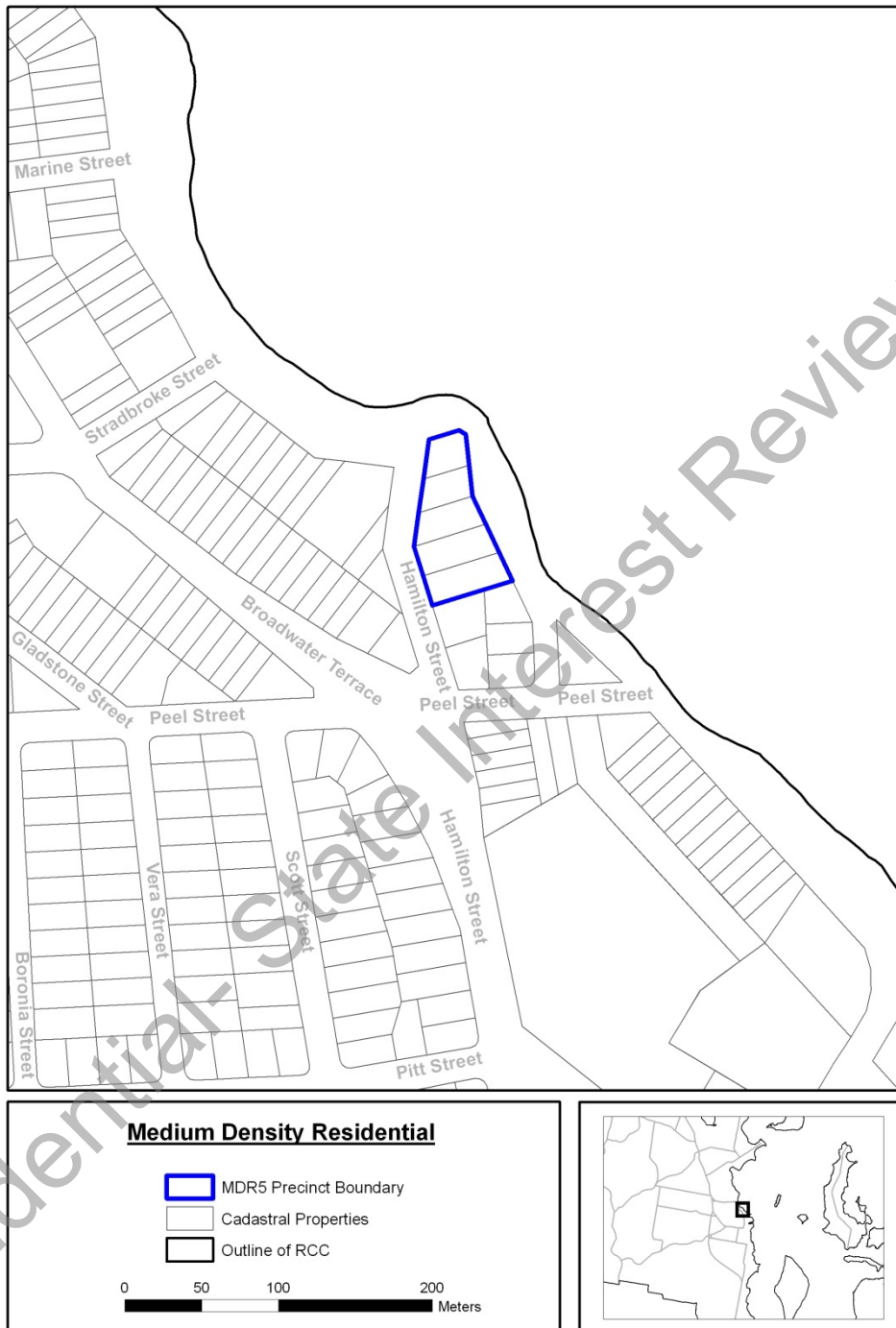


Figure 6.2.3.2.5—Precinct MDR5: Esplanade, Redland Bay

- (f) Precinct MDR6: South East Thornlands:
 - (i) urban development provides for a mix of affordable housing types;
 - (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles; and
 - (iii) interim development does not compromise or constrain the potential for well designed future urban communities.

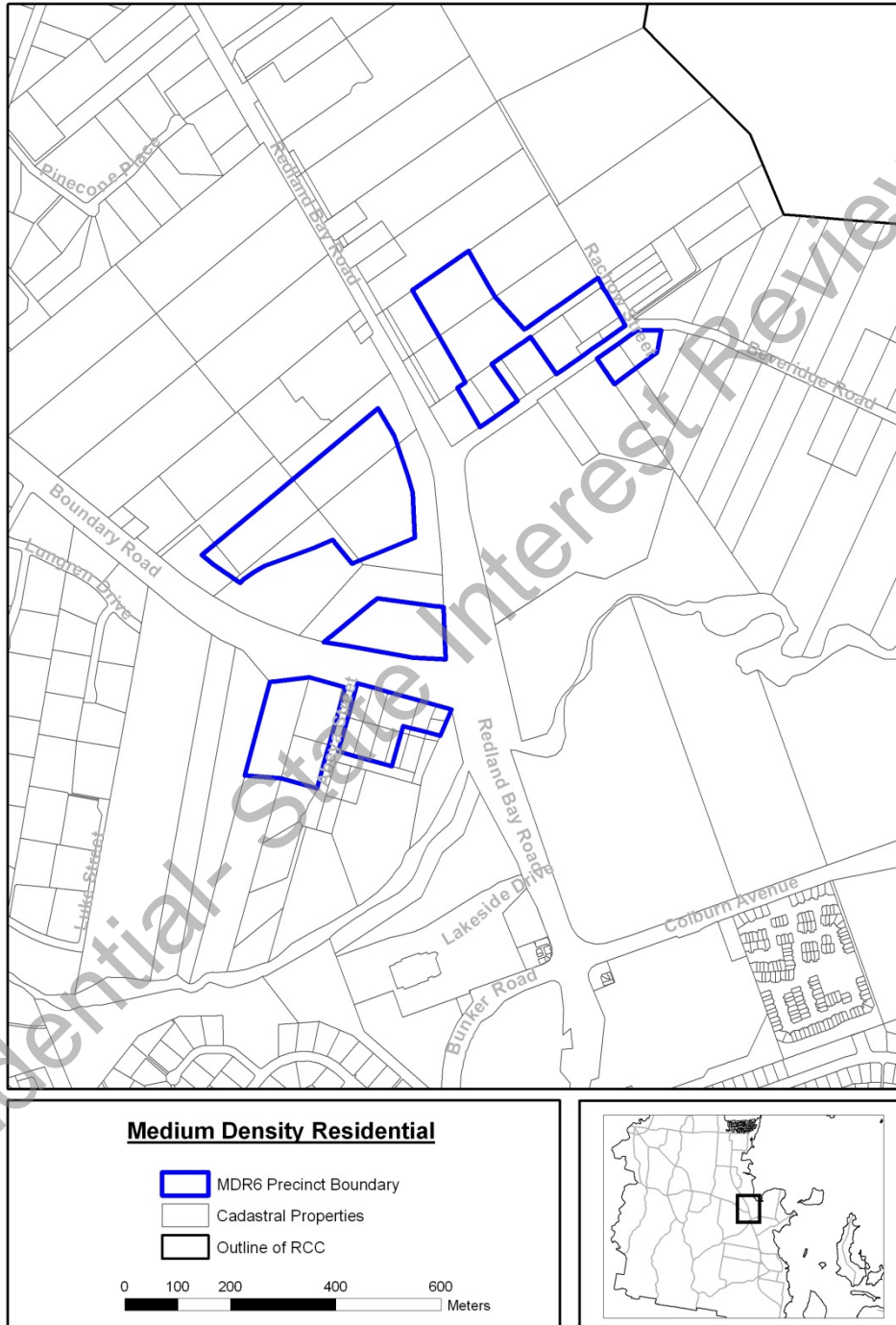


Figure 6.2.3.2.6—Precinct MDR6: South East Thornlands

- (g) Precinct MDR7: Epraph Creek, South East Thornlands:
- (i) urban development provides for a mix of affordable housing types;
 - (ii) development along Epraph Creek provides for a slightly higher built form which optimises the amenity provided by the creek-side open space;
 - (iii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles; and
 - (iv) interim development does not compromise or constrain the potential for well designed future urban communities.

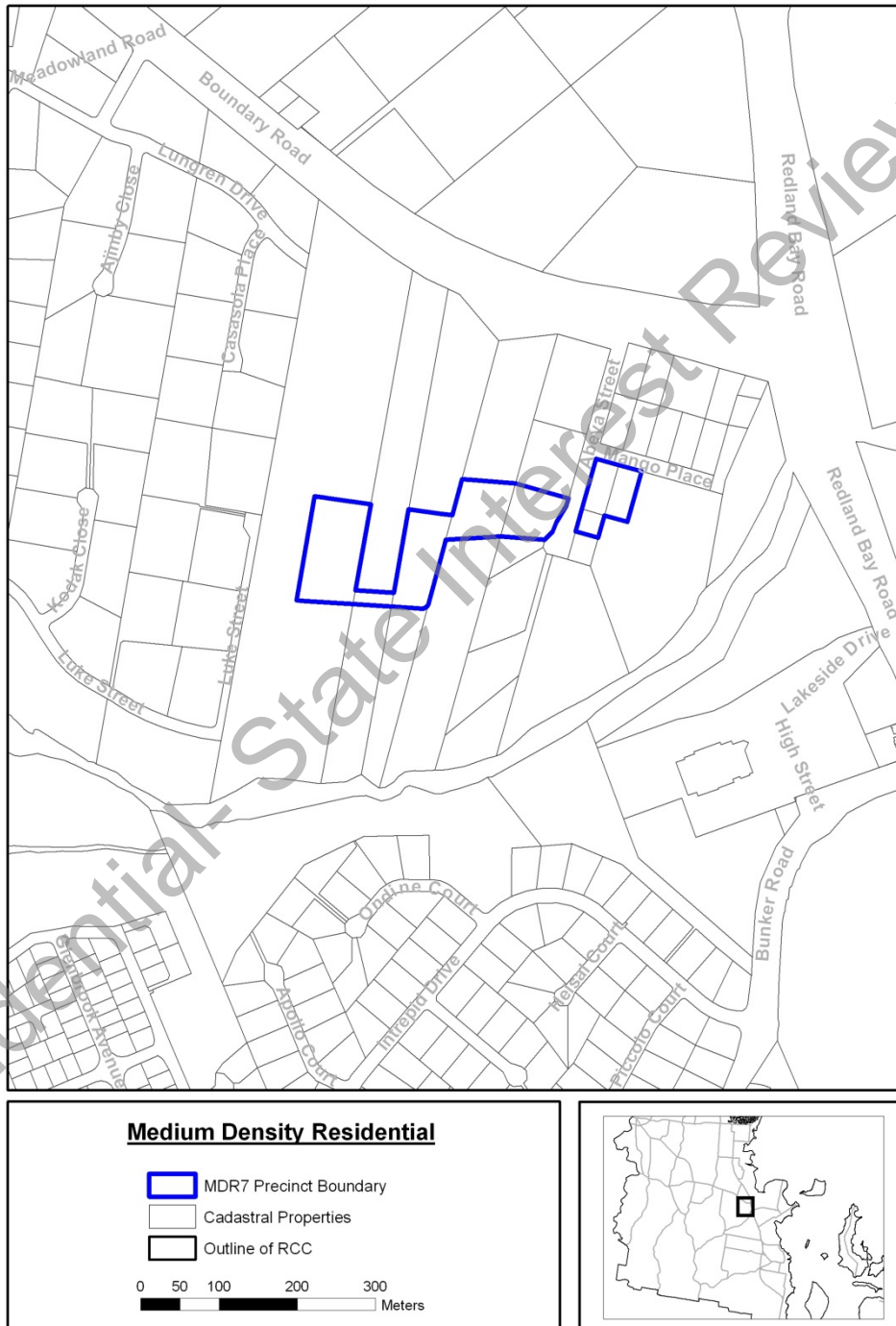


Figure 6.2.3.2.7—Precinct MDR7: Epraph Creek, South East Thornlands

- (h) Precinct MDR8: Kinross Road and Boundary Road and precinct MDR9: Kinross Road:
- (i) urban development provides for a mix of housing types and achieves a minimum net residential density of 44 dwellings per hectare;
 - (ii) development provides for a high level of accessibility to nearby local centres and community facilities;
 - (iii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (iv) development on land fronting Boundary Road and Panorama Drive is designed to:
 - (A) rely on access from the internal street network with no access from Boundary Road and Panorama Drive; and
 - (B) facilitate landscaping and acoustic treatment of Boundary Road and Panorama Drive;
 - (v) development maintains significant habitat linkages and assists in the safe movement of koalas;
- Editor's note—Applicants should be aware that the provisions of the South East Queensland Koala Conservation State Planning Regulatory Provisions also apply to development in this area.
- (vi) development does not compromise or constrain the potential for well designed future urban communities;
 - (vii) building height in precinct MDR8 Kinross Road and Boundary Road is compatible with that of surrounding residences.

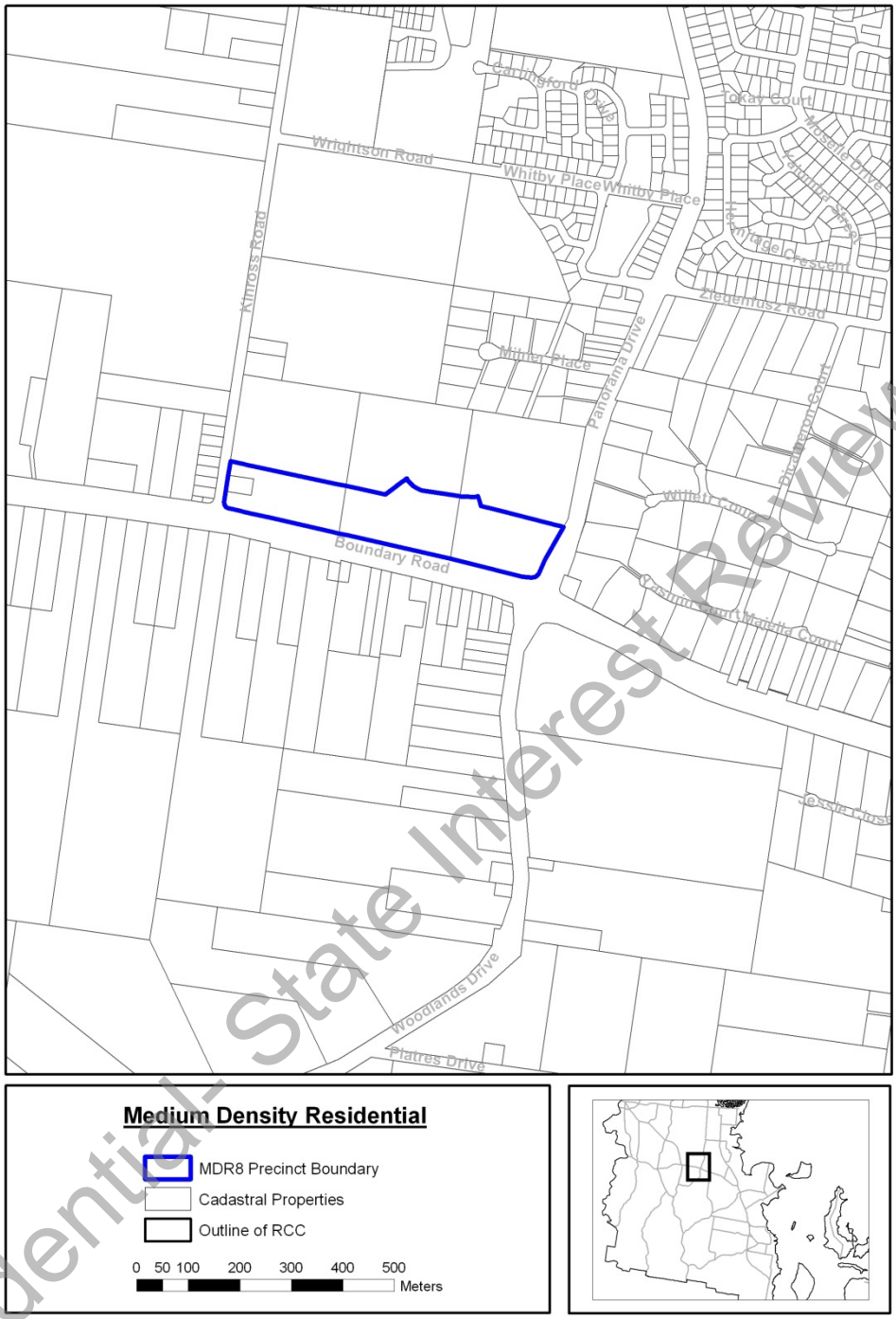


Figure 6.2.3.2.8—Precinct MDR8: Kinross Road and Boundary Road

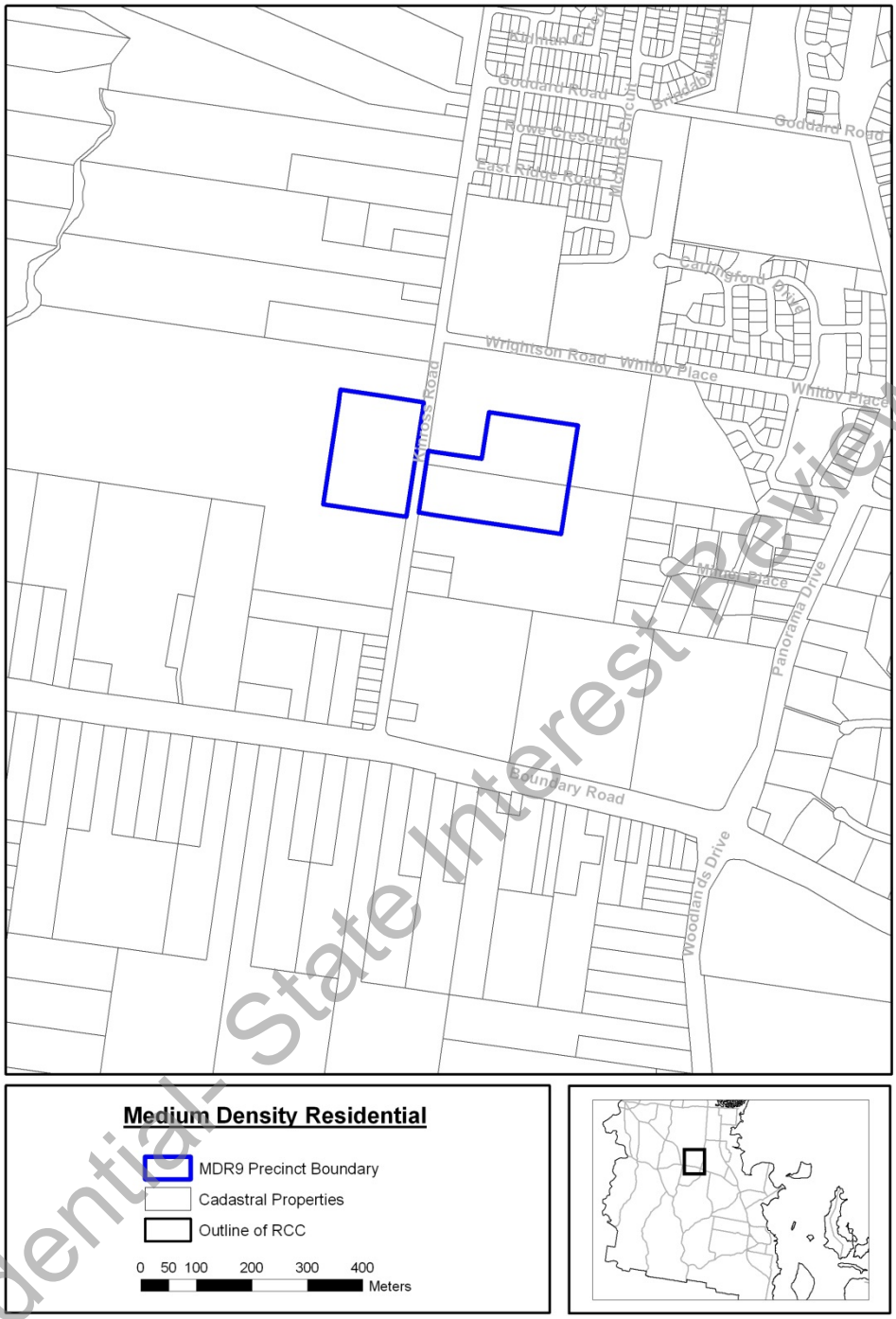



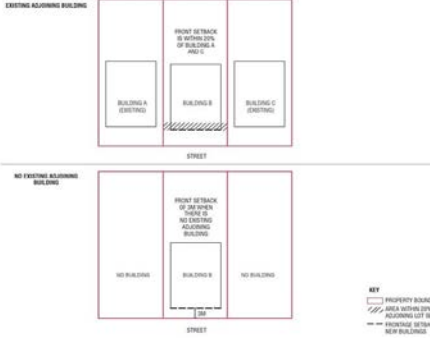
Figure 6.2.3.2.9—Precinct MDR9: Kinross Road

6.2.3.3 Medium density residential zone code – Criteria for assessment

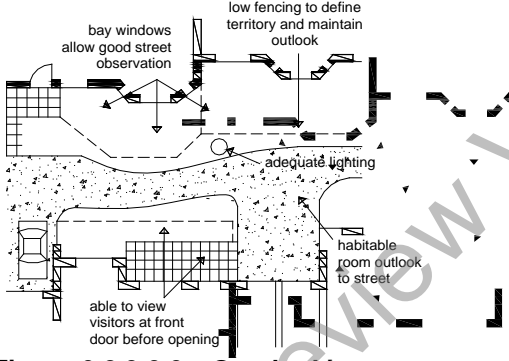
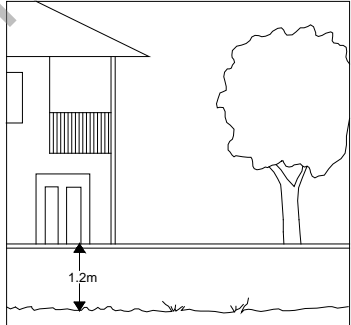
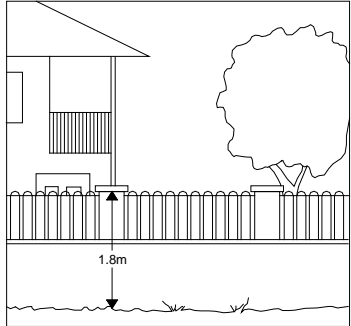
Table 6.2.3.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Non residential uses	
<p>PO1</p> <p>Non-residential uses occur only where they:</p> <ol style="list-style-type: none"> (1) are for a community service function or a local café; (2) are integrated with residential activities as part of a mixed use development; (3) do not unduly detract from residential amenity; (4) are small scale and primarily serve the immediate community; and (5) do not impact on the function of any nearby centre. 	No acceptable outcome is nominated.
Short term accommodation	
<p>PO2</p> <p>Short term accommodation is located and designed to minimise conflicts with permanent residential development.</p>	No acceptable outcome is nominated.
All residential development – communal and private open space	
<p>PO3</p> <p>Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> (1) create usable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade. 	<p>AO3.1</p> <p>Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m².</p> <p>Note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>
<p>PO4</p> <p>Development provides private open space that is:</p> <ol style="list-style-type: none"> (1) useable in size and shape to meet the needs of a diversity of potential residents; (2) functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) clearly identified as private open space; and (4) provides a high level of privacy for residents and neighbours. 	<p>AO4.1</p> <p>For a ground floor dwelling, ground floor private open space is provided with:</p> <ol style="list-style-type: none"> (1) a minimum area of 25m² clear of any utilities such as gas, water tanks or air-conditioning units; and (2) a minimum dimension of 4m.
	<p>AO4.2</p> <p>For dwellings above ground level, private balconies are provided with a minimum area of:</p> <ol style="list-style-type: none"> (1) 10m² for a 1 bedroom unit; or (2) 16m² for a two or more bedroom unit; <p>with a minimum dimension of 3m and clear of any air conditioning unit or drying space.</p>
	<p>AO4.3</p> <p>Where clothes drying areas are provided on private balconies they are screened from</p>

Performance outcomes	Acceptable outcomes
	public view and do not take up more than 10% of the balcony area.
Built form	
<p>PO5</p> <p>Development occurs on lots which provide sufficient space for buildings to be oriented to the street.</p>	<p>AO5.1</p> <p>The site has a frontage which is a minimum of 20m in width.</p>
<p>PO6</p> <p>Wherever possible, ground floor dwellings are provided with direct pedestrian access to the street.</p>	<p>No acceptable solution nominated.</p>
<p>PO7</p> <p>Site cover:</p> <p>(1) allows for provision of substantial open space and landscaping on the site; and</p> <p>(2) mitigates the bulk and scale of development.</p>	<p>AO7.1</p> <p>Site cover does not exceed:</p> <p>(1) 75% where a multiple dwelling with a building height up to 13m attached or terrace houses; and</p> <p>(2) 60% otherwise.</p>
<p>PO8</p> <p>Building height:</p> <p>(1) in precinct MDR1 parkland living, Capalaba, is mid rise and provides a transition up to higher buildings within the principal centre;</p> <p>(2) in precinct MDR2 Mt Cotton Road Capalaba, is mid-rise but steps down from the principal centre to low rise residential areas south of Redland Bay Road;</p> <p>(3) in precinct MDR3 Shore Street East, Cleveland, is mid-rise but creates a focal point between Cleveland principal centre and Toondah Harbour;</p> <p>(4) in precinct MDR4 Cleveland, is mid rise and reinforces the connection between Cleveland principal centre and Toondah Harbour;</p> <p>(5) in precinct MDR7 Erapah Creek, South East Thornlands and precinct MDR5 Esplanade, Redland Bay, is mid-rise, accommodating a slightly higher built form than surrounding medium density residential zoned land to optimise the amenity of their locations;</p> <p>(6) in precinct MDR8 Kinross Road and Boundary Road, is low rise and compatible with the height of surrounding residences; and</p> <p>(7) is up to three storeys in all other areas.</p>	<p>AO8.1</p> <p>Building height does not exceed the height set out in Table 6.2.3.3.2 Building height.</p>
<p>PO9</p> <p>Where building height over 13m is intended, buildings step down in height and scale to be of a similar size to intended building height</p>	<p>AO9.1</p> <p>Buildings:</p> <p>(1) within 10m of the common boundary</p>

Performance outcomes	Acceptable outcomes
<p>on adjoining residential zoned land.</p>	<p>have a building height no more than 13m; and</p> <p>(2) within 20m of the common boundary have a building height no more than 6m greater than the nearest building on the adjoining site.</p> <p>Figure 6.2.3.3.1 illustrates.</p>  <p>Figure 6.2.3.3.1—Height between adjoining development</p>
<p>PO10</p> <p>Building setbacks (other than basements):</p> <ol style="list-style-type: none"> (1) create an attractive, consistent and cohesive streetscape; (2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (3) do not prejudice the development or amenity of adjoining sites; (4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings; (5) provide useable open space for the occupants; and (6) provide space for service functions including car parking and clothes drying. 	<p>AO10.1</p> <ol style="list-style-type: none"> (1) buildings are set back from street frontages: <ol style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 3m. <p>Figure 6.2.3.3.2 illustrates.</p>  <p>Figure 6.2.3.3.2—Setbacks</p>
	<p>AO10.2</p> <p>The side boundary setback:</p> <p>At the side boundary:</p> <ol style="list-style-type: none"> (1) a built to boundary wall does not exceed 4.5m in height and 9m in length along any one boundary; and (2) otherwise, buildings are set back a minimum of: <ol style="list-style-type: none"> (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 7.5m high; and (c) 2.5m plus 0.5m for every 3m or part thereof by which the building exceeds 7.5m.

Performance outcomes	Acceptable outcomes
	<p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p> <p>AO10.3 The rear boundary setback is a minimum of: (1) 4m for a wall up to 13m high; and (2) 6m where above 13m high.</p>
<p>PO11 Basements are designed to ensure:</p> <ol style="list-style-type: none"> (1) substantial areas of the site are available for deep planting; and (2) a strong relationship between the street and the proposed building and ground level open space. 	<p>AO11.1 Basements are set back by:</p> <ol style="list-style-type: none"> (1) 2m from the street frontage; and (2) 2m from other site boundaries if landscaping is intended to provide screening to neighbouring sites.
<p>PO12 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ol style="list-style-type: none"> (1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation; (2) variations in material and building form; (3) modulation in the facade, horizontally or vertically; (4) articulation of building entrances and openings; and (5) corner treatments to address both street frontages. 	<p>No acceptable outcome is nominated.</p>
<p>PO13 Design elements promote a subtropical and climate responsive design character through:</p> <ol style="list-style-type: none"> (1) the use of deep verandahs, decks and eaves; and (2) integration of buildings within landscape planting. 	<p>No acceptable outcome is nominated</p> <p>Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).</p>
<p>PO14 Roof form assists in reducing the appearance of building bulk by:</p> <ol style="list-style-type: none"> (1) articulating individual buildings; (2) incorporating variety in design; (3) incorporating a roof pitch, gable or the like in buildings up to 13m; and (4) screening plant and equipment, such as vents, lift over-runs or solar energy and storm water collectors. 	<p>No acceptable outcome is nominated.</p>
<p>PO15 Parking facilities are located so that they do not dominate the streetscape or the building form when viewed from the street.</p>	<p>AO15.1 Vehicle parking structures are located behind the building or within a basement level.</p>

Performance outcomes	Acceptable outcomes
<p>PO16</p> <p>Development is designed to create an attractive streetscape and discourage crime and anti-social behaviour by:</p> <ol style="list-style-type: none"> (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines. 	<p>AO16.1</p> <p>Balconies, windows and building openings overlook streets and other public spaces.</p> <p>Figure 6.2.3.3.3 illustrates.</p>  <p>Figure 6.2.3.3.3—Overlooking</p> <p>AO16.2</p> <p>Fences or walls along a street frontage or public space have a maximum height of:</p> <ol style="list-style-type: none"> (1) 1.2m where solid; or (2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent. <p>Figures 6.2.3.3.4 and 6.2.3.3.5 illustrate.</p>  <p>Figure 6.2.3.3.4—Fencing (1)</p>  <p>Figure 6.2.3.3.5—Fencing (2)</p>
Amenity	
<p>PO17</p> <p>Privacy between dwelling units on the site and adjoining sites is achieved by effective</p>	<p>AO17.1</p> <p>Where habitable room windows are directly adjacent to habitable rooms of adjoining</p>

Performance outcomes	Acceptable outcomes
<p>building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.</p>	<p>dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by:</p> <ol style="list-style-type: none"> (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens.
	<p>AO17.2</p> <p>Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by:</p> <ol style="list-style-type: none"> (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) landscape planting that will achieve a minimum of 2m in height at maturity.
	<p>AO17.3</p> <p>Where incorporating screening devices, they are:</p> <ol style="list-style-type: none"> (1) solid translucent screens or perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building.
<p>PO18</p> <p>On-site landscaping is provided to:</p> <ol style="list-style-type: none"> (1) enhance the appearance of the development; (2) complement any native vegetation within the site; (3) provide privacy between dwellings; and (4) screen unsightly components. 	<p>AO18.1</p> <p>A minimum of 15% of the site is planted or grassed landscaping (rather than hardstand).</p>
	<p>AO18.2</p> <p>A 2m wide landscaped area which is capable of deep planting to sustain mature trees, is provided along the length of any public road frontage.</p>
<p>PO19</p> <p>Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO20</p> <p>Siting and design achieves a high level of</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.	
<p>PO21</p> <p>Development minimises the extent of shadows on useable private open space or public spaces and provides adequate sunlight to habitable rooms on the site and adjoining.</p>	<p>AO21.1</p> <p>Solar access to habitable rooms and private open space of dwellings:</p> <p>(1) is not less than 3 hours between 9am and 3pm on June 21; or</p> <p>(2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.</p>
<p>PO22</p> <p>Waste disposal and servicing areas are not visible from public places and do not have adverse amenity impacts on adjoining properties.</p>	No acceptable outcome is nominated.
<p>PO23</p> <p>The site layout responds to topography, natural values and development constraints, such that:</p> <p>(1) impacts on ecological corridors and native vegetation are minimised and mitigated; and</p> <p>(2) alteration to natural topography and drainage lines is minimised.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.</p>
Precinct MDR6: South East Thornlands, and precinct MDR7: Eprapah Creek, South East Thornlands	
<p>PO24</p> <p>Housing is designed and located to maximise outlook across adjoining areas of open space.</p>	No acceptable outcome identified.
<p>PO25</p> <p>Development facilitates the establishment of a safe, permeable, legible and functional movement network that is in accordance with figures 6.2.3.3.6 road movement network and 6.2.3.3.7 pedestrian, cycle and public transport network.</p>	<p>AO25.1</p> <p>Roads, intersections, paths and public transport stops and associated treatments are established in accordance with figures 6.2.3.3.6 road movement network and 6.2.3.3.7 pedestrian, cycle and public transport network.</p>
<p>PO26</p> <p>Where development involves or adjoins nominated boulevard roads, the road design:</p> <p>(1) creates a grand avenue character, being 50m wide for the central boulevard and 25m wide for the southern boulevard;</p> <p>(2) incorporates very wide landscaped medians that are of a sufficient width to support fauna movement; and</p>	<p>AO26.1</p> <p>Total width of the boulevard is:</p> <p>(1) central boulevard - 50m; and</p> <p>(2) southern boulevard - 25m.</p>

Performance outcomes	Acceptable outcomes
(3) wide shoulders and verges which accommodate separated pedestrian and cyclist paths and dense landscaping.	
PO27 Development is set back from Boundary Road by a distance sufficient to accommodate substantial landscaping to retain a heavily vegetated character.	AO27.1 In addition to any widening of the road reserve required by the Queensland Government, development provides a 15m wide strip either side of Boundary Road which is densely vegetated by trees and shrubs.
PO28 Development adjoining Cleveland Redland Bay Road and Boundary Road attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	No acceptable outcome is nominated.
PO29 Development facilitates: (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) a mix of affordable housing types; (4) access to community infrastructure and public transport services at an early stage of development; and (5) land for community uses and public services, including open space education, health, social and emergency services where appropriate.	No acceptable outcome is nominated.
PO30 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
Precinct MDR8: Kinross Road and Boundary Road, and Precinct MDR9: Kinross Road	
PO31 Development does not create any additional vehicular access points to Boundary Road or Panorama Drive. New lots are provided with access from internal roads.	AO31.1 No new access points from lots are provided to Boundary Road or Panorama Drive.
PO32 Development does not create any additional vehicular access points to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.	AO32.1 No new access points from lots are provided to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road.
PO33	AO33.1

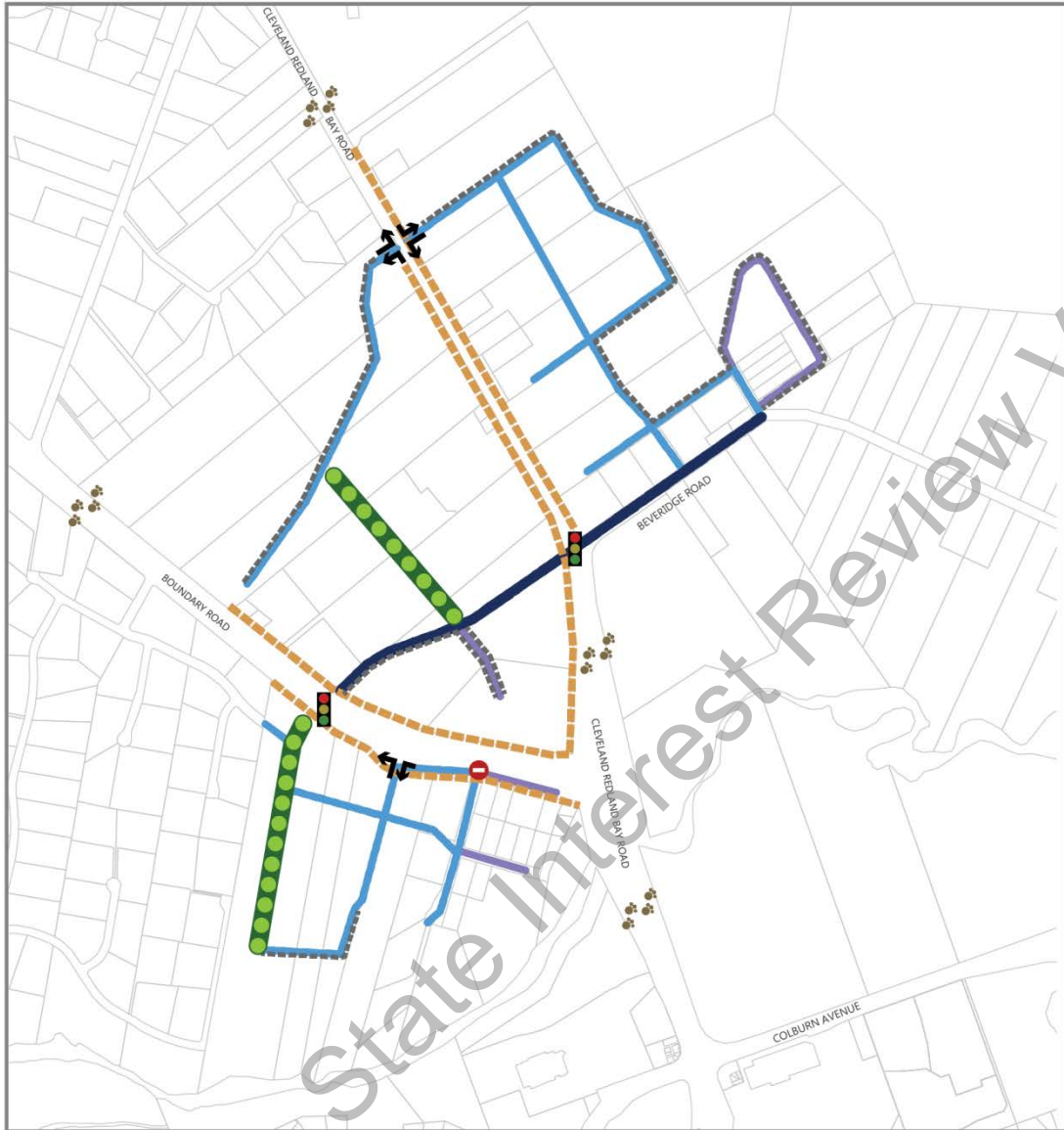
Performance outcomes	Acceptable outcomes
Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with figures 6.2.3.3.8 road movement network and 6.2.3.3.9 pedestrian, cycle, public transport and parks network.	Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with figures 6.2.3.3.8 road movement network and 6.2.3.3.9 pedestrian, cycle, public transport and parks network.
<p>PO34</p> <p>Development adjoining Boundary Road or Panorama Drive is set back by a sufficient distance to provide for acoustic treatments and substantial landscaping.</p>	<p>AO34.1</p> <p>A 10m wide setback is provided along Boundary Road.</p> <p>No acceptable outcome is nominated for Panorama Drive.</p>
<p>PO35</p> <p>Development adjoining Boundary Road or Panorama Drive attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls:</p> <p>(1) are screened by landscaping; and</p> <p>(2) incorporate breaks to allow for pedestrian and cyclist permeability.</p>	No acceptable outcome is nominated.
<p>PO36</p> <p>Development adjoining Boundary Road or Panorama Drive provides landscaping to create a heavily vegetated, high visual quality environment.</p>	No acceptable outcome is nominated.
<p>PO37</p> <p>Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.</p>	<p>AO37.1</p> <p>Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including:</p> <p>(1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways;</p> <p>(2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials;</p> <p>(3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and</p> <p>(4) a 6m central median incorporating native canopy trees and water sensitive urban design features.</p>
<p>PO38</p> <p>The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.</p>	<p>AO38.1</p> <p>The road is designed as a boulevard style trunk collector, having:</p> <p>(1) a minimum road width of 20m;</p> <p>(2) no direct vehicular access from new uses and lots adjoining the trunk collector; and</p> <p>(3) a left in, right in and left out only intersection to Panorama Drive.</p>

Performance outcomes	Acceptable outcomes
<p>PO39 Where development involves nominated esplanade roads treatments adjoining open space, the road design:</p> <ol style="list-style-type: none"> (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation. 	<p>No acceptable outcome is nominated.</p>
<p>PO40 New streets provide sufficient width for on street parking on both sides.</p>	<p>AO40.1 Streets have a minimum width of 18m.</p>
<p>PO41 Development facilitates:</p> <ol style="list-style-type: none"> (1) a logical pattern of development; (2) minimal requirement for earthworks and retaining walls; (3) efficient use of land and infrastructure; (4) a mix of affordable housing types; (5) net residential densities are not less than 44 dwellings per hectare; (6) access to community infrastructure and public transport services at an early stage of development; and (7) land for community uses and public services, including open space, education, health, social and emergency services where appropriate. 	<p>No acceptable outcome is nominated.</p>
<p>PO42 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO43 Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO44 To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.</p>	<p>No acceptable outcome is nominated.</p>

Table 6.2.3.3.2—Building height

Area		Maximum Building Height (m)
MDR1	Parkland living, Capalaba	22m
MDR2	Mt Cotton Road, Capalaba	19m
MDR3	Shore Street East, Cleveland	22m
MDR4	Cleveland	19m
MDR5	Esplanade, Redland Bay	19m
MDR7	Eprapah Creek, South East Thornlands	16m
MDR8	Kinross and Boundary Road	8.5m
Elsewhere in the zone (including MDR6 South East Thornlands and MDR9 Kinross Road)		13m

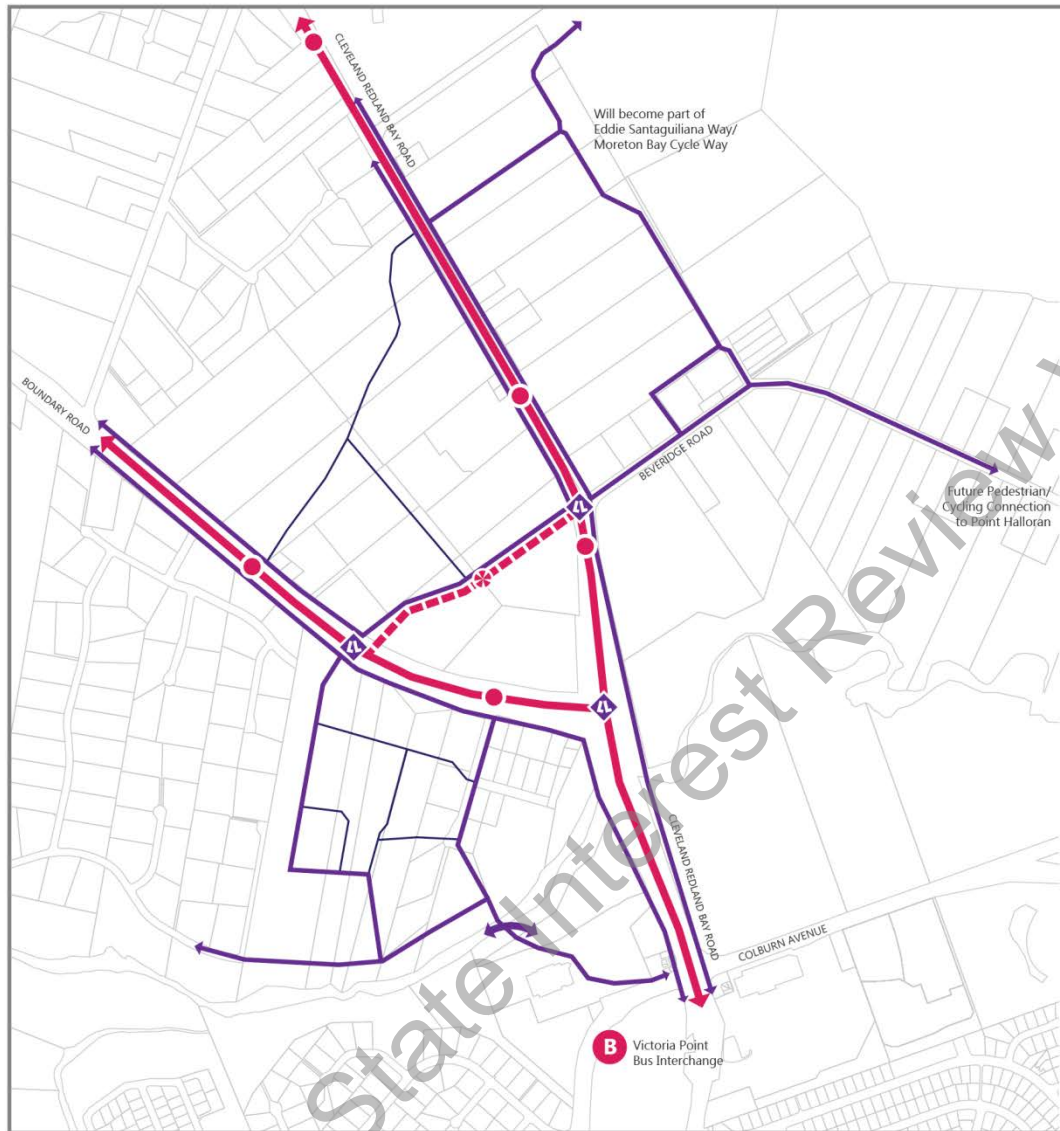
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South East Thornlands - Road Movement Network

- Trunk Collector
- Boulevard
- Collector Street
- Access Street/Place
- Landscaping and Acoustic Treatment
- Esplanade Treatment
- Intersection - Left in, Left out only
- Intersection - 4 way signalised
- No direct access to Boundary Road
- Recommended Fauna Crossing Locations

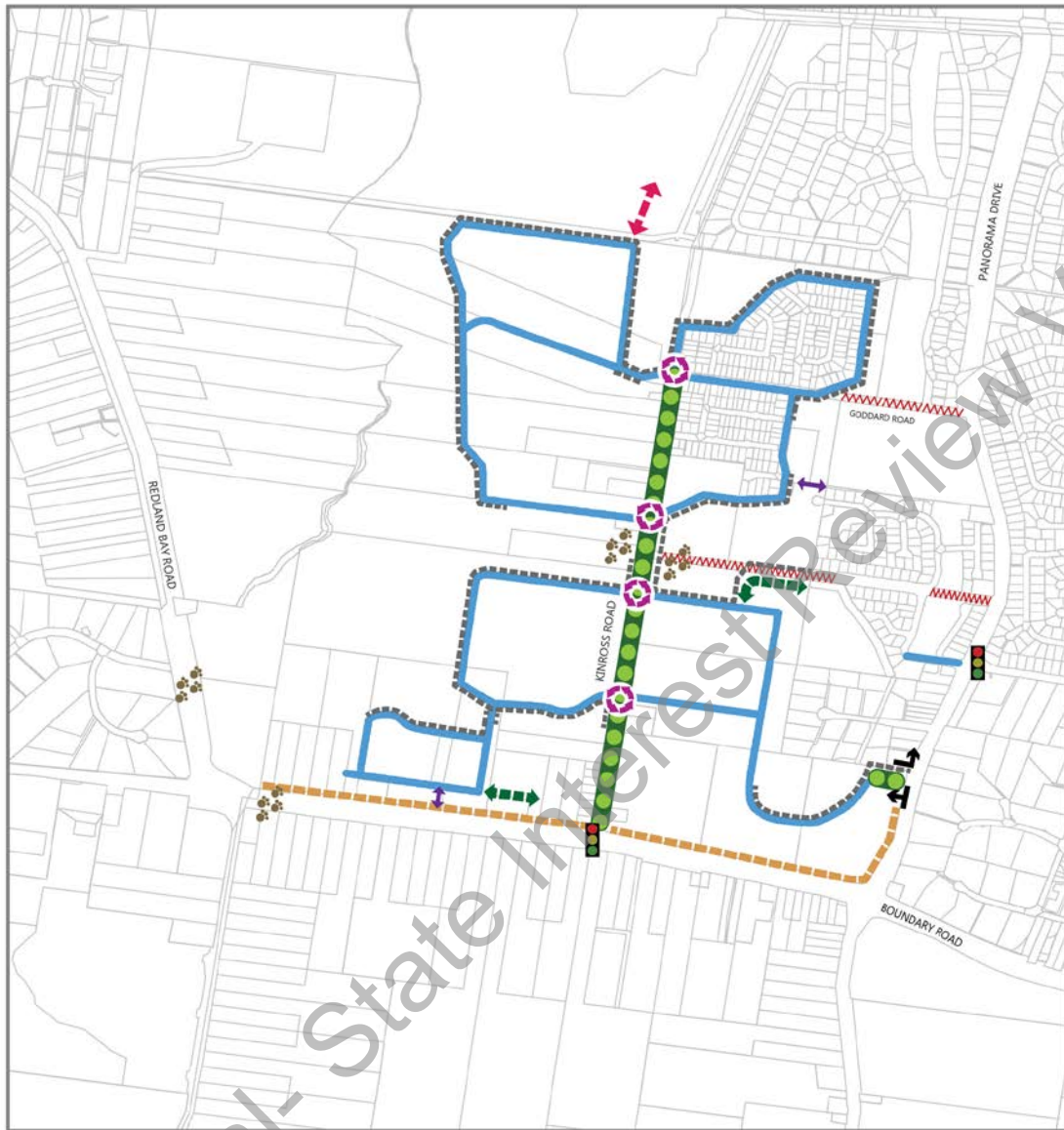
Figure 6.2.3.3.6—South East Thornlands: road movement network



South East Thornlands - Pedestrian, Cycle and Public Transport Network

- | | |
|---|--|
| <ul style="list-style-type: none"> ↔ Primary Pedestrian Cycle Link — Secondary Pedestrian Cycle Link ↔ Shared Pedestrian Cycle Bridge ⚡ Controlled Pedestrian/Cycle Crossing Points | <ul style="list-style-type: none"> ↔ Existing Bus Priority and Line Haul Routes Ⓟ Bus Station ● Existing Bus Stops - - - Potential Bus Route * Potential Bus Stop |
|---|--|

Figure 6.2.3.3.7—South East Thornlands: pedestrian, cycle and public transport network



Kinross Road - Road Movement Network

- Trunk Collector (Boulevard)
- Collector Street
- - - Landscaping/Acoustic Treatment/ Road Access Restriction
- - - Esplanade Treatment
- ~ ~ ~ Proposed Road Closure
- ⊕ Intersection - Left in/Right in/Left out only
- ⊞ Intersection - Signalised
- ⊗ Roundabout
- ⊕ Fauna Crossing
- ↔ Pedestrian/Cycle/Emergency Access
- ↔ Future Northern Public Transport Corridor
- ◆ Access Place/Access Easement

Figure 6.2.3.3.8—Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- ➡ Primary Pedestrian Cycle Link
- Secondary Pedestrian Cycle Link
- ⚠ Controlled Pedestrian/Cycle Crossing Points
- ↔ Existing Bus Priority Line Haul Routes
- Existing Bus Stops
- - - Potential Bus Route
- * Potential Bus Stop
- Parkland Area - Community Park
- Parkland Area - Neighbourhood Park



Figure 6.2.3.3.9—Kinross Road: pedestrian, cycle, public transport and parks network

6.2.4 Character residential zone code

6.2.4.1 Application

This code applies to development:

- (1) within the character residential zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the character residential zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

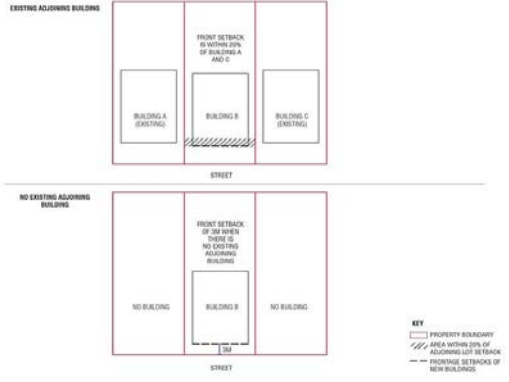
6.2.4.2 Purpose

- (1) The purpose of the code is to provide for island living areas characterised by dwelling houses on the Southern Moreton Bay Islands - Karragarra, Macleay, Lamb and Russell Islands.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the character residential zone consists predominantly of dwelling houses;
 - (b) retirement facilities and residential care facilities may be established to support the growing number of elderly residents within the Southern Moreton Bay Islands community;
 - (c) nature based tourism, short term accommodation and tourist resorts may be established;
 - (d) a range of small scale non-residential uses which provide services to the local and tourist community, such as a convenience store or a child care centre, may be established where they do not significantly detract from residential amenity and do not compromise the role of any centre;
 - (e) home based businesses are undertaken where they do not detract from the residential amenity of the area;
 - (f) buildings are low rise and set back from property boundaries to create a low density streetscape character and protect the privacy and amenity of adjoining residences;
 - (g) development can be safely and efficiently serviced by on-site wastewater treatment systems, and without significant risk of adverse impact on water quality;
 - (h) development incorporates architectural styles and elements that reduce the visual impact of the built form;
 - (i) development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists;
 - (j) development protects the environmental values of bushland landscapes, the islands, coast and Moreton Bay Marine Park; and
 - (k) further subdivision of lots does not occur.

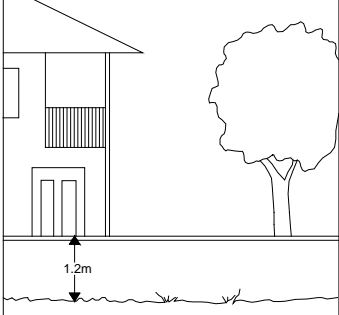
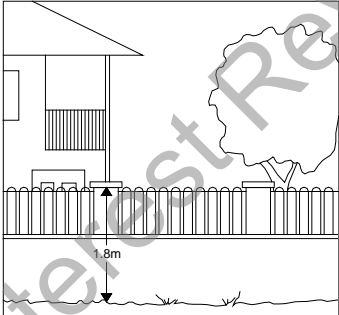
6.2.4.3 Character residential zone code – Criteria for assessment

Table 6.2.4.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Non residential uses	
<p>PO1 Non-residential uses only occur where they:</p> <ol style="list-style-type: none"> (1) do not unduly detract from residential amenity; (2) are small in scale and provide only for the convenience of the island residential or tourist community; (3) have sufficient area for on-site waste water treatment and disposal; and (4) do not impact on the function of the islands' centres. 	No acceptable outcome is nominated.
Dual occupancies	
<p>PO2 Dual occupancies occur on larger lots and in a form that is consistent with the low density, open and low-rise character of the locality.</p>	<p>AO2.1 Density does not exceed one dwelling per 400m² of site area.</p>
	<p>AO2.2 The site has a minimum frontage of 20m.</p>
Multiple dwellings, residential care facilities and retirement facilities	
<p>PO3 Residential density is compatible with the detached, low density island character of the zone and is of a scale that ensures safe and effective operation on-site wastewater treatment systems.</p>	No acceptable outcome is nominated.
<p>PO4 Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> (1) create useable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade. 	<p>AO4.1 Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m².</p> <p>Note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>
	<p>AO5.1 For a ground floor dwelling, ground floor private open space is provided with:</p> <ol style="list-style-type: none"> (1) a minimum area of 25m² clear of any utilities such as gas, water tanks or air-conditioning units; and (2) a minimum dimension of 4m.
<p>PO5 Development provides private open space that is:</p> <ol style="list-style-type: none"> (1) useable in size and shape to meet the needs of a diversity of potential residents; (2) functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) clearly identified as private open space; and (4) provides a high level of privacy for 	<p>AO5.2 For dwellings above ground level, private balconies are provided with a minimum area of:</p> <ol style="list-style-type: none"> (1) 10m² for a 1 bedroom unit; or

Performance outcomes	Acceptable outcomes
residents and neighbours.	<p>(2) 16m² for a two or more bedroom unit; with a minimum dimension of 3m and clear of any air conditioning unit or drying space.</p> <p>AO5.3 Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.</p>
Reconfiguration	
<p>PO6 Reconfiguration maintains the low density island, bushland character of the zone and avoids further fragmentation of land.</p>	<p>AO6.1 Reconfiguration does not result in a smaller lot size.</p>
Built form	
<p>PO7 Site cover:</p> <ol style="list-style-type: none"> (1) prevents buildings from dominating the streetscape and landscape as viewed from a public place or Moreton Bay; and (2) ensures adequate area for the disposal of wastewater on-site. 	<p>AO7.1 Site cover does not exceed 50%.</p>
<p>PO8 Buildings are low-rise and of a house-compatible scale, and do not dominate the streetscape and island landscape.</p>	<p>AO8.1 Building height does not exceed 8.5m.</p>
<p>PO9 Building setbacks:</p> <ol style="list-style-type: none"> (1) create an attractive, consistent and cohesive streetscape; (2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (3) do not prejudice the development or amenity of adjoining sites; (4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings; (5) provide useable open space for the occupants; and (6) provide space for service functions including car parking and clothes drying. 	<p>AO9.1</p> <ol style="list-style-type: none"> (1) Buildings are set back from street frontages: <ol style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 3m. <p>Figure 6.2.4.3.1 illustrates.</p>  <p>Figure 6.2.4.3.1—Setbacks</p>

Performance outcomes	Acceptable outcomes
	<p>AO9.2</p> <p>The side boundary setback is a minimum of:</p> <ol style="list-style-type: none"> (1) 1.5m for a wall up to 4.5m high; (2) 2m for a wall up to 7.5m high; and (3) 2.5m for any part of a wall over 7.5m high. <p>AO9.3</p> <p>The rear boundary setback is a minimum of 6m.</p>
<p>PO10</p> <p>Design elements contribute to an interesting and attractive streetscape and building through:</p> <ol style="list-style-type: none"> (1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation; (2) variations in material and building form; (3) modulation in the facade, horizontally or vertically; (4) articulation of building entrances and openings; and (5) corner treatments to address both street frontages. 	<p>No acceptable outcome is nominated.</p>
<p>PO11</p> <p>Design elements promote a subtropical and climate responsive design character through:</p> <ol style="list-style-type: none"> (1) the use of deep verandahs, decks and eaves; (2) minimising the extent of shadows on useable private open space or public spaces; and (3) integration of buildings within landscape planting. 	<p>No acceptable outcome is nominated</p> <p>Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).</p>
<p>PO12</p> <p>Roof form assists in reducing the appearance of building bulk by:</p> <ol style="list-style-type: none"> (1) articulating individual buildings; and (2) incorporating variety in design through use of roof pitch, height, gables and skillions. 	<p>No acceptable outcome is nominated.</p>
<p>PO13</p> <p>Development is designed to create an attractive streetscape and discourage crime and anti-social behaviour by:</p> <ol style="list-style-type: none"> (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and 	<p>AO13.1</p> <p>Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.</p> <p>AO13.2</p> <p>Fences or walls along a street frontage or public space have a maximum height of:</p> <ol style="list-style-type: none"> (1) 1.2m where solid; or

Performance outcomes	Acceptable outcomes
<p>(4) entrapment opportunities; and providing direct movements with clear unobscured sight lines.</p>	<p>(2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.</p> <p>Figures 6.2.4.3.2 and 6.2.4.3.3 illustrate.</p>  <p>Figure 6.2.4.3.2—Fencing (1)</p>  <p>Figure 6.2.4.3.3—Fencing (2)</p>
<p>PO14 On elevated or steeply sloping sites:</p> <ol style="list-style-type: none"> (1) development is sympathetic to the natural landform through the use of terraced or split level building forms; (2) the understoreys of buildings are screened to maintain the quality of view when viewed from below; and (3) buildings avoid highly reflective finishes. 	<p>No acceptable outcome is nominated.</p>
<p>PO15 Development minimises excavation and fill.</p>	<p>AO15.1 Excavation and fill is limited to a maximum cut or height of 1.2m.</p>
	<p>AO15.2 Retaining walls and terraces are a maximum 600mm high.</p>
	<p>AO15.3 Benched areas are a maximum of 25m².</p>
<p>Amenity</p>	
<p>PO16 Development is located, designed and managed to protect the scenic quality and native vegetation along the Southern Moreton Bay Islands' foreshores.</p>	<p>AO16.1 No vegetation is cleared along the foreshore.</p>
	<p>AO16.2 Fences are not constructed along the foreshore.</p>

Performance outcomes	Acceptable outcomes
<p>PO17 On-site landscaping is provided to:</p> <ol style="list-style-type: none"> (1) enhance the appearance of the development; (2) maximise the retention or reinstatement of native vegetation within the site; (3) create green roofs, walls or other sustainable building elements; (4) provide privacy between dwellings; and (5) screen unsightly components. 	No acceptable outcome is nominated.
<p>PO18 Landscaping is provided along the full road frontage.</p>	<p>AO18.1 A 2m wide landscaped area which is capable of deep planting to sustain mature trees, is provided along the length of any public road frontage.</p>
<p>PO19 Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.</p>	No acceptable outcome is nominated.
<p>PO20 Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.</p>	No acceptable outcome is nominated.
<p>PO21 Waste disposal and servicing areas are not visible from public places and do not have adverse amenity impacts on adjoining properties.</p>	No acceptable outcome is nominated.
<p>PO22 The site layout responds to topography, natural values and development constraints, such that:</p> <ol style="list-style-type: none"> (1) impacts on ecological corridors and native vegetation are minimised and mitigated; and (2) alteration to natural topography and drainage lines is minimised. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.</p>
Access	
<p>PO23 Access is provided to the site of sufficient standard to be trafficable by a conventional two wheel drive vehicle.</p>	<p>AO23.1 The site has access to a formed public road.</p>

6.2.5 Tourist accommodation zone code

6.2.5.1 Application

This code applies to development:

- (1) within the tourist accommodation zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the tourist accommodation zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

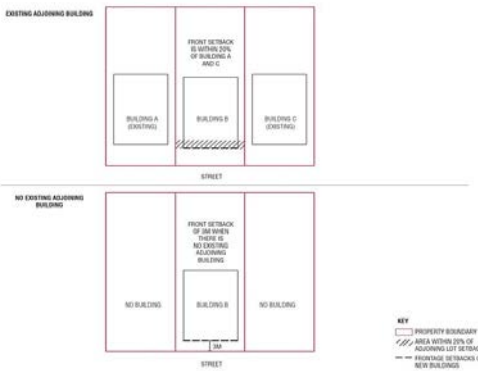
6.2.5.2 Purpose

- (1) The purpose of the tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities on North Stradbroke Island.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the tourist accommodation zone predominantly consists of multiple dwellings, short term accommodation and tourist resorts and related support facilities for Point Lookout's holiday population;
 - (b) non-residential uses occur where they are small in scale, provide services primarily for tourists and do not compromise the role of the island's centres. Such uses are provided as part of a mixed use development with tourist accommodation;
 - (c) in order to retain larger land parcels for development, further subdivision of land within this zone does not occur;
 - (d) buildings are set back from property boundaries to maintain a consistent streetscape character and protect the privacy and amenity of adjoining dwellings;
 - (e) development incorporates architectural styles and elements that reduce the visual impact of the built form;
 - (f) development creates a safe, comfortable and convenient pedestrian environment within and external to the site and facilitates a high level of accessibility and permeability for pedestrians and cyclists; and
 - (g) wherever practical, development retains significant trees and avoids alteration to natural drainage lines.

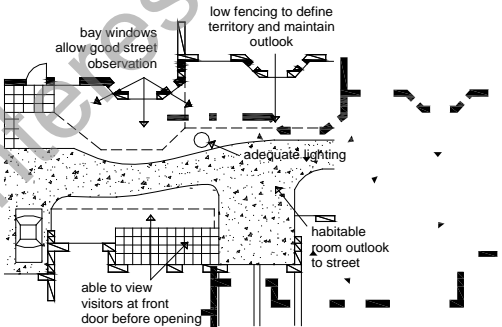
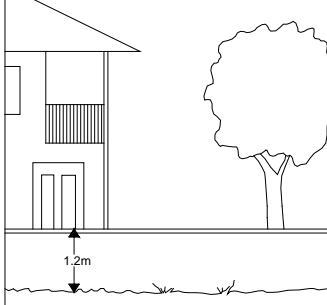
6.2.5.3 Tourist accommodation zone code – Criteria for assessment

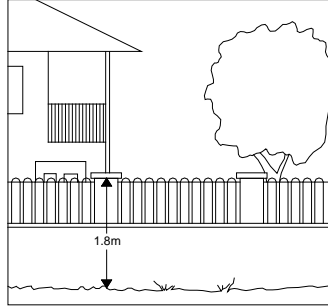
Table 6.2.5.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Non residential uses	
<p>PO1 Non-residential uses, only occur where they:</p> <ol style="list-style-type: none"> (1) are small in scale; (2) are integrated with tourist accommodation activities as part of a mixed use development; (3) do not unduly detract from residential amenity; (4) provide services primarily for tourists; and (5) do not impact on the function of the island's centres. 	No acceptable outcome is nominated.
All residential and accommodation uses	
<p>PO2 Land is predominantly used for tourist accommodation. Development supports and does not undermine this intention.</p>	No acceptable outcome is nominated.
<p>PO3 Multiple dwellings intended for permanent residential use are designed to minimise potential conflicts with tourist accommodation and related uses.</p>	No acceptable outcome is nominated.
<p>PO4 Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> (1) create useable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade. 	<p>AO4.1 Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m².</p> <p>Note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>
<p>PO5 Development provides private open space that is:</p> <ol style="list-style-type: none"> (1) useable in size and shape to meet the needs of a diversity of potential residents; (2) functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) clearly identified as private open space; and (4) provides a high level of privacy for residents and neighbours 	<p>AO5.1 For a ground floor dwelling, ground floor private open space is provided with:</p> <ol style="list-style-type: none"> (1) a minimum area of 25m² clear of any utilities such as gas, water tanks or air-conditioning units; and (2) a minimum dimension of 4m. <p>AO5.2 For dwellings above ground level, private balconies are provided with a minimum area of:</p> <ol style="list-style-type: none"> (1) 10m² for a 1 bedroom unit; or (2) 16m² for a two or more bedroom unit; <p>with a minimum dimension of 3m and clear of any air conditioning unit or drying space.</p>

Performance outcomes	Acceptable outcomes
	<p>AO5.3</p> <p>Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.</p>
Reconfiguration	
<p>PO6</p> <p>Existing lot sizes are maintained or increased to facilitate integrated tourist uses.</p>	<p>AO6.1</p> <p>Reconfiguration does not result in a smaller lot size.</p>
Built form	
<p>PO7</p> <p>Buildings are generally two to three storeys, and retain views to vegetated ridgelines.</p>	<p>AO7.1</p> <p>Building height is a maximum of 13m.</p>
<p>PO8</p> <p>Development occurs on lots which provide sufficient space for buildings to be oriented to the street.</p>	<p>AO8.1</p> <p>The site has a frontage which is a minimum of 20m in width.</p>
<p>PO9</p> <p>Site cover:</p> <ol style="list-style-type: none"> (1) allows for provision of substantial open space and landscaping on the site; and (2) mitigates the bulk and scale of development. 	<p>AO9.1</p> <p>Site cover does not exceed 60%.</p>
<p>PO10</p> <p>Building setbacks (other than basements):</p> <ol style="list-style-type: none"> (1) create an attractive, consistent and cohesive streetscape; (2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (3) do not prejudice the development or amenity of adjoining sites; (4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings; (5) provide useable open space for the occupants; and (6) provide space for service functions including car parking and clothes drying. 	<p>AO10.1</p> <ol style="list-style-type: none"> (1) buildings are set back from street frontages; (2) within 20% of the average front setback of adjoining buildings; or (3) where there are no adjoining buildings, 3m. <p>Figure 6.2.5.3.1 illustrates.</p> 
	<p>AO10.2</p> <p>At the side boundary:</p> <ol style="list-style-type: none"> (1) a built to boundary wall does not exceed 4.5m in height and 9m in

Performance outcomes	Acceptable outcomes
	<p>length along any one boundary; and otherwise, buildings are set back a minimum of:</p> <ul style="list-style-type: none"> (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 7.5m high; and (c) 2.5m plus 0.5m for every 3m or part thereof by which the building exceeds 7.5m. <p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p> <p>AO10.3 The rear boundary setback is a minimum of 4m.</p>
<p>PO11 Basements are designed to ensure:</p> <ul style="list-style-type: none"> (1) substantial areas of the site are available for deep planting; and (2) a strong relationship between the street and the proposed building and ground level open space. 	<p>AO11.1 Basements are set back by:</p> <ul style="list-style-type: none"> (1) 2m from the street frontage; and (2) 2m from other site boundaries if landscaping is intended to provide screening to neighbouring sites.
<p>PO12 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> (1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation; (2) variations in material and building form; (3) modulation in the facade, horizontally or vertically; (4) articulation of building entrances and openings; and (5) corner treatments to address both street frontages. 	<p>No acceptable outcome is nominated.</p>
<p>PO13 Design elements promote a subtropical and climate responsive design character through:</p> <ul style="list-style-type: none"> (1) the use of deep verandahs, decks and eaves; and (2) integration of buildings within landscape planting. 	<p>No acceptable outcome is nominated</p> <p>Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).</p>
<p>PO14 Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> (1) articulating individual buildings; (2) incorporating variety in design through use of roof pitch, height, gables and 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>skillsions; and</p> <p>(3) screening plant and equipment, such as vents, lift over-runs or solar energy and storm water collectors.</p>	
<p>PO15</p> <p>Development establishes an active interface with adjoining pedestrian spaces by providing physical connections between buildings and between buildings and public places to encourage pedestrian movement.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO16</p> <p>Parking facilities are located so that they do not dominate the streetscape or the building form when viewed from the street.</p>	<p>AO16.1</p> <p>Vehicle parking structures are located behind the building or within a basement level.</p>
<p>PO17</p> <p>Development is designed to create an attractive streetscape and discourage crime and anti-social behaviour by:</p> <ol style="list-style-type: none"> (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines. 	<p>AO17.1</p> <p>Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.</p> <p>Figure 6.2.5.3.2 illustrates.</p>  <p>Figure 6.2.5.3.2—Overlooking</p> <p>AO17.2</p> <p>Fences or walls along a street frontage or public space have a maximum height of:</p> <ol style="list-style-type: none"> (1) 1.2m where solid; or (2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent. <p>Figures 6.2.5.3.3 and 6.2.5.3.4 illustrate.</p>  <p>Figure 6.2.5.3.3—Fencing (1)</p>

Performance outcomes	Acceptable outcomes
	 <p data-bbox="810 577 1139 618">Figure 6.2.5.3.4—Fencing (2)</p>
Amenity	
<p data-bbox="236 678 312 707">PO18</p> <p data-bbox="236 719 772 992">Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.</p>	<p data-bbox="810 678 903 707">AO18.1</p> <p data-bbox="810 719 1353 869">Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by:</p> <ol data-bbox="810 880 1353 1093" style="list-style-type: none"> (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. <p data-bbox="810 1104 903 1133">AO18.2</p> <p data-bbox="810 1144 1353 1328">Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by:</p> <ol data-bbox="810 1339 1353 1552" style="list-style-type: none"> (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) landscape planting that will achieve a minimum of 2m in height at maturity. <p data-bbox="810 1563 903 1592">AO18.3</p> <p data-bbox="810 1603 1353 1664">Where incorporating screening devices, they are:</p> <ol data-bbox="810 1675 1353 1921" style="list-style-type: none"> (1) solid translucent screens or perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building.
<p data-bbox="236 1939 312 1968">PO19</p> <p data-bbox="236 1980 651 2009">On-site landscaping is provided to:</p>	<p data-bbox="810 1939 903 1968">AO19.1</p> <p data-bbox="810 1980 1315 2031">A minimum of 15% of the site is planted or vegetated landscaping (rather than</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (1) enhance the appearance of the development; (2) complement any native vegetation within the site; (3) create green roofs, walls or other sustainable building elements; (4) provide privacy between dwellings; and (5) screen unsightly components. 	<p>hardstand).</p> <p>AO19.2 A 2m wide landscaped area which is capable of deep planting to sustain mature trees, is provided along the length of any public road frontage.</p>
<p>PO20 Driveways and vehicle crossovers are designed to minimise the removal of any existing street trees located within the road reserve.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO21 Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO22 Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO23 Development minimises the extent of shadows on useable private open space or public spaces and provides adequate sunlight to habitable rooms on the site and adjoining.</p>	<p>AO23.1 Solar access to habitable rooms and private open space of dwellings:</p> <ul style="list-style-type: none"> (1) is not less than 3 hours between 9am and 3pm on June 21; or (2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.
<p>PO24 Waste disposal and servicing areas are not visible from public places and do not have adverse amenity impacts on adjoining properties.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO25 The site layout responds to topography, natural values and development constraints, such that:</p> <ul style="list-style-type: none"> (1) impacts on ecological corridors and native vegetation are minimised and mitigated; and (2) alteration to natural topography and drainage lines is minimised. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.</p>

6.2.6 Principal centre zone code

6.2.6.1 Application

This code applies to development:

- (1) within the principal centre zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the principal centre zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.6.2 Purpose

- (1) The purpose of the principal centre zone code is to guide the development of the highest order centres at Capalaba and Cleveland, which contain the largest and most diverse mix of uses including the highest order business, retail, government, community, entertainment and cultural activities, the highest density forms of housing, and the highest concentration of employment in the Redlands.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the principal centres consist of a diverse range of higher order business and retailing activities, including department stores, discount department stores, supermarkets, specialty stores and small and large scale offices;
 - (b) vibrant, mixed use environments are created, with high levels of day and night time activity;
 - (c) higher density residential and short term accommodation are established within the centres;
 - (d) the principal centres also accommodate a wide range of community, cultural and entertainment facilities such as theatres, nightclubs, restaurants, libraries and galleries and provide a major focus for community interaction and civic life;
 - (e) development maximises accessibility to and integration with the major public transport interchanges within the centres;
 - (f) development ensures the principal centres are highly accessible by public transport, walking and cycling;
 - (g) built form and streetscaping in principal centres strengthen the identity of the Redlands as a sub-tropical, bayside city, and create attractive and engaging streetscapes through scale, building elements, awnings and extensive street planting;
 - (h) built form and ground floor uses contribute to a comfortable, generous and safe pedestrian environment and active street frontages;
 - (i) development contributes to an interconnected network of urban parks, plazas and open spaces;
 - (j) major roads are provided with streetscape and landscape elements which create attractive urban boulevards;
 - (k) car parking areas and servicing areas do not visually dominate the centre; and
 - (l) development minimises adverse impacts on the residential amenity of the surrounding neighbourhood.
- (3) Cleveland
 - (a) the principal centre at Cleveland accommodates the primary administrative functions of the city including Council's headquarters and State and Commonwealth government services;
 - (b) the principal centre at Cleveland accommodates the city's primary cultural and entertainment facilities as well as important tourism related services and events;
 - (c) development concentrates a mix of uses around the harbour, including leisure, specialist boutiques and artisan retail as well as a substantial proportion of residential development, waterfront dining, night time activities and entertainment;

- (d) building height is greatest between Middle Street and Shore Street West and the railway station, and steps down towards the southern parts of the centre, other than on the gateway sites on the northern side of the intersection of Russell and Bloomfield Streets;
 - (e) built form ensures that views to North Stradbroke Island are retained when viewed from Shore Street between Delancey and Grant Streets;
 - (f) Bloomfield Street strengthens its role as Cleveland's high street, providing continuous active frontages between Middle Street and Russell Street, primarily consisting of small scale shops, cafes and restaurants;
 - (g) a new town square is established on Bloomfield Street;
 - (h) the physical and visual connection between Bloomfield Street and Raby Bay Harbour Park is strengthened;
 - (i) new centre gateway features at key intersections indicated on figure 6.2.6.3.1 are created through strong built form;
 - (j) underutilised land and surface car parks are redeveloped, with parking incorporated within or behind the built form;
 - (k) built form creates a strongly defined edge along the waterside, Raby Bay Harbour Park and along Shore Street; and
 - (l) additional mid block pedestrian linkages at the locations indicated on figure 6.2.6.3.1 are created to complement the existing grid street pattern.
- (4) Capalaba
- (a) the principal centre at Capalaba continues to act as the primary retail and commercial centre in the city;
 - (b) the principal centre at Capalaba accommodates administrative functions that are secondary to those of Cleveland and are generally limited to government support or branch offices;
 - (c) development assists in integrating the future busway into the centre and preserves the necessary corridors to achieve extension of the busway;
 - (d) building height is greatest in the core of the centre, focussed on a revitalised town square at Capalaba Place on Redland Bay Road (indicated on figure 6.2.6.3.2), and steps down to the edges of the centre;
 - (e) buildings are orientated to provide improved activation of the edges of the town square;
 - (f) development facilitates the creation of a key pedestrian spine and view corridor that provides easy access across the centre, between Capalaba Park and Capalaba Central shopping centres and beyond to surrounding parkland;
 - (g) development assists in activating the outside edges of the Capalaba Central and Capalaba Park shopping centres, sleeving and enlivening the streets and spaces with smaller scale uses that have active frontages;
 - (h) new centre gateway features at key intersections indicated on figure 6.2.6.3.2 are created through strong built form;
 - (i) development of the Capalaba Central and Capalaba Park shopping centres broadens the mix of uses, in particular, by incorporating additional office space; and
 - (j) additional mid block pedestrian linkages are created to increase the permeability and walkability of the centre.

6.2.6.3 Principal centre zone code – Criteria for assessment

Table 6.2.6.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Amenity	
PO1 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	AO1.1 Hours of opening are limited to 6am to midnight.
PO2 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	AO2.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO2.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO2.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO2.4 Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.
	AO2.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average.
For assessable development	
Uses	
PO3 The highest order and widest range of government services are provided in Cleveland. Only secondary government services are established in Capalaba.	No acceptable outcome is nominated.

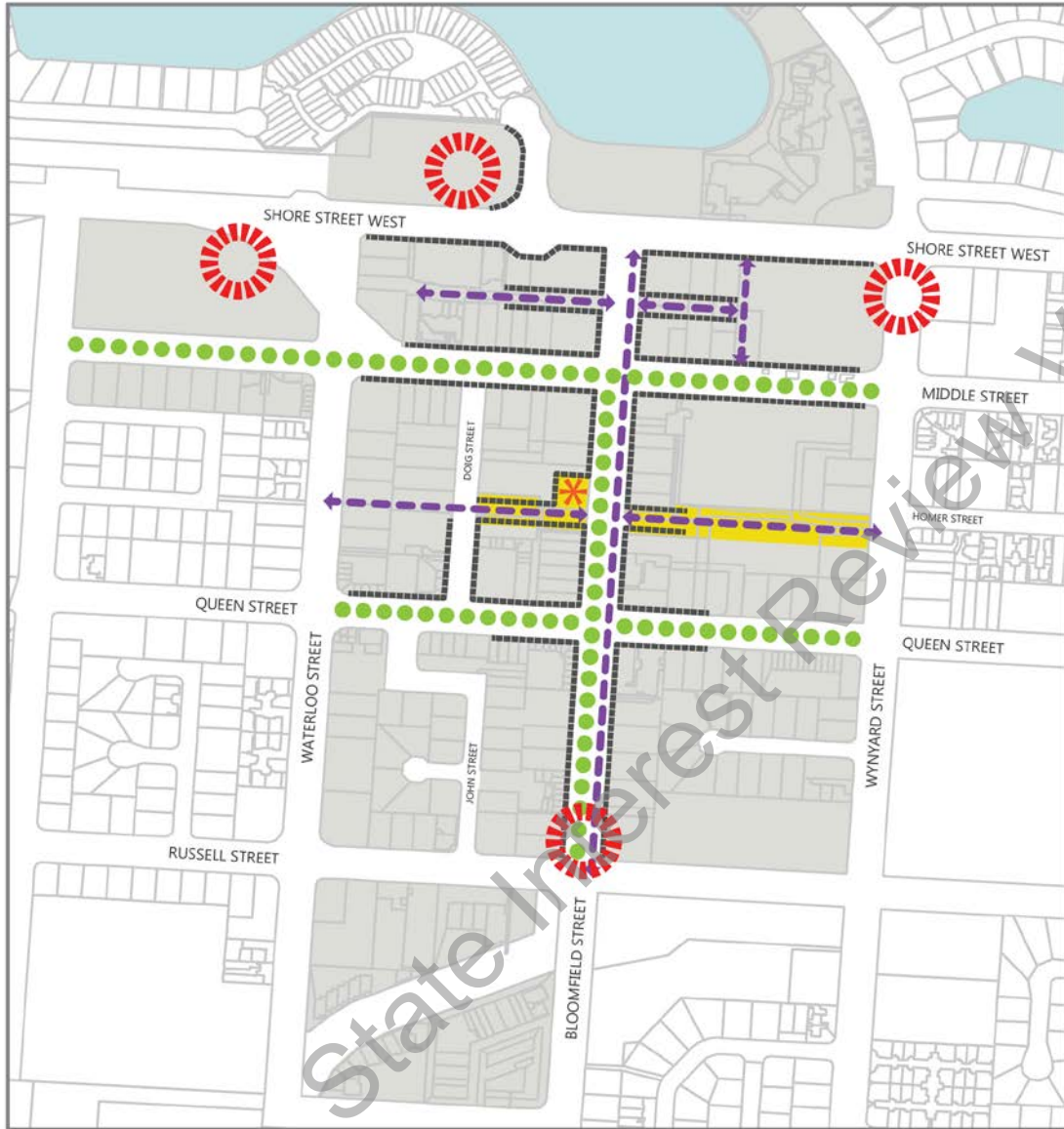
Performance outcomes	Acceptable outcomes
<p>PO4</p> <p>On streets and accessways identified as active frontages on figures 6.2.6.3.1 Cleveland principal centre and 6.2.6.3.2 Capalaba principal centre, ground floor uses contribute to the vitality and vibrancy of the city's public domain and include a mix of small scale shops, cafes and restaurants, and other uses which generate a high level of pedestrian traffic.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO5</p> <p>Residential development does not detract from active, pedestrian focussed streetscapes at ground level.</p>	<p>AO5.1</p> <p>Residential uses are established above or behind ground commercial uses.</p>
Built form	
<p>PO6</p> <p>Development on gateway sites entrances shown on figures 6.2.6.3.1 Cleveland principal centre and 6.2.6.3.2 Capalaba principal centre creates distinctive entry points through architectural design and building orientation.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO7</p> <p>Building height is consistent with figures 6.2.6.3.3 Cleveland building heights and 6.2.6.3.4 Capalaba building heights.</p>	<p>AO7.1</p> <p>Buildings or structures do not exceed the heights as shown on:</p> <p>(1) Figure 6.2.6.3.3 height map Cleveland; or</p> <p>(2) Figure 6.2.6.3.4 height map Capalaba.</p>
<p>PO8</p> <p>Buildings incorporate a podium level to provide a human scale and continuous streetscape and ground level.</p>	<p>AO8.1</p> <p>Buildings incorporate a two storey podium.</p>
	<p>AO8.2</p> <p>Above podium levels, buildings have a maximum site cover of 60%.</p>
<p>PO9</p> <p>Building setbacks along street frontages establish a well defined human scale, building edge at ground level and a continuous building line.</p>	<p>AO9.1</p> <p>Front setback is:</p> <p>(1) at podium levels - 0m (buildings are built to the street alignment); and</p> <p>(2) above podium levels - 4m.</p>
<p>PO10</p> <p>Side and rear boundary setbacks ensure buildings:</p> <p>(1) allow light penetration, air circulation and outlook and reduce building bulk above podium; and</p> <p>(2) minimise impacts on adjacent residential areas.</p>	<p>AO10.1</p> <p>Where a rear or side boundary adjoins land in a residential zone, buildings (whether podium level or above) are set back from the boundary a minimum of 3m or half the height of the building at that point, whichever is greater.</p>
	<p>AO10.2</p> <p>Elsewhere, rear or side boundary setback are:</p> <p>(1) at podium levels - 0m; and</p>

Performance outcomes	Acceptable outcomes
	(2) above podium levels - 4m from any side boundary and 6m from the rear boundary.
<p>PO11</p> <p>In Cleveland, development maintains:</p> <p>(1) the vegetated backdrop of North Stradbroke Island visible above buildings when approaching Cleveland, particularly from the section of Shore Street between Delancey and Grant Street; and</p> <p>(2) the view corridor down Bloomfield Street, through the Raby Bay Harbour to Moreton Bay.</p>	No acceptable outcome is nominated.
<p>PO12</p> <p>Buildings and structures positively contribute to visual character and streetscape by:</p> <p>(1) treating the site as a series of buildings, streets and spaces rather than a single, visually homogenous complex;</p> <p>(2) avoiding blank facades which are visible from the street or a public space;</p> <p>(3) incorporating human scale elements;</p> <p>(4) the use of high quality materials;</p> <p>(5) variations in materials, patterns, textures and colours;</p> <p>(6) building articulation and variation; and</p> <p>(7) the use of non-reflective materials.</p>	No acceptable outcome is nominated.
<p>PO13</p> <p>Buildings are designed to provide high levels of physical and visual interaction and access between internal and external spaces at ground level, having regard to:</p> <p>(1) maximising the extent of transparent and operable elements such as large window openings, sliding doors, window seating;</p> <p>(2) providing views into any semi public internal spaces such as arcades, communal courtyards and gardens;</p> <p>(3) including usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; and</p> <p>(4) minimising non-active elements such as vehicle access, fire egress, plant and building services along the frontage.</p>	No acceptable outcome is nominated.
<p>PO14</p> <p>Large format retailing, showrooms and shopping centres are designed to ensure a high level of pedestrian permeability and create street frontages sleeved with buildings</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
that define the street edge and screen parking areas or structures behind.	
PO15 Parking areas and parking stations are located and designed to ensure they are not a dominant element of the streetscape.	No acceptable outcome is nominated.
PO16 Entries to car parking are consolidated wherever possible.	No acceptable outcome is nominated.
PO17 Built form strengthens the physical and visual relationship between the railway station, Raby Bay Harbour Park and the rest of the Cleveland principal centre.	No acceptable outcome is nominated.
PO18 Buildings are designed to step with the contours of the site to ensure continuous building façade at street level.	No acceptable outcome is nominated.
PO19 Buildings are oriented to the street rather than to internal spaces or car parking areas.	No acceptable outcome is nominated.
PO20 Roof forms and spaces are designed as an integral part of the building. Plant or lift equipment, vents, air conditioning and other technical equipment including solar or water collectors, are designed as an architectural feature or are provided with attractive screening.	No acceptable outcome is nominated.
PO21 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	No acceptable outcome is nominated.
Public spaces and linkages	
PO22 Development facilitates the creation of a formal town square: (1) in Cleveland - at a mid-point on the western side of Bloomfield Street in accordance with figure 6.2.6.3.1 Cleveland principal centre; and (2) in Capalaba - at a mid-point on the eastern side of Redland Bay Road in	AO22.1 Development incorporates a town square in accordance with figures 6.2.6.3.1 Cleveland principal centre and 6.2.6.3.2 Capalaba principal centre.

Performance outcomes	Acceptable outcomes
accordance with figure 6.2.6.3.2 Capalaba principal centre.	
<p>PO23</p> <p>Development creates a network of attractive interlinking pedestrian routes and spaces to maximise the legibility and walkability of the centres, generally in accordance with figures 6.2.6.3.1 Cleveland principal centre and 6.2.6.3.2 Capalaba principal centre.</p>	<p>AO23.1</p> <p>Development incorporates pedestrian links in accordance with figures 6.2.6.3.1 Cleveland principal centre and 6.2.6.3.2 Capalaba principal centre.</p> <p>AO23.2</p> <p>Pedestrian links have a minimum width of 3m.</p>
<p>PO24</p> <p>At Capalaba, development strengthens two major pedestrian spines, being:</p> <p>(1) an east/west spine linking Coolnwynpin Creek, Capalaba Central shopping centre, Capalaba Place, Capalaba Park shopping centre and the Capalaba Regional Park and connecting through the new town square; and</p> <p>(2) a north/south spine linking John Fredricks Park and open space on the northern side of Old Cleveland Road with Capalaba Place, the bus station and Capalaba Park and Capalaba Central shopping centres.</p>	<p>AO24.1</p> <p>Development incorporates the major pedestrian spines in accordance with figure 6.2.6.3.2 Capalaba principal centre.</p> <p>AO24.2</p> <p>Major pedestrian spines have a minimum width of 10m.</p>
<p>PO25</p> <p>At Cleveland, development strengthens a major pedestrian spine, running east/west between Wynyard Street and Doig Street, connecting through the new town square.</p>	<p>AO25.1</p> <p>Development incorporates the major pedestrian spines in accordance with figure 6.2.6.3.1 Cleveland principal centre.</p> <p>AO25.2</p> <p>Major pedestrian spines have a minimum width of 10m.</p>
<p>PO26</p> <p>Development incorporates planting and landscape elements to create a boulevard treatment along major roads identified on figures 6.2.6.3.1 Cleveland principal centre and 6.2.6.3.2 Capalaba principal centre.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO27</p> <p>Awnings are provided along all active street frontages which:</p> <p>(1) cover the adjoining footpath;</p> <p>(2) are continuous across the frontage;</p> <p>(3) align to provide continuity with existing or future shelter structures on adjoining sites; and</p> <p>(4) are safe.</p>	<p>AO27.1</p> <p>Awnings are provided along all active frontages identified on figures 6.2.6.3.1 Cleveland principal centre and 6.2.6.3.2 Capalaba principal centre, which:</p> <p>(1) are cantilevered from the main building with any posts within the footpath being non-load-bearing;</p> <p>(2) are a minimum 3.2m in width and not more than 4.2m above pavement height; and</p> <p>(3) do not extend past a vertical plane:</p>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> (a) 1.5m inside the kerb line to enable street trees to be planted and grow; or (b) 0.6m inside the kerb line where trees are established; and (c) have a 0.5m clearance to any tree trunk and main branches.
Amenity and streetscape	
<p>PO28</p> <p>High quality landscape and streetscape treatments, including planting, street art and furniture are provided to contribute to the overall attractiveness and function of the centre.</p>	No acceptable outcome is nominated.
<p>PO29</p> <p>On-site landscaping is provided to:</p> <ul style="list-style-type: none"> (1) enhance the appearance of the development, particularly in car parking and service areas and public spaces; (2) contribute to pedestrian comfort through shade; (3) create green roofs, walls or other sustainable building elements; and (4) screen unsightly components. 	No acceptable outcome is nominated.
<p>PO30</p> <p>Landscaping is provided to buffer to adjoining land in residential zone or other sensitive land use.</p>	<p>AO30.1</p> <p>A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a residential zone or sensitive land use.</p>
<p>PO31</p> <p>Developments involving more than 20 dwellings or accommodation units provide sufficient communal open space to:</p> <ul style="list-style-type: none"> (1) create usable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade. 	<p>AO31.1</p> <p>Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m².</p> <p>Note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>
<p>PO32</p> <p>Development for residential and accommodation purposes maximises privacy for dwellings and avoids overlooking of habitable rooms and private open space.</p>	<p>AO32.1</p> <p>Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling unit within 9m. Screening consists of a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.</p>
<p>PO33</p> <p>Development for residential and accommodation purposes is designed to minimise noise nuisance for occupants.</p>	No acceptable outcome is nominated.



Cleveland Concept Plan

- Active Frontage
- Major Pedestrian Spine
- ★ Town Square
- Boulevard
- Pedestrian Link
- ☀ Gateway



Figure 6.2.6.3.1—Cleveland principal centre

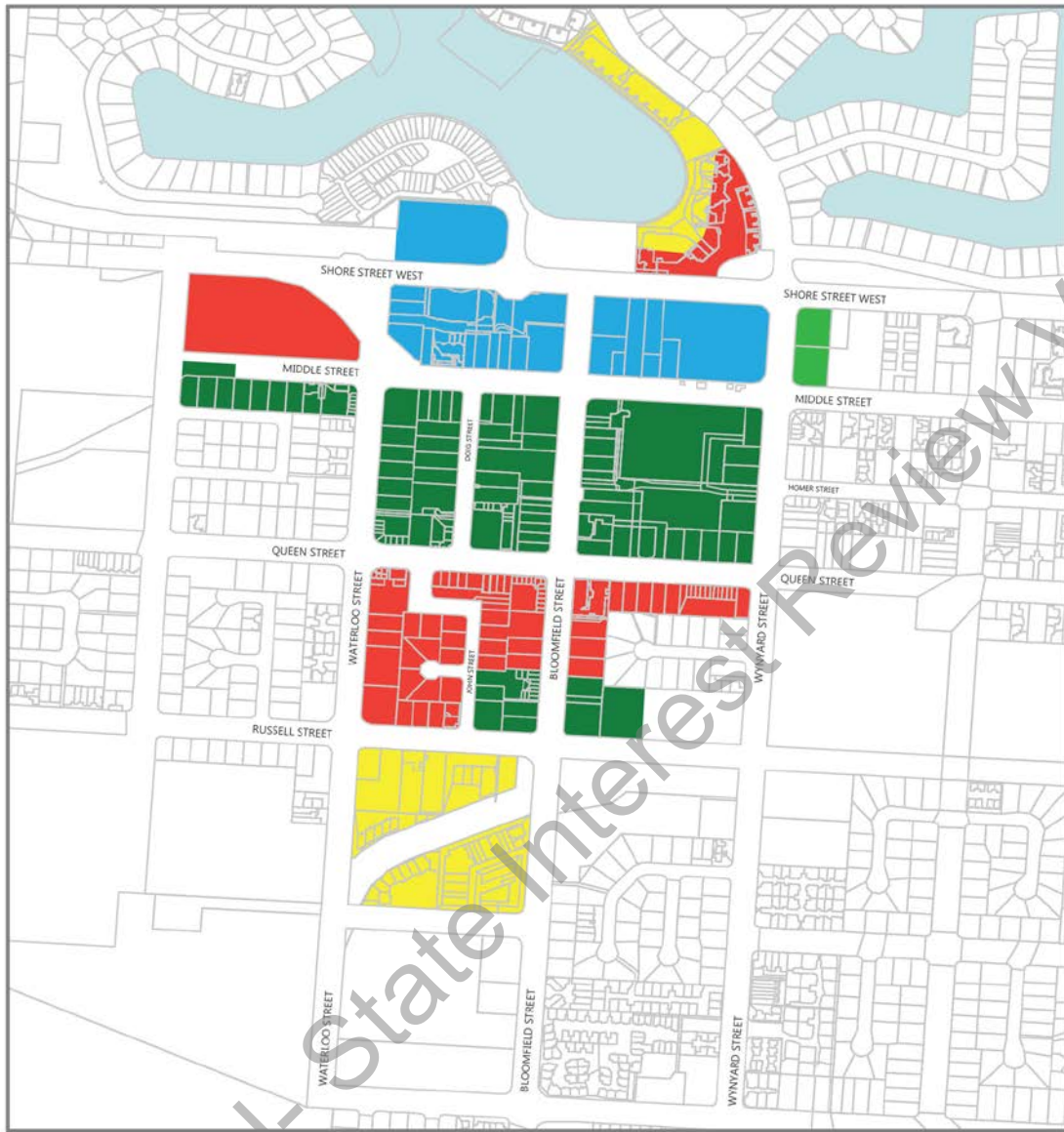


Capalaba Concept Plan

- Active Frontage
- Major Pedestrian Spine
- ★ Town Square
- Boulevard
- Pedestrian Link
- ⊙ Gateway



Figure 6.2.6.3.2—Capalaba principal centre



Cleveland - Building Heights

- 14 metres
- 20 metres
- 23 metres
- 26 metres
- 29 metres



Figure 6.2.6.3.3—Cleveland building heights



Capalaba - Building Heights

- 17 metres
- 23 metres
- 29 metres
- 41 metres



Figure 6.2.6.3.4—Capalaba building heights

6.2.7 Major centre zone code

6.2.7.1 Application

This code applies to development:

- (1) within the major centre zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the major centre zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.7.2 Purpose

- (1) The purpose of the major centre zone code is to guide the development of the Victoria Point centre, which will contain a diverse mix of residential accommodation, businesses, services and facilities to meet the weekly needs of a growing catchment population in the southern part of Redlands and the Southern Moreton Bay Islands.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Victoria Point plays a secondary retail, commercial and community service role to Cleveland and Capalaba;
 - (b) the centre is subordinate to and does not compromise the principal centres;
 - (c) a vibrant, mixed use environment is created, with high levels of day and night time activity and higher density residential and short term accommodation;
 - (d) the centre is highly accessible by public transport, walking and cycling;
 - (e) built form is generally larger than the surrounding residential environment, but transitions sensitively to surrounding residential areas;
 - (f) built form and streetscaping strengthen the identity of the Redlands as a sub-tropical, bayside city, and create attractive and engaging streetscapes through scale, building elements, awnings and extensive street planting;
 - (g) built form and ground floor uses contribute to a comfortable, generous and safe pedestrian environment and a bustling street life;
 - (h) development contributes to an interconnected network of urban parks, plazas and open spaces;
 - (i) development facilitates an integrated, mixed use centre design, with well connected pedestrian, cyclist and public transport facilities;
 - (j) car parking areas and servicing areas are generally located behind or beside buildings and do not visually dominate the centre; and
 - (k) development minimises adverse impacts on the residential amenity of the surrounding neighbourhood.

6.2.7.3 Major centre zone code – Criteria for assessment

Table 6.2.7.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Amenity	
PO1 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	AO1.1 Hours of opening are limited to 6am to midnight.
PO2 Development minimises impacts on the amenity of surrounding land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	AO2.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO2.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: <ol style="list-style-type: none"> (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO2.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO2.4 Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.
	AO2.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average.
For assessable development	
Uses	
PO3 Development: <ol style="list-style-type: none"> (1) is of a scale and nature that is commensurate with its catchment; and (2) does not undermine the role and successful functioning of the principal centres. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO4</p> <p>Ground floor uses contribute to the vitality and vibrancy of the centre's public domain and include a mix of small scale shops, cafes and restaurants, and other uses which generate a high level of pedestrian traffic.</p>	No acceptable outcome is nominated.
<p>PO5</p> <p>A mix of uses is achieved throughout the zone.</p>	<p>AO5.1</p> <p>Developments with a gross floor area greater than 500m² include more than one tenancy.</p>
<p>PO6</p> <p>Residential development does not detract from active, pedestrian focussed streetscapes at ground level.</p>	<p>AO6.1</p> <p>Residential uses are established above or behind ground floor commercial uses.</p>
Built form	
<p>PO7</p> <p>Buildings are generally four storeys, but transition down to height of buildings in adjoining residential zones.</p>	<p>AO7.1</p> <p>Building height does not exceed:</p> <ol style="list-style-type: none"> (1) 10.5m within 10m of an adjoining low density, low-medium density or character residential zone; and (2) 17m otherwise.
<p>PO8</p> <p>Buildings have a strong orientation to external and internal streets, are designed to be pedestrian focussed and allow for easy and unobstructed movement between the footpath and buildings.</p>	No acceptable outcome is nominated.
<p>PO9</p> <p>Side and rear boundary setbacks and treatments ensure buildings are well separated from adjoining residential land.</p>	<p>AO9.1</p> <p>Where a rear or side boundary adjoins land in a residential zone buildings are set back from the boundary a minimum of 3m or half the height of the building at that point, whichever is greater.</p>
<p>PO10</p> <p>Buildings and structures positively contribute to visual character and streetscape by:</p> <ol style="list-style-type: none"> (1) treating the site as a series of buildings, streets and spaces rather than a single, visually homogenous complex; (2) avoiding blank facades which are visible from the street or a public space; (3) incorporating human scale elements; (4) the use of high quality materials; (5) variations in materials, patterns, textures and colours; (6) building articulation and variation; and (7) the use of non-reflective materials. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO11</p> <p>Buildings are designed to provide high levels of physical and visual interaction and access between internal and external spaces at ground level, having regard to:</p> <ol style="list-style-type: none"> (1) maximising the extent of transparent and operable elements such as large window openings, sliding doors, window seating; (2) providing views into any semi public internal spaces such as arcades, communal courtyards and gardens; (3) including usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; and (4) minimising non-active elements such as vehicle access, fire egress, plant and building services along the frontage. 	<p>No acceptable outcome is nominated.</p>
<p>PO12</p> <p>Buildings are oriented to the street rather than to internal spaces or car parking areas.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO13</p> <p>Roof forms and spaces are designed as an integral part of the building. Plant or lift equipment, vents, air conditioning and other technical equipment including solar or water collectors, are designed as an architectural feature or are provided with attractive screening.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO14</p> <p>Car parking and service areas are located behind or beside buildings to minimise their visual and physical intrusion on the streetscape.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO15</p> <p>Entries to car parking are consolidated wherever possible.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO16</p> <p>Wherever possible, development maintains views and vistas to significant landscape features (including Erapah Creek), green space elements, including bushland and major parks) and buildings and places.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17</p> <p>Development is designed to discourage crime and anti-social behaviour by:</p> <ol style="list-style-type: none"> (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(3) minimising potential concealment and entrapment opportunities; and</p> <p>(4) providing direct movements with clear unobscured sight lines.</p>	
Public spaces and linkages	
<p>PO18</p> <p>Pedestrian permeability is maximised throughout the centre by providing physical connections between buildings, between buildings and public places and to public transport.</p>	No acceptable outcome is nominated.
<p>PO19</p> <p>Development strengthens pedestrian spines along the lake and along the internal main streets linking the different parts of the centre.</p>	No acceptable outcome is nominated.
Amenity and streetscape	
<p>PO20</p> <p>Development limits overshadowing on public places and residential land.</p>	<p>AO20.1</p> <p>Development ensures that adjoining public spaces and residential lots have a minimum of three (3) hours of direct sunshine between 9am and 3pm on 21 June.</p>
<p>PO21</p> <p>Awnings are provided along all primary street frontages which:</p> <ol style="list-style-type: none"> (1) cover the adjoining footpath; (2) are continuous across the frontage; (3) align to provide continuity with existing or future shelter structures on adjoining sites; and (4) are safe. 	<p>AO21.1</p> <p>Awnings are provided along street frontages which:</p> <ol style="list-style-type: none"> (1) are cantilevered from the main building with any posts within the footpath being non-load-bearing; (2) are a minimum 3.2m in width and not more than 4.2m above pavement height; and (3) do not extend past a vertical plane: <ol style="list-style-type: none"> (a) 1.5m inside the kerb line to enable street trees to be planted and grow; or (b) 0.6m inside the kerb line where trees are established; and (c) have a 0.5m clearance to any tree trunk and main branches.
<p>PO22</p> <p>High quality streetscape treatments, including planting, street art and furniture are provided to contribute to and enhance the overall attractiveness and function of the centre.</p>	No acceptable outcome is nominated.
<p>PO23</p> <p>On-site landscaping is provided to:</p> <ol style="list-style-type: none"> (1) enhance the appearance of the development, particularly in car parking and service areas and public spaces; (2) contribute to pedestrian comfort 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>through shade;</p> <p>(3) create green roofs, walls or other sustainable building elements; and</p> <p>(4) screen unsightly components.</p>	
<p>PO24</p> <p>Landscaping is provided to buffer to adjoining land in residential zone or other sensitive land use.</p>	<p>AO24.1</p> <p>A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a residential zone or sensitive land use.</p>
<p>PO25</p> <p>Developments involving more than 20 dwellings or accommodation units provide sufficient communal open space to:</p> <p>(1) create usable, flexible spaces suitable for a range of activities; and</p> <p>(2) provide facilities including seating, landscaping and shade.</p>	<p>AO25.1</p> <p>Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m².</p> <p>Note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>
<p>PO26</p> <p>Development for residential and accommodation purposes maximises privacy for dwellings and avoids overlooking of habitable rooms and private open space.</p>	<p>AO26.1</p> <p>Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling unit within 9m. Screening consists of a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.</p>
<p>PO27</p> <p>Development for residential and accommodation purposes is designed to minimise noise nuisance for occupants.</p>	<p>No acceptable outcome is nominated.</p>

6.2.8 District centre zone code

6.2.8.1 Application

This code applies to development:

- (1) within the district centre zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the district centre zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.8.2 Purpose

- (1) The purpose of the district centre zone code is to guide the creation of district centres at Alexandra Hills, Birkdale and Redland Bay which contain a diverse mix of residential accommodation, businesses, services and facilities to meet the weekly needs of a district population in the order of 15,000 people.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) district centres provide for the weekly shopping needs of catchments which are in the order of 15,000 people, and may include full line supermarkets, speciality stores, offices, dining, entertainment and community services;
 - (b) district centres are subordinate to and do not compromise higher order centres;
 - (c) residential and tourist accommodation is established within district centres to support the emergence of a vibrant mixed use environment;
 - (d) district centres accommodate a mix of day and night time activities;
 - (e) built form is generally larger than the surrounding residential environment, but transitions sensitively to surrounding residential areas;
 - (f) built form and ground floor uses contribute to an active, comfortable, safe, pedestrian focussed street life;
 - (g) built form and streetscaping strengthen the identity of the Redlands as a sub-tropical, bayside city, and create attractive and engaging streetscapes through scale, building elements, awnings and extensive street planting;
 - (h) development creates an interconnected network of urban parks, plazas and open spaces that provide a focus for community interaction and civic life;
 - (i) development facilitates an integrated, mixed use centre design, with well connected pedestrian, cyclist and public transport facilities;
 - (j) car parking areas and servicing areas are generally located behind or beside buildings and do not visually dominate the centre; and
 - (k) development minimises adverse impacts on the residential amenity of the surrounding neighbourhood.

6.2.8.3 District centre zone code – Criteria for assessment

Table 6.2.8.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Amenity	
PO1 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	AO1.1 Hours of opening are limited to 6am to midnight.
PO2 Development minimises impacts on the amenity of surrounding land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	AO2.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO2.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO2.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO2.4 Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.
	AO2.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average.
For assessable development	
Uses	
PO3 Development: (1) is consistent with the role of a district centre, and is of a scale and nature that is commensurate with a catchment	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(2) of 15,000 people; and does not undermine the role and function of other higher order centres.	
PO4 A mix of uses is achieved throughout the zone.	AO4.1 Developments with a gross floor area greater than 500m ² include more than one tenancy.
PO5 Residential development does not detract from active, pedestrian focussed streetscapes at ground level.	AO5.1 Residential uses are established above or behind ground floor commercial uses.
Built form	
PO6 Buildings are generally up to four storeys, but transition down to equivalent heights of buildings in adjoining residential zones.	AO6.1 Building height does not exceed: (1) 10.5m within 10m of an adjoining low density, low-medium density or character residential zone; and (2) 17m otherwise.
PO7 Site coverage provides adequate space for pedestrian and vehicle access, car parking, service areas and landscaping.	AO7.1 The maximum site cover is 100%.
PO8 Buildings create a continuous building alignment along the street, and are designed to be pedestrian focussed and allow for easy and unobstructed movement between the footpath and buildings.	AO8.1 Buildings are built to the street alignment.
PO9 Side and rear boundary setbacks and treatments ensure buildings are well separated from adjoining residential land.	AO9.1 Where a rear or side boundary adjoins land in a residential zone buildings are setback from the boundary a minimum of 3m or half the height of the building at that point, whichever is greater.
PO10 Buildings and structures positively contribute to visual character and streetscape by: (1) treating the site as a series of buildings, streets and spaces rather than a single, visually homogenous complex; (2) avoiding blank facades which are visible from the street or a public space; (3) incorporating human scale elements; (4) the use of high quality materials; (5) variations in materials, patterns, textures and colours; (6) building articulation and variation; and (7) the use of non-reflective materials.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO11</p> <p>Buildings are designed to provide high levels of physical and visual interaction and access between internal and external spaces at ground level, having regard to:</p> <ol style="list-style-type: none"> (1) maximising the extent of transparent and operable elements such as large window openings, sliding doors, window seating; (2) providing views into any semi public internal spaces such as arcades, communal courtyards and gardens; (3) including usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; and (4) minimising non-active elements such as vehicle access, fire egress, plant and building services along the frontage. 	<p>No acceptable outcome is nominated.</p>
<p>PO12</p> <p>Buildings are oriented to the street rather than to internal spaces or car parking areas.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO13</p> <p>Roof forms and spaces are designed as an integral part of the building. Plant or lift equipment, vents, air conditioning and other technical equipment including solar or water collectors, are designed as an architectural feature or are provided with attractive screening.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO14</p> <p>Car parking and service areas are located behind or beside buildings to minimise their visual and physical intrusion on the streetscape.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO15</p> <p>Entries to car parking are consolidated wherever possible.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO16</p> <p>Wherever possible, development maintains views and vistas to significant landscape features, green space elements, including bushland and major parks) and buildings and places.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17</p> <p>Development is designed to discourage crime and anti-social behaviour by:</p> <ol style="list-style-type: none"> (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	
PO18 Pedestrian permeability is maximised throughout the centre by providing physical connections between buildings, between buildings and public places and to public transport.	No acceptable outcome is nominated.
Amenity and streetscape	
PO19 Development limits overshadowing on public places and residential land.	AO19.1 Development ensures that adjoining public spaces and residential lots have a minimum of three (3) hours of direct sunshine between 9am and 3pm on 21 June.
PO20 Awnings are provided along all primary street frontages which: <ol style="list-style-type: none"> (1) cover the adjoining footpath; (2) are continuous across the frontage; (3) align to provide continuity with existing or future shelter structures on adjoining sites; and (4) are safe. 	AO20.1 Awnings are provided along street frontages which: <ol style="list-style-type: none"> (1) are cantilevered from the main building with any posts within the footpath being non-load-bearing; (2) are a minimum 3.2m in width and not more than 4.2m above pavement height; and (3) do not extend past a vertical plane: <ol style="list-style-type: none"> (a) 1.5m inside the kerb line to enable street trees to be planted and grow; or (b) 0.6m inside the kerb line where trees are established; and (c) have a 0.5m clearance to any tree trunk and main branches.
PO21 High quality streetscape treatments, including planting, street art and furniture are provided to contribute to and enhance the overall attractiveness and function of the centre.	No acceptable outcome is nominated.
PO22 On-site landscaping is provided to: <ol style="list-style-type: none"> (1) enhance the appearance of the development, particularly in car parking and service areas and public spaces; (2) contribute to pedestrian comfort through shade; (3) create green roofs, walls or other sustainable building elements; and (4) screen unsightly components. 	No acceptable outcome is nominated.
PO23 Landscaping is provided to buffer to adjoining	AO23.1 A densely planted 3m wide landscaped

Performance outcomes	Acceptable outcomes
land in residential zone or other sensitive land use.	buffer, in combination with a 2m high solid fence, is provided along a boundary with a residential zone or sensitive land use.
<p>PO24</p> <p>Developments involving more than 20 dwellings or accommodation units provide sufficient communal open space to:</p> <ol style="list-style-type: none"> (1) create usable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade. 	<p>AO24.1</p> <p>Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m².</p> <p>Note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>
<p>PO25</p> <p>Development for residential and accommodation purposes maximises privacy for dwellings and avoids overlooking of habitable rooms and private open space.</p>	<p>AO25.1</p> <p>Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling unit within 9m. Screening consists of a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.</p>
<p>PO26</p> <p>Development for residential and accommodation purposes is designed to minimise noise nuisance for occupants.</p>	<p>No acceptable outcome is nominated.</p>

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6.2.9 Local centre zone code

6.2.9.1 Application

This code applies to development:

- (1) within the local centre zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the local centre zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.9.2 Purpose

- (1) The purpose of the local centre zone code is to guide the creation of local centres which contain a concentration of businesses, services and facilities to meet convenience needs for a suburb- or island-wide community.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) local centres service the retail, commercial and community needs of a local catchment (generally 5,000-10,000 people) by providing uses such as mini-supermarkets, specialty stores, small scale offices and food and drink outlets;
 - (b) local centres are subordinate to and do not compromise higher order centres; they are limited to a scale of retailing activities that is proportionate to the catchment size, and do not include full line supermarkets;
 - (c) community, entertainment and other activities associated which serve a broader catchment or involve late night operation are not established, other than within the Point Lookout local centre;
 - (d) residential development occurs in the form of shop-top housing or in a manner that does not detract from centre activities;
 - (e) development avoids increasing adverse impacts on the residential amenity of the surrounding neighbourhood;
 - (f) development facilitates an integrated, mixed use centre design, with vibrant streets and public spaces and well connected pedestrian, cyclist and public transport facilities;
 - (g) development contributes to the creation of safe and accessible pedestrian and cycle focused environments;
 - (h) built form is consistent with the surrounding residential environment;
 - (i) development contributes positively to an active, pedestrian focussed and attractive streetscape;
 - (j) car parking areas and servicing areas are generally located behind or beside buildings and do not visually dominate the centre; and
 - (k) the Point Lookout centre:
 - (i) provides tourist accommodation as part of mixed use developments;
 - (ii) is designed to maximise views;
 - (iii) has a built form that minimises disturbance of the natural ground form; and
 - (iv) incorporates building elements and architectural styles that reflect the distinctive island village character.

6.2.9.3 Local centre zone code – Criteria for assessment

Table 6.2.9.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Amenity	
PO1 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	AO1.1 Hours of opening are limited to 6am to 10pm.
PO2 Development minimises impacts on the amenity of surrounding land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	AO2.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO2.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: <ul style="list-style-type: none"> (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO2.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO2.4 Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.
	AO2.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average.
For assessable development	
Uses	
PO3 Development: <ul style="list-style-type: none"> (1) is consistent with the role of a local centre, and is of a scale and nature that is commensurate with its catchment; and 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(2) does not undermine the role and function of other higher order centres.	
PO4 Built form has a fine grain, characterised by small scale tenancies creating variation of shop fronts at street level.	AO4.1 Developments with a gross floor area of 500m ² or more include more than one tenancy and any single tenancy does not exceed 400m ² .
PO5 Community and entertainment activities are small in scale, are not characterised by night time activity and are compatible with the amenity for the surrounding residential environment.	No acceptable outcome is nominated.
PO6 Residential development does not detract from active, pedestrian focussed streetscapes at ground level.	AO6.1 Residential uses are established above or behind ground floor commercial uses.
Built form	
PO7 Buildings are similar to the height of intended residential buildings in the locality.	AO7.1 Building height does not exceed 10.5m.
PO8 Site coverage provides adequate space for pedestrian and vehicle access, car parking, service areas and landscaping.	AO8.1 The maximum site cover is 75%.
PO9 Buildings create a continuous building alignment along the street, and are designed to be pedestrian focussed and allow for easy and unobstructed movement between the footpath and buildings.	AO9.1 Buildings are built to the street alignment.
PO10 Side and rear boundary setbacks and treatments ensure buildings are well separated from adjoining residential land.	AO10.1 Where a rear or side boundary adjoins land in a residential zone buildings are setback from the boundary a minimum of 3m or half the height of the building at that point, whichever is greater.
PO11 Buildings and structures positively contribute to visual character and streetscape by: (1) treating the site as a series of buildings, streets and spaces rather than a single, visually homogenous complex; (2) avoiding blank facades which are visible from the street or a public space: (a) incorporating human scale elements; (b) the use of high quality materials;	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (c) variations in materials, patterns, textures and colours; (d) building articulation and variation; and (e) the use of non-reflective materials. 	
<p>PO12</p> <p>Buildings are designed to provide high levels of physical and visual interaction and access between internal and external spaces at ground level, having regard to:</p> <ul style="list-style-type: none"> (1) maximising the extent of transparent and operable elements such as large window openings, sliding doors, window seating; (2) providing views into any semi public internal spaces such as arcades, communal courtyards and gardens; (3) including usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; and (4) minimising non-active elements such as vehicle access, fire egress, plant and building services along the frontage. 	No acceptable outcome is nominated.
<p>PO13</p> <p>Buildings are oriented to the street rather than to internal spaces or car parking areas.</p>	No acceptable outcome is nominated.
<p>PO14</p> <p>Roof forms and spaces are designed as an integral part of the building. Plant or lift equipment, vents, air conditioning and other technical equipment including solar or water collectors, are designed as an architectural feature or are provided with attractive screening.</p>	No acceptable outcome is nominated.
<p>PO15</p> <p>Car parking and service areas are located behind or beside buildings to minimise their visual and physical intrusion on the streetscape.</p>	No acceptable outcome is nominated.
<p>PO16</p> <p>Entries to car parking are consolidated wherever possible.</p>	No acceptable outcome is nominated.
<p>PO17</p> <p>Wherever possible, development maintains views and vistas to significant landscape features (including Moreton Bay), green space elements, including bushland and major parks) and buildings and places.</p>	No acceptable outcome is nominated.
<p>PO18</p> <p>Development is designed to discourage</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
crime and anti-social behaviour by: <ol style="list-style-type: none"> (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines. 	
PO19 Pedestrian permeability is maximised throughout the centre by providing physical connections between buildings, between buildings and public places and to public transport.	No acceptable outcome is nominated.
Amenity and streetscape	
PO20 Development limits overshadowing on public places and residential land.	AO20.1 Development ensures that adjoining public spaces and residential lots have a minimum of three (3) hours of direct sunshine between 9am and 3pm on 21 June.
PO21 Awnings are provided along all primary street frontages which: <ol style="list-style-type: none"> (1) cover the adjoining footpath; (2) are continuous across the frontage; (3) align to provide continuity with existing or future shelter structures on adjoining sites; and (4) are safe. 	AO21.1 Awnings are provided along street frontages which: <ol style="list-style-type: none"> (1) are cantilevered from the main building with any posts within the footpath being non-load-bearing; (2) are a minimum 3.2m in width and not more than 4.2m above pavement height; (3) do not extend past a vertical plane: <ol style="list-style-type: none"> (a) 1.5m inside the kerb line to enable street trees to be planted and grow; or (b) 0.6m inside the kerb line where trees are established; and (4) have a 0.5m clearance to any tree trunk and main branches.
PO22 High quality streetscape treatments, including planting, street art and furniture are provided to contribute to and enhance the overall attractiveness and function of the centre.	No acceptable outcome is nominated.
PO23 On-site landscaping is provided to: <ol style="list-style-type: none"> (1) enhance the appearance of the development, particularly in car parking and service areas and public spaces; (2) contribute to pedestrian comfort 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>through shade;</p> <p>(3) create green roofs, walls or other sustainable building elements; and</p> <p>(4) screen unsightly components.</p>	
<p>PO24</p> <p>Landscaping is provided to buffer to adjoining land in residential zone or other sensitive land use.</p>	<p>AO24.1</p> <p>A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a residential zone or sensitive land use.</p>
<p>PO25</p> <p>Developments involving more than 20 dwellings or accommodation units provide sufficient communal open space to:</p> <p>(1) create usable, flexible spaces suitable for a range of activities; and</p> <p>(2) provide facilities including seating, landscaping and shade.</p>	<p>AO25.1</p> <p>Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m².</p> <p>Note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>
<p>PO26</p> <p>Development for residential and accommodation purposes maximises privacy for dwellings and avoids overlooking of habitable rooms and private open space.</p>	<p>AO26.1</p> <p>Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling unit within 9m. Screening consists of a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.</p>
<p>PO27</p> <p>Development for residential and accommodation purposes is designed to minimise noise nuisance for occupants.</p>	<p>No acceptable outcome is nominated.</p>

6.2.10 Neighbourhood centre zone code

6.2.10.1 Application

This code applies to development:

- (1) within the neighbourhood centre zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the neighbourhood centre zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.10.2 Purpose

- (1) The purpose of the neighbourhood centre zone code is to guide the creation of neighbourhood centres which contain a limited range of businesses, services and facilities to meet the basic, day to day needs of the community in the immediate vicinity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is of a scale and nature that services the day to day retail, commercial and community needs of a walkable neighbourhood catchment;
 - (b) neighbourhood centres are subordinate to and do not compromise higher order centres;
 - (c) full line supermarkets and higher order retailing are not established;
 - (d) community, entertainment and other activities associated serving a broader catchment or involving late night operation are not established other than on North Stradbroke Island or Southern Moreton Bay Islands;
 - (e) residential development occurs in the form of shop-top housing or in a manner that does not detract from centre activities;
 - (f) development avoids increasing adverse impacts on the residential amenity of the surrounding neighbourhood;
 - (g) development contributes to the creation of safe and accessible pedestrian and cycle focused environments;
 - (h) built form is low-rise, consistent with the surrounding residential environment;
 - (i) development contributes positively to an active, pedestrian focussed and attractive streetscape; and
 - (j) car parking areas and servicing areas are generally located behind or beside buildings and do not visually dominate the centre.

6.2.10.3 Neighbourhood centre zone code – Criteria for assessment

Table 6.2.10.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Amenity	
PO1 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	AO1.1 Hours of opening are limited to 6am to 10pm.
PO2 Development minimises impacts on the amenity of surrounding land in a residential zone having regard to noise, odour, vibration, air or light emissions.	AO2.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO2.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: <ul style="list-style-type: none"> (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO2.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO2.4 Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.
	AO2.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average.
For assessable development	
Uses	
PO3 Development: <ul style="list-style-type: none"> (1) is consistent with the role of a neighbourhood centre in primarily servicing the convenience needs of a 	AO3.1 The total gross floor area of all shops or shopping centres within the centre does not exceed 1,500m ² . Full line supermarkets are not established.

Performance outcomes	Acceptable outcomes
<p>(2) walkable neighbourhood catchment; does not undermine the role and function of other higher order centres; and</p> <p>(3) does not include showrooms, full line supermarkets or other higher order retailing functions.</p>	<p>AO3.2 The total gross floor area of all commercial offices, service industry uses and food and drink outlets within the centre does not exceed 1,200m².</p> <p>AO3.3 No showrooms are established.</p>
<p>PO4 Community and entertainment activities are small in scale, are not characterised by night time activity and are compatible with the amenity for the surrounding residential environment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO5 Built form has a fine grain, characterised by small scale tenancies creating variation of shop fronts at street level.</p>	<p>AO5.1 Developments with a gross floor area of 500m² or more include more than one tenancy and any single tenancy does not exceed 400m².</p>
<p>PO6 Residential development does not detract from active, pedestrian focussed streetscapes at ground level.</p>	<p>AO6.1 Residential uses are established above or behind ground floor commercial uses.</p>
Built form	
<p>PO7 Buildings height is low rise and similar to the height of intended residential buildings in the locality.</p>	<p>AO7.1 In the Kinross Road neighbourhood centre building height does not exceed 14m. In all other centres, building height does not exceed 10.5m.</p>
<p>PO8 Site coverage provides adequate space for pedestrian and vehicle access, car parking, service areas and landscaping.</p>	<p>AO8.1 The maximum site cover for ground or podium level development is 75%.</p>
<p>PO9 Buildings create a continuous building alignment along the street, and are designed to be pedestrian focussed and allow for easy and unobstructed movement between the footpath and buildings.</p>	<p>AO9.1 Buildings are built to the street alignment.</p>
<p>PO10 Side and rear boundary setbacks and treatments ensure buildings are well separated from adjoining residential land.</p>	<p>AO10.1 Where a rear or side boundary adjoins land in a residential zone buildings are set back from the boundary a minimum of 3m or half the height of the building at that point, whichever is greater.</p>
<p>PO11 Buildings and structures contribute positively to visual character and streetscape by:</p> <p>(1) treating the site as a series of buildings, streets and spaces rather than a single, visually homogenous</p>	<p>No acceptable outcome is nominated.</p>

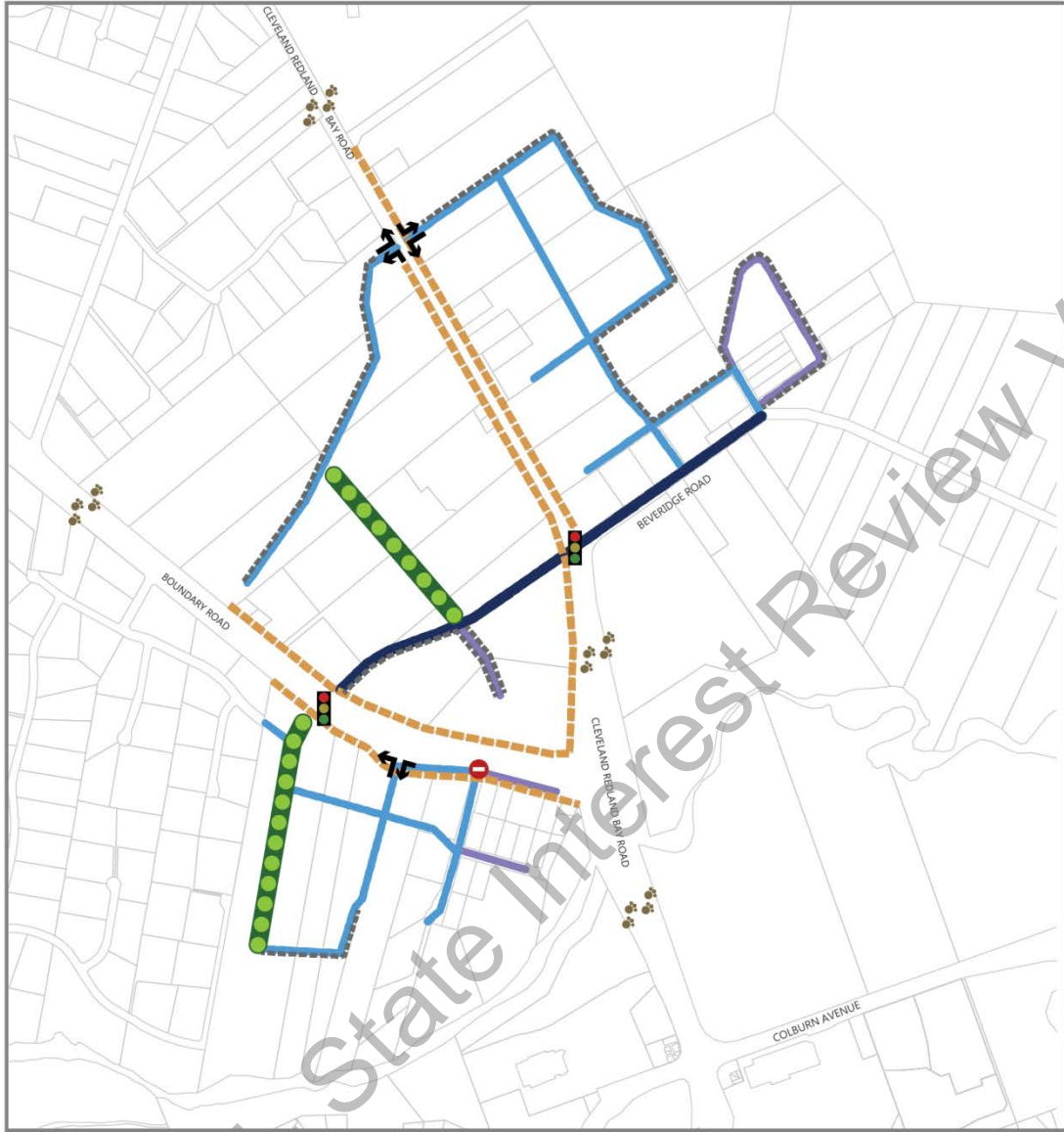
Performance outcomes	Acceptable outcomes
<p>complex;</p> <p>(2) avoiding blank facades which are visible from the street or a public space;</p> <p>(3) incorporating human scale elements;</p> <p>(4) the use of high quality materials;</p> <p>(5) variations in materials, patterns, textures and colours;</p> <p>(6) building articulation and variation; and</p> <p>(7) the use of non-reflective materials.</p>	
<p>PO12</p> <p>Buildings are designed to provide high levels of physical and visual interaction and access between internal and external spaces at ground level, having regard to:</p> <p>(1) maximising the extent of transparent and operable elements such as large window openings, sliding doors, window seating;</p> <p>(2) providing views into any semi public internal spaces such as arcades, communal courtyards and gardens;</p> <p>(3) including usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm;</p> <p>(4) minimising non-active elements such as vehicle access, fire egress, plant and building services along the frontage.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO13</p> <p>Buildings are oriented to the street rather than to internal spaces or car parking areas.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO14</p> <p>Roof forms and spaces are designed as an integral part of the building. Plant or lift equipment, vents and other technical equipment including solar or water collectors, are designed as an architectural feature or are provided with attractive screening.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO15</p> <p>Car parking and service areas are located behind or beside buildings to minimise their visual and physical intrusion on the streetscape.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO16</p> <p>Entries to car parking are consolidated wherever possible.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17</p> <p>Wherever possible, development maintains views and vistas to significant landscape features (including Moreton Bay), green space elements, including bushland and</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
major parks) and buildings and places.	
<p>PO18</p> <p>Development is designed to discourage crime and anti-social behaviour by:</p> <ol style="list-style-type: none"> (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines. 	No acceptable outcome is nominated.
<p>PO19</p> <p>Pedestrian permeability is maximised throughout the centre by providing physical connections between buildings, public places and public transport.</p>	No acceptable outcome is nominated.
<p>PO20</p> <p>In the South East Thornlands neighbourhood centre, development facilitates the establishment a safe, permeable, legible and functional movement network including streets, pedestrian, cyclist and public transport routes, that is generally in accordance with figures 6.2.10.3.1 road movement network and 6.2.10.3.2 pedestrian, cycle and public transport network.</p>	<p>AO20.1</p> <p>Development incorporates transport network elements consistent with figure 6.2.10.3.1 road movement network and 6.2.10.3.2 pedestrian, cycle and public transport network.</p>
<p>PO21</p> <p>In the Kinross Road neighbourhood centre, development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with figures 6.2.10.3.3 road movement network and 6.2.10.3.4 pedestrian, cycle, public transport and parks network.</p>	<p>AO21.1</p> <p>Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with figures 6.2.10.3.3 road movement network and 6.2.10.3.4 pedestrian, cycle, public transport and parks network.</p>
<p>PO22</p> <p>Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character</p>	<p>AO22.1</p> <p>Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including:</p> <ol style="list-style-type: none"> (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and

Performance outcomes	Acceptable outcomes
	(4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
PO23 New streets provide sufficient width for on street parking on both sides.	AO23.1 Streets have a minimum width of 18m.
Amenity and streetscape	
PO24 Development limits overshadowing on public places and residential land.	AO24.1 Development ensures that adjoining public spaces and residential lots have a minimum of three (3) hours of direct sunshine between 9am and 3pm on 21 June.
PO25 Awnings are provided along all primary street frontages which: (1) cover the adjoining footpath; (2) are continuous across the frontage; (3) align to provide continuity with existing or future shelter structures on adjoining sites; and (4) are safe.	AO25.1 Awnings are provided along street frontages which: (1) are cantilevered from the main building with any posts within the footpath being non-load-bearing; (2) are a minimum 3.2m in width and not more than 4.2m above pavement height; (3) do not extend past a vertical plane: (a) 1.5m inside the kerb line to enable street trees to be planted and grow; or (b) 0.6m inside the kerb line where trees are established; and (c) have a 0.5m clearance to any tree trunk and main branches.
PO26 High quality streetscape treatments, including planting, street art and furniture are provided to contribute to and enhance the overall attractiveness and function of the centre.	No acceptable outcome is nominated.
PO27 On-site landscaping is provided to: (1) enhance the appearance of the development, particularly in car parking and service areas and public spaces; (2) contribute to pedestrian comfort through shade; (3) create green roofs, walls or other sustainable building elements; and (4) screen unsightly components.	No acceptable outcome is nominated.
PO28 Landscaping is provided to buffer to adjoining land in residential zone or other sensitive land use.	AO28.1 A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a residential zone or sensitive land use.

Performance outcomes	Acceptable outcomes
<p>PO29</p> <p>Developments involving more than 20 dwellings or accommodation units provide sufficient communal open space to:</p> <ol style="list-style-type: none"> (1) create usable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade. 	<p>AO29.1</p> <p>Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m².</p> <p>Note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>
<p>PO30</p> <p>Development for residential and accommodation purposes maximises privacy for dwellings and avoids overlooking of habitable rooms and private open space.</p>	<p>AO30.1</p> <p>Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling unit within 9m. Screening consists of a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.</p>
<p>PO31</p> <p>Development for residential and accommodation purposes is designed to minimise noise nuisance for occupants.</p>	<p>No acceptable outcome is nominated.</p>

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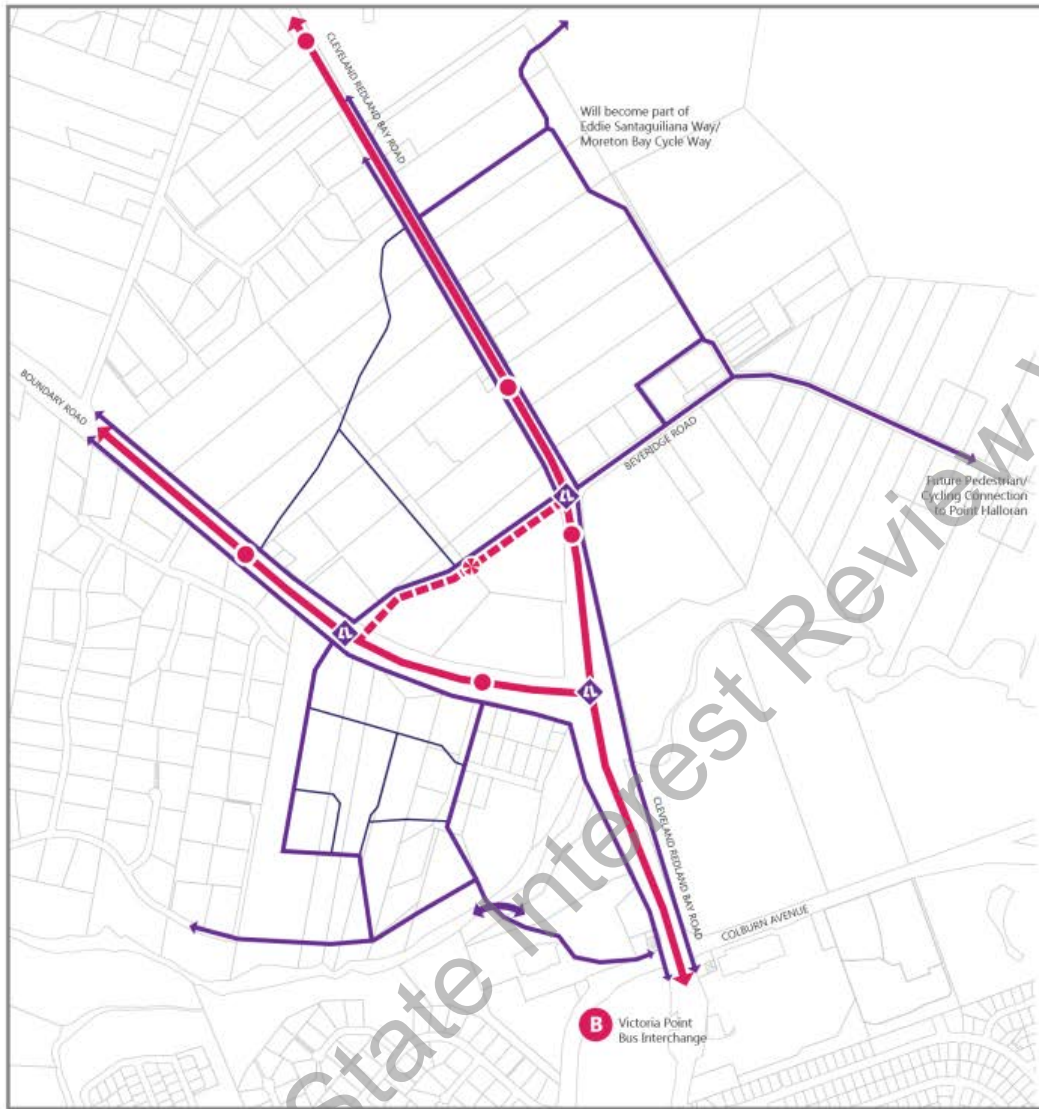


South East Thornlands - Road Movement Network

- █ Trunk Collector
- █ Boulevard
- █ Collector Street
- █ Access Street/Place
- - - Landscaping and Acoustic Treatment
- - - Esplanade Treatment
- Intersection - Left in, Left out only
- Intersection - 4 way signalised
- No direct access to Boundary Road
- Recommended Fauna Crossing Locations



Figure 6.2.10.3.1—South East Thornlands: road movement network



South East Thornlands - Pedestrian, Cycle and Public Transport Network

- ↔ Primary Pedestrian Cycle Link
- Secondary Pedestrian Cycle Link
- ↔ Shared Pedestrian Cycle Bridge
- ⚠ Controlled Pedestrian/Cycle Crossing Points
- ↔ Existing Bus Priority and Line Haul Routes
- ⓑ Bus Station
- Existing Bus Stops
- - - Potential Bus Route
- * Potential Bus Stop

Figure 6.2.10.3.2—South East Thornlands: pedestrian, cycle and public transport network

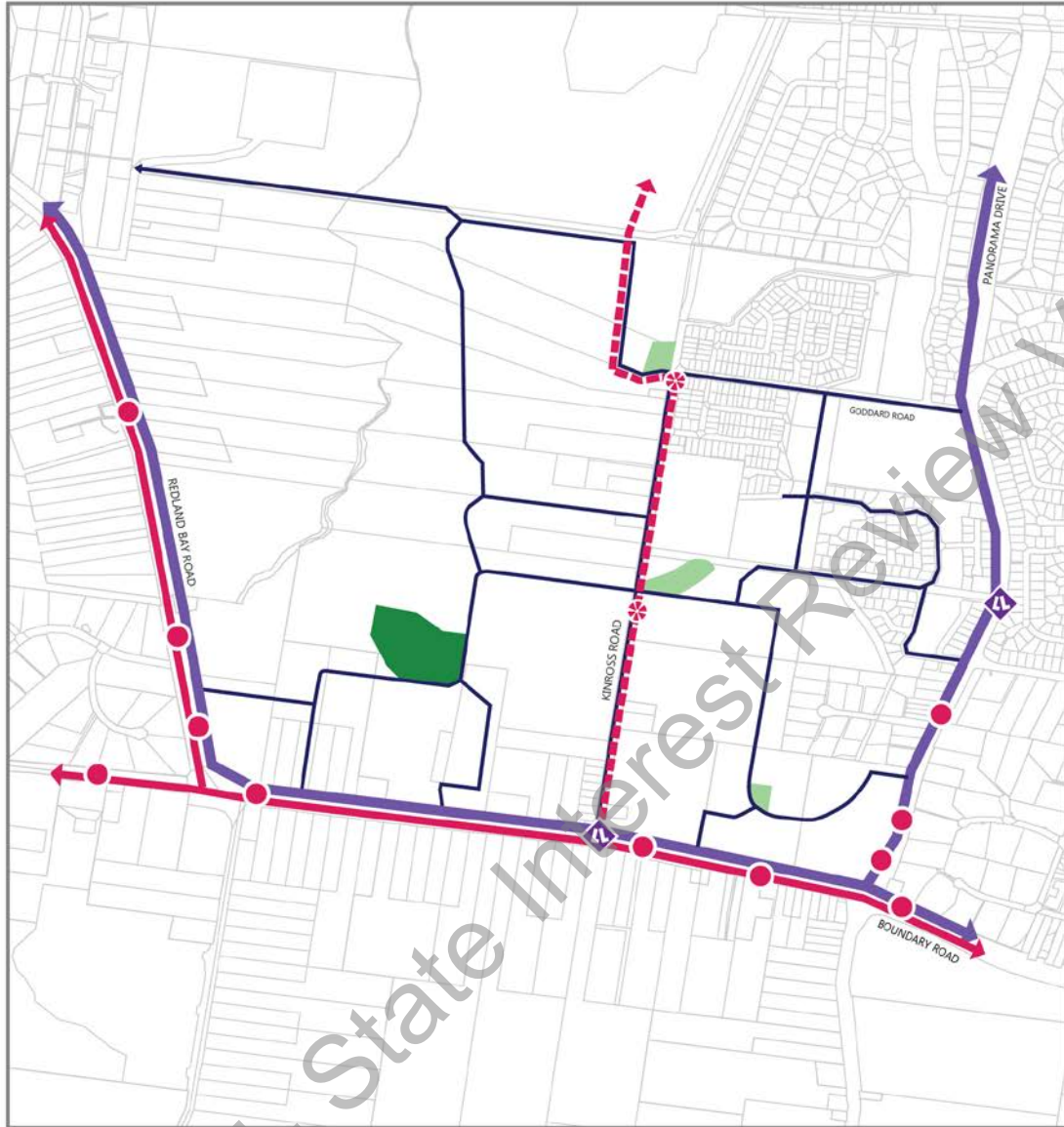


Kinross Road - Road Movement Network

- Trunk Collector (Boulevard)
- Collector Street
- Landscaping/Acoustic Treatment/ Road Access Restriction
- Esplanade Treatment
- Proposed Road Closure
- Intersection - Left in/Right in/Left out only
- Intersection - Signalised
- Roundabout
- Fauna Crossing
- Pedestrian/Cycle/Emergency Access
- Future Northern Public Transport Corridor
- Access Place/Access Easement



Figure 6.2.10.3.3—Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- ↔ Primary Pedestrian Cycle Link
- Secondary Pedestrian Cycle Link
- ⚡ Controlled Pedestrian/Cycle Crossing Points
- ↔ Existing Bus Priority Line Haul Routes
- Existing Bus Stops
- - - Potential Bus Route
- * Potential Bus Stop
- Parkland Area - Community Park
- Parkland Area - Neighbourhood Park



Figure 6.2.10.3.4—Kinross Road: pedestrian, cycle, public transport and parks network

6.2.11 Specialised centre zone

6.2.11.1 Application

This code applies to development:

- (1) within the specialised centre zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the specialised centre zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.11.2 Purpose

- (1) The purpose of this code is to provide land for medical, research and technology activities, and to protect the operation of the Redland Hospital.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone accommodates the hospital and associated services, including educational establishments, research and technology activities related to medical sciences, emergency services, health care services and community care centres;
 - (b) industry activities focussed on servicing or manufacturing goods related to the scientific or medical industries may be established, together with other service industry and low impact industries which are compatible with hospital operations;
 - (c) community residences, residential care facilities, rooming accommodation and short term accommodation may be established where they have a direct nexus to the hospital operations and are located and designed to be compatible with nearby industrial and other non residential activities;
 - (d) food and drink outlets, shops and offices are limited to those that primarily serve businesses, workers and patients, and are either of a convenience nature or are directly related to hospital operations;
 - (e) development does not prejudice the ability of the Redland Hospital to continue to operate in a manner that meets the needs of the existing and future community;
 - (f) development facilitates improved accessibility by walking, cycling and public transport, and easy access by all members of the community, including older and less mobile people;
 - (g) development is of a height and scale that allows for the activities for which the land is intended while minimising impacts on the locality;
 - (h) development makes a positive contribution to the Redlands' city image by incorporating a high quality of built form and landscape design; and
 - (i) development is located, designed and managed to maintain public health and safety, and minimise adverse impacts on the natural environment and sensitive land uses.

6.2.11.3 Specialised centre zone code – Criteria for assessment

Table 6.2.11.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Caretaker's accommodation and dwelling units	
PO1 Caretaker's accommodation or dwelling units do not compromise the productivity of the primary use.	AO1.1 Gross floor area of the dwelling does not exceed 100m ² .
	AO1.2 There is only one caretaker's accommodation or dwelling unit on the premises.
PO2 Caretaker's accommodation or dwelling units provide a reasonable level of amenity for occupants.	AO2.1 The dwelling is a permanent structure.
PO3 Development minimises impacts on surrounding areas, including sensitive land uses and non-industrial zoned land, having regard to noise, odour, vibration, air or light emissions.	AO3.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO3.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO3.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO3.4 Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.
	AO3.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average on any land, other than land

Performance outcomes	Acceptable outcomes
	included in an industrial or mixed use zone.
For assessable development	
Uses	
PO4 Educational establishments are directly related to the hospital or medical sciences.	No acceptable outcome is nominated.
PO5 Industrial uses do not create or increase risk to hospital operations or otherwise adversely impact on the hospital.	No acceptable outcome is nominated.
PO6 Residential development is: (1) for temporary accommodation purposes; (2) directly related to the hospital or health care services; and (3) located and designed to minimise and mitigate any impacts associated with nearby non residential activities.	No acceptable outcome is nominated.
PO7 Food and drink outlets, shops and offices are small scale and provide services primarily for local businesses, patients and workers.	A07.1 Any food and drink outlet, shop or office on the site: (1) has a total gross floor area of 150m ² ; and (2) does not have a drive through facility.
PO8 Development does not prejudice the ongoing operation of the Redlands Hospital or its potential to expand on land within the zone.	No acceptable outcome is nominated.
Built form	
PO9 Development is designed to incorporate building elements that: (1) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (2) establish a human scale; (3) provide interesting, functional and attractive facades that contribute to the streetscape setting and pedestrian experience; and (4) incorporate articulated walls with horizontal and vertical variations, shadow detail and colour.	No acceptable outcome is nominated.
PO10 Setbacks contribute to an attractive and consistent landscape appearance and are	AO10.1 Buildings are set back:

Performance outcomes	Acceptable outcomes
designed to avoid or minimise the potential for adverse amenity impacts on adjoining or nearby land.	(1) 6m to street frontages; (2) 0m to side and rear boundaries.
PO11 Site coverage of buildings retains sufficient space on the site to accommodate public open space, landscaping, services and parking.	AO11.1 Site cover does not exceed 80%.
PO12 Fences and walls: (1) are visually attractive and contribute to or blend with planted landscaping and building materials; (2) are designed and detailed to provide visual interest to the streetscape; and (3) provide an effective visual and acoustic screen to adjoining sensitive environments.	No acceptable outcome is nominated.
PO13 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	No acceptable outcome is nominated.
PO14 Development maximises accessibility or pedestrians and cyclists by providing safe and convenient links to public transport stops and routes and external pedestrian and cycle paths.	No acceptable outcome is nominated.
Amenity and streetscape	
PO15 Landscaping is provided to: (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas; (4) buffer to adjoining land in other zones or nearby sensitive land use; and (5) define building entrances and pedestrian paths.	AO15.1 A minimum 2m wide planted landscaped area is provided along street frontages.
	AO15.2 A minimum of 15% of all trees planted are capable of growing to the height of the eaves of the building.
	AO15.3 Utility elements and waste storage are screened by a 1.8m high solid wall or fence or landscaping having the same screening effect.
PO16	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Site layout and building design maximises personal safety of users and discourages antisocial behaviour.	Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through environmental Design guidelines for Queensland.
PO17 Plant, equipment and waste storage areas do not detract from the streetscape.	AO17.1 Plant, equipment and waste storage areas are not visible from a road or public open space.
Environmental protection and public safety	
PO18 Development minimises impacts on the natural environment by: (1) minimising alteration of natural drainage patterns; and (2) avoiding any potential for release of contaminants.	No acceptable outcome is nominated.
PO19 Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause: (1) a public health or safety hazard; or (2) environmental harm or nuisance.	AO19.1.1 Off site impacts do not exceed: (1) for any hazard scenario involving the release of gases or vapours: (a) AEGL2 (60 minutes) or if not available ERPG2; and (b) An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; (2) for any hazard scenario involving fire or explosion: (a) 7kPa overpressure; and (b) 4.7kW/m ² heat radiation. OR AO19.1.2 The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10 ⁻⁶ /year.
PO20 Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored safely and spill containment systems are provided that are adequate to contain releases.	AO20.1 Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored in accordance with AS1940 The Storage and Handling of Combustible Liquids.

6.2.12 Recreation and open space zone code

6.2.12.1 Application

This code applies to development:

- (1) within the recreation and open space zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the specialised centre zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.12.2 Purpose

- (1) The purpose of the recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities and to protect ecological, drainage and flood related functions of open space areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas are provided for sport and recreational uses to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts;
 - (b) sport and recreation areas are planned and designed to enhance community liveability;
 - (c) impacts on surrounding areas are managed through buffering and appropriate design, siting and operation of facilities and infrastructure;
 - (d) opportunities for sporting clubs to establish club facilities are facilitated;
 - (e) open space is easily accessible for the community it serves, and linkages to other parts of the open space network and nearby centres or community uses are facilitated;
 - (f) land used for privately operated recreational facilities is retained for open space-based recreational functions and development is limited to activities and facilities that support or have a nexus with the primary open space or recreational function of the land;
 - (g) development is compatible with and does not detract from the visual quality or the ecological, buffering, drainage or flood related functions of the land;
 - (h) in the Kinross Road – Hilliards Creek open space network:
 - (i) habitat, ecological corridors and the safe movement of fauna (particularly koalas) are protected, and opportunities for enhancement are facilitated;
 - (ii) the ecological functions of the east-west open space corridor through the Kinross Road area are maximised;
 - (iii) three neighbourhood parks and one community park are accommodated in locations that minimise the need for clearing and best serve the needs of the community; and
 - (iv) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (i) development is supported by transport infrastructure that is designed to provide safe and efficient access by public transport, walking and cycling; and
 - (j) a safe and comfortable environment is created, which minimises the potential for anti-social behaviour.

6.2.12.3 Recreation and open space zone code – Criteria for assessment

Table 6.2.12.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO1 Development predominantly facilitates passive or active recreational use of the land or supports the conservation and management of areas with significant environmental values.	No acceptable outcome is nominated.
PO2 Non recreational uses occur only where they: <ol style="list-style-type: none"> (1) are ancillary to the primary function of the site; or (2) provide a compatible small scale educational or community facility. 	No acceptable outcome is nominated.
PO3 Embellishments are provided consistent with the existing or planned function of the site and local community needs.	No acceptable outcome is nominated.
Built form	
PO4 Built form is compatible with the primary recreational or natural function and open character of the land.	No acceptable outcome is nominated.
PO5 Where adjoining a residential zone, built form provides for a sensitive transition of building height from low rise structures at the edges of the site to higher structures located centrally within the site.	AO5.1 Building height does not exceed 8.5m.
PO6 Development is designed to incorporate building elements that: <ol style="list-style-type: none"> (1) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (2) establish a human scale; (3) provide interesting, functional and attractive facades that contribute to the streetscape setting and pedestrian experience; (4) incorporate articulated walls with horizontal and vertical variations, shadow detail and colour; and (5) minimise any adverse reflective impacts. 	No acceptable outcome is nominated.
Amenity	

Performance outcomes	Acceptable outcomes
<p>PO7</p> <p>A high level of accessibility by pedestrians and cyclists is provided, linking effectively to external pathway and open space networks and facilitating ease of movement within the site.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO8</p> <p>Buildings are located and designed to maintain the visual prominence of open spaces, significant landmarks and retain important view corridors.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO9</p> <p>High quality landscape planting is provided to:</p> <ol style="list-style-type: none"> (1) reinforce the open space functions of the site; (2) complement habitat values and ecological functions where they exist; (3) soften the appearance of buildings or structures; (4) screen outdoor storage and service areas; (5) create shade; and (6) help define activity areas and entrances. 	<p>No acceptable outcome is nominated.</p>
<p>PO10</p> <p>Development is designed to maximise the personal safety of users, having regard to:</p> <ol style="list-style-type: none"> (1) providing casual surveillance; (2) avoiding the creation of vulnerable settings; (3) providing easy way finding for pedestrians; (4) deterring unintended and illegitimate access to premises; (5) limiting the opportunities for graffiti and vandalism; and (6) providing adequate lighting. 	<p>No acceptable outcome is nominated.</p>
<p>PO11</p> <p>Development minimises lighting, noise and other impacts on nearby sensitive land uses and habitat areas.</p>	<p>No acceptable outcome is nominated.</p>
Environment	
<p>PO12</p> <p>The drainage and flood related functions of open space are maintained.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO13</p> <p>The site layout and design responds sensitively to topography, drainage patterns, ecological values by:</p> <ol style="list-style-type: none"> (1) minimising alteration of natural 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>drainage patterns;</p> <p>(2) avoiding any potential for release of contaminants;</p> <p>(3) maximising the retention of existing native vegetation and ecological corridors; and</p> <p>(4) not unduly inhibiting the movement or creating other risks to native fauna.</p>	
Kinross Road – Hilliards Creek open space network	
<p>PO14</p> <p>Neighbourhood and community parks are provided within the open space network in locations that minimise requirements for clearing and interruptions to fauna movement, and that are appropriate to community needs.</p>	<p>AO14.1</p> <p>One community park and three neighbourhood parks are provided generally in the locations shown on 6.2.12.3.2 pedestrian, cycle, public transport and parks network.</p>
<p>PO15</p> <p>The open space network prioritises protection of habitat and fauna movement corridors, and opportunities for enhancement of ecological functions are maximised.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The environmental significance overlay, waterway corridors and wetlands overlay and bushfire hazard overlay apply to this area.</p>
<p>PO16</p> <p>A local east-west koala and native fauna movement corridor linking Hilliards Creek with stands of remnant vegetation to the east is established and maintained.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17</p> <p>Fauna exclusion fencing is erected along the boundaries of residential areas abutting open space zoned land to assist in funnelling of fauna to a fauna crossing at Kinross Road.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO18</p> <p>Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO19</p> <p>No clearing of remnant vegetation that is essential habitat occurs.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The Hilliards Creek corridor and the Wellington Ponds are Essential Habitat for the Wallum Froglet <i>Crinia tinnula</i> (Regional Ecosystem mapping, <i>Vegetation Management Act 1999</i>).</p>
<p>PO20</p> <p>Development does not create any additional vehicular access points to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.</p>	<p>AO20.1</p> <p>No new access points from lots are provided to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road.</p>
<p>PO21</p> <p>Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in</p>	<p>AO21.1</p> <p>Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in</p>

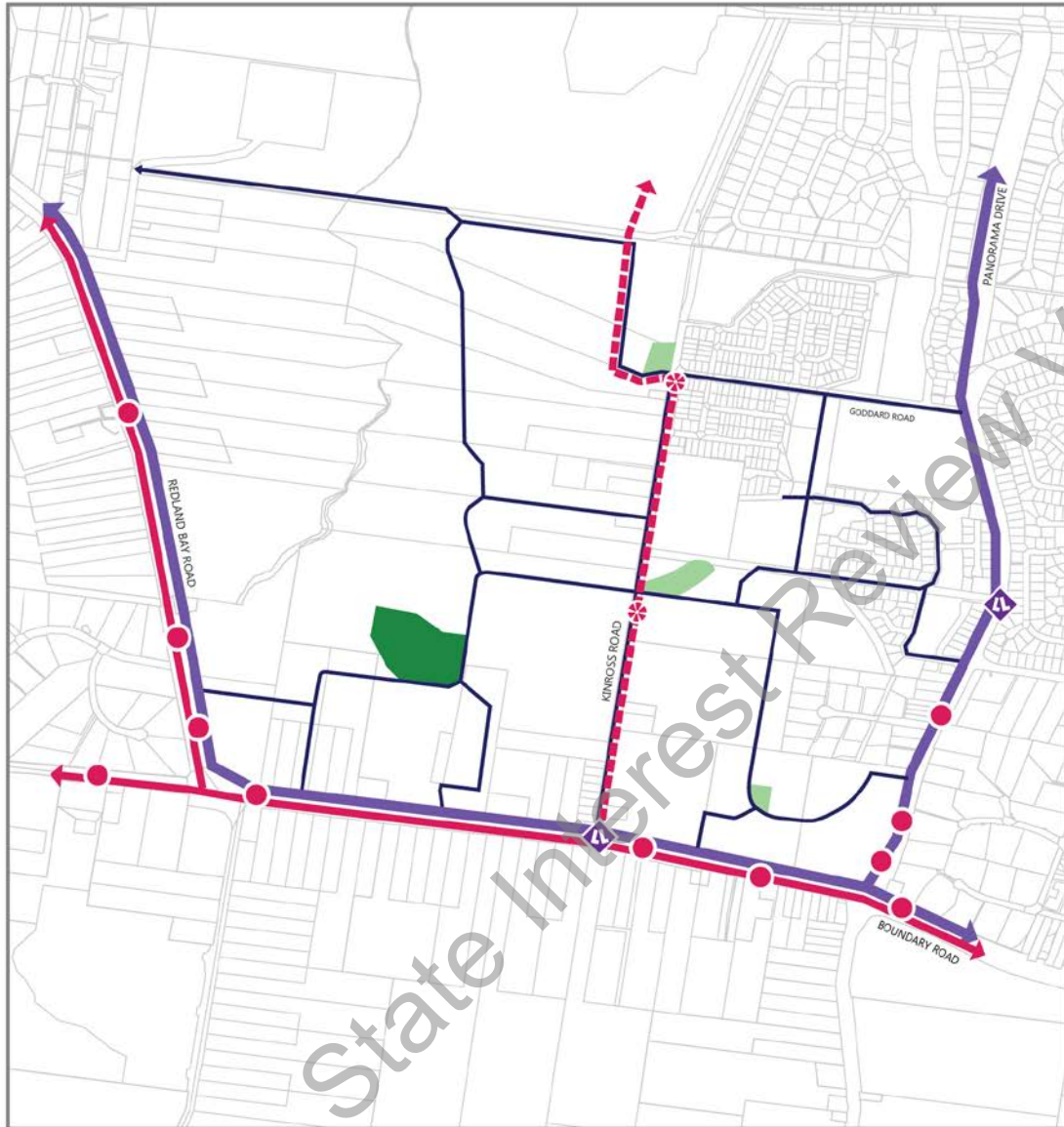
Performance outcomes	Acceptable outcomes
accordance with figures 6.2.12.3.1 road movement network and 6.2.12.3.2 pedestrian, cycle, public transport and parks network.	accordance with figures 6.2.12.3.1 road movement network and 6.2.12.3.2 pedestrian, cycle, public transport and parks network.
<p>PO22</p> <p>Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.</p>	<p>AO22.1</p> <p>Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including:</p> <ol style="list-style-type: none"> (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
<p>PO23</p> <p>The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.</p>	<p>AO23.1</p> <p>The road is designed as a boulevard style trunk collector, having:</p> <ol style="list-style-type: none"> (1) a minimum road width of 20m; (2) no direct vehicular access from new uses and lots adjoining the trunk collector; and (3) a left in, right in and left out only intersection to Panorama Drive.
<p>PO24</p> <p>Where development involves nominated esplanade roads treatments adjoining open space, the road design:</p> <ol style="list-style-type: none"> (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation. 	<p>No acceptable outcome is nominated.</p>



Kinross Road - Road Movement Network

- Trunk Collector (Boulevard)
- Collector Street
- Landscaping/Acoustic Treatment/ Road Access Restriction
- Esplanade Treatment
- Proposed Road Closure
- Intersection - Left in/Right in/Left out only
- Intersection - Signalised
- Roundabout
- Fauna Crossing
- Pedestrian/Cycle/Emergency Access
- Future Northern Public Transport Corridor
- Access Place/Access Easement

Figure 6.2.12.3.1—Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- ↔ Primary Pedestrian Cycle Link
- Secondary Pedestrian Cycle Link
- ⚡ Controlled Pedestrian/Cycle Crossing Points
- ↔ Existing Bus Priority Line Haul Routes
- Existing Bus Stops
- Potential Bus Route
- * Potential Bus Stop
- Parkland Area - Community Park
- Parkland Area - Neighbourhood Park



Figure 6.2.12.3.2—Kinross Road: pedestrian, cycle, public transport and parks network

6.2.13 Environmental management zone code

6.2.13.1 Application

This code applies to development:

- (1) within the environmental management zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the environmental management zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.13.2 Purpose

- (1) The purpose of the environmental management zone code is to protect land with significant natural values while providing for dwelling houses on privately owned lots.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the environmental values and ecological functions of land within this zone are maintained or enhanced;
 - (b) land retains a generally undeveloped character;
 - (c) reconfiguration avoids further fragmentation of land; and
 - (d) development is generally limited to a single dwelling house on a large lot or small scale activities that facilitate the management or conservation of the environmental values on or near the land.

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6.2.13.3 Environmental management zone code – Criteria for assessment

Table 6.2.13.3.1—Criteria for assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
PO1 Development directly supports conservation and environmental management purposes or is a single dwelling house on a lot.	No acceptable outcome is nominated.
PO2 Development is of a small scale and low intensity, which maintains the natural character of the site and is compatible with nearby uses.	No acceptable outcome is nominated.
PO3 Reconfiguration avoids further fragmentation of land.	AO3.1 Reconfiguration does not result in a smaller lot size.
PO4 Development minimises the need for clearing of vegetation or earthworks, and where possible, occurs within already cleared parts of the site.	AO4.1 No clearing is associated with the development.
PO5 The environmental values, ecological functions and natural physical processes occurring on the site or in the locality are not adversely affected.	No acceptable outcome is nominated.
PO6 Development does not unduly inhibit the movement of, or cause a risk to, native fauna.	No acceptable outcome is nominated.

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6.2.14 Conservation zone code

6.2.14.1 Application

This code applies to development:

- (1) within the conservation zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the conservation zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.14.2 Purpose

- (1) The purpose of the conservation zone code is to provide for the protection of land which supports significant biological diversity and ecological functions.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the landscape qualities, environmental values and ecological functions of land within this zone are maintained or enhanced;
 - (b) development is small in scale and limited to management and conservation activities, or nature-based education, tourism and recreation;
 - (c) reconfiguration avoids further fragmentation of land;
 - (d) on the Southern Moreton Bay Islands, development is compatible with flooding and storm tide hazards or other drainage constraints affecting the land; and
 - (e) development minimises adverse impacts on scenic and natural values of land within the conservation zone.

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6.2.14.3 Conservation zone code – Criteria for assessment

Table 6.2.14.3.1—Criteria for assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
<p>PO1 Development is for purposes that support or facilitate:</p> <ul style="list-style-type: none"> (1) conservation and management activities; or (2) education or research that has a nexus to the values on the land; or (3) low key nature-based tourism and recreation activities that are compatible with the values of the land. 	No acceptable outcome is nominated.
<p>PO2 Development is of a small scale and low intensity, which maintains a natural, generally undeveloped character.</p>	No acceptable outcome is nominated.
<p>PO3 The operating characteristics of a development maintain a natural, generally undeveloped character, having regard to such aspects as noise, air and light emissions and traffic volumes.</p>	No acceptable outcome is nominated.
<p>PO4 Reconfiguration avoids further fragmentation of land.</p>	<p>AO4.1 Reconfiguration does not result in a smaller lot size.</p>
<p>PO5 Development minimises the need for any clearing of vegetation or earthworks, and as far as possible, occurs within already cleared parts of the site.</p>	<p>AO5.1 No clearing is associated with the development.</p>
<p>PO6 The environmental values, ecological functions and natural physical processes occurring on the site or in the locality are not adversely affected.</p>	No acceptable outcome is nominated.
<p>PO7 Development is designed and located so it is not visually prominent and does not substantially alter the scenic or landscape quality of the locality.</p>	No acceptable outcome is nominated.
<p>PO8 Development does not inhibit the movement of, or otherwise cause a risk to native animals.</p>	No acceptable outcome is nominated.

6.2.15 Low impact industry zone code

6.2.15.1 Application

This code applies to development:

- (1) within the low impact industry zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the low impact industry zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.15.2 Purpose

- (1) The purpose of the low impact industry zone code is to provide land for a range of low impact industrial activities, and a limited range of other activities that are compatible with industrial activities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone is used for low intensity industry activities, including low impact industry, research and technology industry, service industry, transport depot and warehouse uses;
 - (b) non-industrial activities, including caretaker's accommodation and small scale food and drink outlets primarily servicing local workers may be established in the zone where they are compatible with the ongoing operation of industrial activities and maintain the integrity of the low impact industry zone;
 - (c) activities such as trade supplies and wholesale activities, agricultural supplies stores, service stations and indoor sport and recreation activities, may also be established where they are compatible with low impact industrial activities;
 - (d) showrooms and other retailing activities do not establish within the zone, other than where sales are a minor and ancillary component of industry or trade related activities;
 - (e) industrial activities are protected from the intrusion of incompatible activities that may constrain or conflict with their ongoing operation;
 - (f) development provides for a range of lot sizes to cater for varying industrial needs and user requirements;
 - (g) a safe environment is created for customers and other visitors;
 - (h) development makes a positive contribution to the Redland city image by incorporating a high quality of built form and landscape design that is in keeping with a modern, safe and attractive industrial environment; and
 - (i) development is located, designed and managed to maintain public health and safety, and minimise adverse impacts on the natural environment, non-industrial land and sensitive land uses.

6.2.15.3 Low impact industry zone code – Criteria for assessment

Table 6.2.15.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Food and drink outlet	
PO1 A food and drink outlet is small scale, and primarily serves the daily needs of the local workforce.	AO1.1 Total gross floor area of food and drink outlets on the site does not exceed 150m ² .
Caretaker's accommodation and dwelling units	
PO2 Caretaker's accommodation and dwelling units do not compromise the productivity of the primary use.	AO2.1 Gross floor area of the caretaker's accommodation or dwelling unit does not exceed 100m ² .
	AO2.2 There is only one caretaker's accommodation or dwelling unit on the premises.
PO3 Caretaker's accommodation and dwelling units provide a reasonable level of amenity for occupants.	AO3.1 The caretaker's accommodation or dwelling unit is a permanent structure.
Amenity	
PO4 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	AO4.1 Hours of operation are limited to 6am to 10pm Monday to Saturday.
PO5 Development minimises impacts on surrounding areas having regard to noise, odour, vibration, air or light emissions.	AO5.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO5.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: <ol style="list-style-type: none"> (1) during operating hours: 25 lux; and (2) after operating hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO5.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.

Performance outcomes	Acceptable outcomes
	<p>AO5.4 Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.</p> <p>AO5.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average.</p>
For assessable development	
Uses	
<p>PO6 Non-industrial activities are generally limited to:</p> <ol style="list-style-type: none"> (1) services primarily for local businesses and workers; or (2) service stations, trade or agricultural supplies and wholesale activities; or (3) indoor sport and recreation activities and community activities that are difficult to locate in any other zone. 	No acceptable outcome is nominated.
<p>PO7 Other than service station and agricultural supply stores, retail sales and display activities occur at a size and scale that is ancillary to and has a direct nexus with the primary industrial or trade related use of the site.</p>	<p>AO7.1 Retail sales and display areas are ancillary to a trade supply or industrial use on the same site and have a gross floor area that does not exceed 200m².</p>
<p>PO8 Development does not constrain or conflict with the ongoing operation of industrial activities in the zone.</p>	No acceptable outcome is nominated.
Built form	
<p>PO9 Buildings and structures positively contribute to visual character and streetscape through:</p> <ol style="list-style-type: none"> (1) the use of high quality materials; (2) variations in materials, patterns, textures and colours; (3) building articulation and variation; and (4) the use of non-reflective materials. 	No acceptable outcome is nominated.
<p>PO10 Buildings and structures have a height that is appropriate to the scale of industrial activities in the locality and transitions down to match building heights in adjoining non industrial zones.</p>	<p>AO10.1 Building height does not exceed:</p> <ol style="list-style-type: none"> (1) 8.5m within 10m of an adjoining low density, low-medium density or character residential zone; and (2) 15m otherwise.

Performance outcomes	Acceptable outcomes
<p>PO11</p> <p>Setbacks contribute to an attractive and consistent landscape appearance and are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby non-industrial uses.</p>	<p>AO11.1</p> <p>Buildings are set back:</p> <ol style="list-style-type: none"> (1) at least 3m to street frontages; and (2) at least 3m from side and rear boundaries where adjoining land not in an industrial or mixed use zone, otherwise, no setback is required.
<p>PO12</p> <p>Site coverage of buildings retains sufficient space on the site to accommodate landscaping, services and parking.</p>	<p>AO12.1</p> <p>Site cover does not exceed 75%.</p>
Amenity and streetscape	
<p>PO13</p> <p>Landscaping is provided to:</p> <ol style="list-style-type: none"> (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas; and (4) buffer to adjoining land in other zones or nearby sensitive land use. 	<p>AO13.1</p> <p>A minimum 2m wide planted landscaped area is provided along street frontages.</p>
	<p>AO13.2</p> <p>A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a non-industrial zone or sensitive land use.</p>
	<p>AO13.3</p> <p>A minimum of 15% of all trees planted are capable of growing to the height of the eaves of the building.</p>
	<p>AO13.4</p> <p>Utility elements and waste storage are screened by a 1.8m high solid wall or fence or landscaping having the same screening effect.</p>
<p>PO14</p> <p>Site layout and building design maximises personal safety of users and discourages antisocial behaviour.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through environmental Design guidelines for Queensland.</p>
<p>PO15</p> <p>The main entry to any building is easily identifiable and directly accessible from the street.</p>	<p>No acceptable outcome is nominated.</p>
Environmental protection and public safety	
<p>PO16</p> <p>Development minimises impacts on the natural environment by:</p> <ol style="list-style-type: none"> (1) minimising alteration of natural drainage patterns; and (2) avoiding any potential for release of contaminants. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance to assist applicants is contained within the Queensland Government's Environmental Codes of Practice for Industry.</p>

Performance outcomes	Acceptable outcomes
<p>PO17</p> <p>Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause a public health or safety hazard or environmental harm or nuisance.</p>	<p>AO17.1.1</p> <p>Off site impacts do not exceed:</p> <p>(1) for any hazard scenario involving the release of gases or vapours:</p> <p>(a) AEGL2 (60 minutes) or if not available ERPG2; and</p> <p>(b) An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; and</p> <p>(2) for any hazard scenario involving fire or explosion:</p> <p>(a) 7kPa overpressure; and</p> <p>(b) 4.7kW/m² heat radiation.</p> <p>OR</p> <p>AO17.1.2</p> <p>The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10⁻⁶/year.</p>
<p>PO18</p> <p>Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored safely and spill containment systems are provided that are adequate to contain releases.</p>	<p>AO18.1</p> <p>Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored in accordance with AS1940 The Storage and Handling of Combustible Liquids.</p>

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6.2.16 Medium impact industry zone code

6.2.16.1 Application

This code applies to development:

- (1) within the medium impact industry zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the medium impact industry zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.16.2 Purpose

- (1) The purpose of the medium impact industry zone code is to provide land for a range of low and medium impact industrial activities and a limited range of other activities that have a nexus to and are compatible with industrial activities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone is used for low to medium intensity industry activities, including low and medium impact industry, research and technology industry, service industry, transport depot and warehouse uses;
 - (b) non-industrial activities are generally limited to caretaker's accommodation and small scale food and drink outlets primarily servicing local workers where they are compatible with the ongoing operation of industrial activities and maintain the integrity of the medium impact industry zone;
 - (c) showrooms and other retailing activities do not establish within the zone, other than where sales are a minor and ancillary component of industry related activities;
 - (d) uses involving a significant level of visitation by the general public are not established;
 - (e) industrial activities are protected from the intrusion of incompatible activities that may constrain or conflict with their ongoing operation;
 - (f) development provides for a range of lot sizes to cater for varying industrial needs and user requirements;
 - (g) industrial activities and other activities established in the zone make a positive contribution to the Redland city image by incorporating a high quality of built form and landscape design that is in keeping with a modern, safe, and attractive industrial environment; and
 - (h) development is located, designed and managed to maintain public health and safety, and minimise adverse impacts on the natural environment, non-industrial land and sensitive land uses.

6.2.16.3 Medium impact industry zone code – Criteria for assessment

Table 6.2.16.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Food and drink outlet	
PO1 A food and drink outlet is small scale, and primarily serves the daily needs of the local workforce.	AO1.1 Total gross floor area of food and drink outlets on the site does not exceed 150m ² .
Caretaker's accommodation and dwelling units	
PO2 Caretaker's accommodation and dwelling units do not compromise the productivity of the primary use.	AO2.1 Gross floor area of the caretaker's accommodation or dwelling unit does not exceed 100m ² .
	AO2.2 There is only one caretaker's accommodation or dwelling unit on the premises.
PO3 Caretaker's accommodation and dwelling units provide a reasonable level of amenity for occupants.	AO3.1 The caretaker's accommodation or dwelling unit is a permanent structure.
Amenity	
PO4 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	AO4.1 Hours of operation are limited to 6am to 10pm Monday to Saturday.
PO5 Development minimises impacts on surrounding areas having regard to noise, odour, vibration, air or light emissions.	AO5.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO5.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: <ol style="list-style-type: none"> (1) during operating hours: 25 lux; and (2) after operating hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO5.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.

Performance outcomes	Acceptable outcomes
	<p>AO5.4 Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.</p> <p>AO5.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average.</p>
For assessable development	
Uses	
<p>PO6 Non-industrial activities are generally limited to services primarily for local businesses and workers.</p>	No acceptable outcome is nominated.
<p>PO7 Retail sales and display activities occur at a size and scale that is ancillary to and has a direct nexus with the primary industrial or trade related use of the site.</p>	<p>AO7.1 Retail sales and display areas are ancillary to an industrial use on the same site and have a gross floor area that does not exceed 200m².</p>
<p>PO8 Development does not constrain or conflict with the ongoing operation of industrial activities in the zone.</p>	No acceptable outcome is nominated.
Built form	
<p>PO9 Buildings and structures positively contribute to visual character and streetscape through: (1) the use of high quality materials; (2) variations in materials, patterns, textures and colours; (3) building articulation and variation; and (4) the use of non-reflective materials.</p>	No acceptable outcome is nominated.
<p>PO10 Buildings and structures have a height that is appropriate to the scale of industrial activities in the locality and transitions down to match building heights in adjoining non industrial zones.</p>	<p>AO10.1 Building height does not exceed: (1) 8.5m within 10m of an adjoining low density, low-medium density or character residential zone; and (2) 15m otherwise.</p>
<p>PO11 Setbacks contribute to an attractive and consistent landscape appearance and are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby non-industrial uses.</p>	<p>AO11.1 Buildings are set back: (1) at least 3m to street frontages; and (2) at least 7.5m to side and rear boundaries where adjoining land which is not in an industrial or mixed use zone, otherwise no setback is required.</p>

Performance outcomes	Acceptable outcomes
<p>PO12</p> <p>Site coverage of buildings retains sufficient space on the site to accommodate landscaping, services and parking.</p>	<p>AO12.1</p> <p>Site cover does not exceed 75%.</p>
Amenity and streetscape	
<p>PO13</p> <p>Landscaping is provided to:</p> <ol style="list-style-type: none"> (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas; and (4) buffer to adjoining land in other zones or nearby sensitive land use. 	<p>AO13.1</p> <p>A minimum 2m wide planted landscaped area is provided along street frontages.</p>
	<p>AO13.2</p> <p>A densely planted 6m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a non-industrial zone or sensitive land use.</p>
	<p>AO13.3</p> <p>A minimum of 15% of all trees planted are capable of growing to the height of the eaves of the building.</p>
	<p>AO13.4</p> <p>Utility elements and waste storage are screened by a 1.8m high solid wall or fence or landscaping having the same screening effect.</p>
<p>PO14</p> <p>Site layout and building design maximises personal safety of users and discourages antisocial behaviour.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through environmental Design guidelines for Queensland.</p>
<p>PO15</p> <p>The main entry to any building is easily identifiable and directly accessible from the street.</p>	<p>No acceptable outcome is nominated.</p>
Environmental protection and public safety	
<p>PO16</p> <p>Development minimises impacts on the natural environment by:</p> <ol style="list-style-type: none"> (1) minimising alteration of natural drainage patterns; and (2) avoiding any potential for release of contaminants. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance to assist applicants is contained within the Queensland Government's Environmental Codes of Practice for Industry.</p>
<p>PO17</p> <p>Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause a public health or safety hazard or environmental harm or nuisance.</p>	<p>AO17.1.1</p> <p>Off site impacts do not exceed:</p> <ol style="list-style-type: none"> (1) for any hazard scenario involving the release of gases or vapours: <ol style="list-style-type: none"> (a) AEGL2 (60 minutes) or if not available ERPG2; and (b) An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; and (2) for any hazard scenario involving fire

Performance outcomes	Acceptable outcomes
	<p>or explosion:</p> <p>(a) where adjoining a non industrial zone:</p> <p>(i) 7kPa overpressure; and</p> <p>(ii) 4.7kW /m² heat radiation;</p> <p>or</p> <p>(b) where adjoining an industrial zone:</p> <p>(i) 14kPa overpressure; and</p> <p>(ii) 12.6kW/m² heat radiation.</p> <p>OR</p> <p>AO17.1.2</p> <p>The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year within industrial zoned land and 0.5 x 10-6/year otherwise.</p>
<p>PO18</p> <p>Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored safely and spill containment systems are provided that are adequate to contain releases.</p>	<p>AO18.1</p> <p>Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored in accordance with AS1940 The Storage and Handling of Combustible Liquids.</p>

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6.2.17 Waterfront and marine industry zone code

6.2.17.1 Application

This code applies to development:

- (1) within the waterfront and marine industry zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the waterfront and marine industry zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in part 5.

6.2.17.2 Purpose

- (1) The purpose of the waterfront and marine industry zone code is to provide places for marine industry and port services for which a waterfront location is essential, as well as a limited range of other activities which support industry or require a waterfront location, and are compatible with industrial activities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone is predominantly used for marine industry activities and port services, including marine and maritime service providers and marine vessel maintenance operations and the trans-shipment of mined resources, in conjunction with medium impact industry activities with a strong nexus to the waterfront, such as seafood processing;
 - (b) other activities including caretaker's accommodation, food and drink outlets, community activities, recreational and tourist activities may also be established where they require access to a navigable waterway or provide support or complementary services to marine industry, port services or the seafood processing industry;
 - (c) marine industry and port services activities are protected from the intrusion of uses that do not require a waterfront location or which are incompatible with and may constrain or conflict with their ongoing operation;
 - (d) industrial activities and other activities make a positive contribution to the Redland city image by incorporating a high quality of built form and landscape design that is in keeping the role of these areas as a gateway between the mainland and islands, and design in keeping with a modern, safe, and attractive industrial environment;
 - (e) development is located, designed and managed to maintain public health and safety, and minimise adverse impacts on the natural environment, non-industrial land and sensitive land uses development; and
 - (f) development minimises the removal of coastal vegetation and other adverse impacts on the visual character of the Moreton Bay foreshore and the ecological values and natural functions of nearby coastal, tidal and sub-tidal areas.

6.2.17.3 Waterfront and marine industry zone code – Criteria for assessment

Table 6.2.17.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Caretaker's accommodation and dwelling units	
PO1 Caretaker's accommodation and dwelling units do not compromise the productivity of the primary use.	AO1.1 Gross floor area of the caretaker's accommodation or dwelling unit does not exceed 100m ² .
	AO1.2 There is only one caretaker's accommodation or dwelling unit on the premises.
PO2 Caretaker's accommodation and dwelling units provide a reasonable level of amenity for occupants.	AO2.1 The caretaker's accommodation or dwelling unit is a permanent structure.
Amenity	
PO3 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	AO3.1 Hours of operation are limited to 6am to 10pm Monday to Saturday.
PO4 Development minimises impacts on surrounding areas having regard to noise, odour, vibration, air or light emissions.	AO4.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO4.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: <ol style="list-style-type: none"> (1) during operating hours: 25 lux; and (2) after operating hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO4.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO4.4 Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.

Performance outcomes	Acceptable outcomes
	AO4.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average.
For assessable development	
Uses	
PO5 Industrial activities have a strong nexus with a waterfront location.	No acceptable outcome is nominated.
PO6 Non-industrial activities are generally limited to: (1) port services; or (2) services primarily for local businesses, and workers; or (3) activities that are complementary to marine industry, port services or the seafood processing industry.	No acceptable outcome is nominated.
PO7 Development does not constrain or conflict with the ongoing operation of industrial activities or port services.	No acceptable outcome is nominated.
Built form	
PO8 Buildings and structures positively contribute to visual character and streetscape through: (1) the use of high quality materials; (2) variations in materials, patterns, textures and colours; (3) building articulation and variation; and (4) the use of non-reflective materials.	No acceptable outcome is nominated.
PO9 Buildings and structures have a height that is appropriate to the scale of industrial activities in the locality and transitions down to match building heights in adjoining non industrial zones.	AO9.1 Building height does not exceed: (1) 8.5m within 10m of an adjoining low density, low-medium density or character residential zone; and (2) 20m otherwise.
PO10 Setbacks contribute to an attractive and consistent landscape appearance and are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby non-industrial uses.	AO10.1 Buildings are set back: (1) at least 3m to street frontages; and (2) at least 7.5m to side and rear boundaries where adjoining land which is not in an industrial or mixed use zone, otherwise no setback is required.
PO11 Site coverage of buildings retains sufficient space on the site to accommodate landscaping, services and parking.	AO11.1 Site cover does not exceed 75%.
Amenity and streetscape	

Performance outcomes	Acceptable outcomes
<p>PO12</p> <p>As far as possible, development is designed to maintain or improve the visual quality of foreshore and riparian areas.</p>	No acceptable outcome is nominated.
<p>PO13</p> <p>In localities providing a water transport function for passengers, development makes a positive contribution to visual quality and gateway character.</p>	No acceptable outcome is nominated.
<p>PO14</p> <p>Landscaping is provided to:</p> <ol style="list-style-type: none"> (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas; and (4) buffer to adjoining land in other zones or nearby sensitive land use. 	<p>AO14.1</p> <p>A minimum 2m wide planted landscaped area is provided along street frontages.</p>
	<p>AO14.2</p> <p>A densely planted 6m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a non-industrial zone or sensitive land use.</p>
	<p>AO14.3</p> <p>A minimum of 15 % of all trees planted are capable of growing to the height of the eaves of the building.</p>
	<p>AO14.4</p> <p>Utility elements and waste storage are screened by a 1.8m high solid wall or fence or landscaping having the same screening effect.</p>
<p>PO15</p> <p>Site layout and building design maximises personal safety of users and discourages antisocial behaviour.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through environmental Design guidelines for Queensland.</p>
<p>PO16</p> <p>The main entry to any building is easily identifiable and directly accessible from the street.</p>	No acceptable outcome is nominated.
Environmental protection and public safety	
<p>PO17</p> <p>Development minimises impacts on the natural environment by:</p> <ol style="list-style-type: none"> (1) minimising alteration of natural drainage patterns; and (2) avoiding any potential for release of contaminants. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance to assist applicants is contained within the Queensland Government's Environmental Codes of Practice for Industry.</p>
<p>PO18</p> <p>Development protects the ecological values and natural functions of nearby coastal, tidal and sub-tidal areas to the greatest extent practicable.</p>	No acceptable outcome is nominated.
<p>PO19</p> <p>Development near Erapah Creek does not</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
necessitate further dredging; and facilitates consolidated slipping facilities and access arrangements.	
<p>PO20</p> <p>Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause a public health or safety hazard or environmental harm or nuisance.</p>	<p>AO20.1.1</p> <p>Off site impacts do not exceed:</p> <p>(1) for any hazard scenario involving the release of gases or vapours:</p> <p>(a) AEGL2 (60 minutes) or if not available ERPG2; and</p> <p>(b) An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; and</p> <p>(2) for any hazard scenario involving fire or explosion:</p> <p>(a) where adjoining a non industrial zone:</p> <p>(i) 7kPa overpressure; and</p> <p>(ii) 4.7kW /m² heat radiation; or</p> <p>(b) where adjoining an industrial zone:</p> <p>(i) 14kPa overpressure; and</p> <p>(ii) 12.6kW/m² heat radiation.</p> <p>OR</p> <p>AO20.1.2</p> <p>The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year within industrial zoned land and 0.5 x 10-6/year otherwise.</p>
<p>PO21</p> <p>Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored safely and spill containment systems are provided that are adequate to contain releases.</p>	<p>AO21.1</p> <p>Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored in accordance with AS1940 The Storage and Handling of Combustible Liquids.</p>
Ship sourced pollutants	
<p>PO22</p> <p>Common user facilities for the handling and disposal of ship sourced pollutants including oil, garbage and sewage are provided at a suitable location in any development involving a marina or berthing facilities.</p> <p>Editor's note—Refer to: Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.</p>	No acceptable outcome is nominated.
<p>PO23</p> <p>Marinas or berthing facilities are designed and operated to ensure the risk of spillage from operations is minimised.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO24</p> <p>Equipment to contain and remove spillages is stored in a convenient position near marina or berthing facilities and is available for immediate use.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO25</p> <p>Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception infrastructure.</p> <p>Editor's note—Reception facilities require compliance assessment under the Plumbing and Drainage Act 2002. The plumbing compliance assessment process will ensure that the proposed facilities address peak load.</p>	<p>No acceptable outcome is nominated.</p>

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6.2.18 Mixed use zone code

6.2.18.1 Application

This code applies to assessable development:

- (1) within the mixed use zone as identified on the zoning maps contained in schedule 2 (mapping); and
- (2) identified as requiring assessment against the mixed use zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.18.2 Purpose

- (1) The purpose of the mixed use zone is to provide for large format sales activities and a range of service and low impact industrial activities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone accommodates a mix of showrooms, outdoor sales and low intensity industry activities, including low impact industry, research and technology industry, service industry and warehouse uses;
 - (b) other large format or supporting activities, such as caretaker's accommodation, food and drink outlets, convenience stores, service stations, trade supplies and wholesale activities, agricultural supplies stores, indoor sport and recreation and certain community activities, may also be established;
 - (c) development does not compromise the intended role or successful functioning of centres, and does not include supermarkets, discount department stores, department stores, shopping centres or large scale offices;
 - (d) medium impact industries and other uses that are not compatible with high levels of public activity, or would detract from the amenity of the locality are not established;
 - (e) development makes a positive contribution to the Redland city image by incorporating a high quality of built form and landscape design, particularly along major roads; and
 - (f) development is located, designed and managed to maintain public health and safety, and minimise adverse impacts on the natural environment, non-industrial land and sensitive land uses.

6.2.18.3 Mixed use zone code – Criteria for assessment

Table 6.2.18.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Caretaker's accommodation and dwelling units	
PO1 Caretaker's accommodation and dwelling units do not compromise the productivity of the primary use.	AO1.1 Gross floor area of the caretaker's accommodation or dwelling unit does not exceed 100m ² .
	AO1.2 There is only one caretaker's accommodation or dwelling unit on the premises.
PO2 Caretaker's accommodation and dwelling units provide a reasonable level of amenity for occupants.	AO2.1 The caretaker's accommodation or dwelling unit is a permanent structure.
Amenity	
PO3 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	AO3.1 Hours of opening are limited to 6am to 10pm.
PO4 Development minimises impacts on surrounding areas having regard to noise, odour, vibration, air or light emissions.	AO4.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO4.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO4.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO4.4 Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008:

Performance outcomes	Acceptable outcomes
	Schedule 1.
	AO4.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average.
For assessable development	
Uses	
PO5 Shops and offices are limited to those which primarily provide services primarily for local businesses and workers, and do not detract from the intended function of designated centres.	No acceptable outcome is nominated.
Built form	
PO6 Development is designed to incorporate building elements that: (1) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (2) provide interesting, functional and attractive facades that contribute to the streetscape setting and pedestrian experience; and (3) incorporate articulated walls with horizontal and vertical variations, shadow detail and colour.	No acceptable outcome is nominated.
PO7 Buildings and structures have a height that is appropriate to the scale of activities in the locality and transitions down to match building heights in adjoining non industrial zones.	AO7.1 Building height does not exceed: (1) 8.5m within 10m of an adjoining low density, low-medium density or character residential zone; and (2) 15m otherwise.
PO8 Setbacks contribute to an attractive and consistent landscape appearance and are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby non-industrial uses.	AO8.1 Buildings are set back: (1) at least 3m to street frontages; and (2) at least 3m from side and rear boundaries where adjoining land not in an industrial or mixed use zone, otherwise, no setback is required.
PO9 Site coverage provides adequate space for pedestrian and vehicle access, car parking, service areas and landscaping.	AO9.1 Site cover does not exceed 75%.
Amenity and streetscape	
PO10 Landscaping is provided to: (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of	AO10.1 At least 10% of the site area is provided as landscaped open space.
	AO10.2 A minimum 2m wide planted landscaped

Performance outcomes	Acceptable outcomes
<p>(3) buildings and hardstand areas; screen outdoor storage and servicing areas; and</p> <p>(4) buffer to adjoining land in other zones or nearby sensitive land use.</p>	<p>area is provided along street frontages.</p> <p>AO10.3 A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a non-industrial zone or sensitive land use.</p> <p>AO10.4 A minimum of 15% of all trees planted are capable of growing to the height of the eaves of the building.</p> <p>AO10.5 Utility elements and waste storage are screened by a 1.8m high solid wall or fence or landscaping having the same screening effect.</p>
<p>PO11 Site layout and building design maximises personal safety of users and discourages antisocial behaviour.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through environmental Design guidelines for Queensland.</p>
<p>PO12 The main entry to any building is easily identifiable and directly accessible from the street, and clear and legible street numbering is provided.</p>	<p>No acceptable outcome is nominated.</p>
Environmental protection and public safety	
<p>PO13 Development minimises impacts on the natural environment by:</p> <p>(1) minimising alteration of natural drainage patterns; and</p> <p>(2) avoiding any potential for release of contaminants.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance to assist applicants is contained within the Queensland Government's Environmental Codes of Practice for Industry.</p>
<p>PO14 Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause:</p> <p>(1) a public health or safety hazard; or</p> <p>(2) environmental harm or nuisance.</p>	<p>AO14.1.1 Off site impacts do not exceed:</p> <p>(1) for any hazard scenario involving the release of gases or vapours:</p> <p>(a) AEGL2 (60 minutes) or if not available ERPG2; and</p> <p>(b) An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; and</p> <p>(2) For any hazard scenario involving fire or explosion:</p> <p>(a) 7kPa overpressure; and</p> <p>(b) 4.7kW/m² heat radiation.</p> <p>OR</p> <p>AO14.1.2 The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk</p>

Performance outcomes	Acceptable outcomes
	level of 0.5 x 10 ⁻⁶ /year.
<p>PO15 Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored safely and spill containment systems are provided that are adequate to contain releases.</p>	<p>AO15.1 Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored in accordance with AS1940 The Storage and Handling of Combustible Liquids.</p>

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6.2.19 Community facilities zone

6.2.19.1 Application

This code applies to development:

- (1) within the community facilities zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the community facilities zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.19.2 Purpose

- (1) The purpose of the community facilities zone code is to provide for community related activities and facilities that meet the needs of the existing and future users.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone primarily accommodates a range of specific community related activities in particular areas, including:
 - (i) in precinct CF1: cemeteries, crematoria and associated uses such as funeral parlours;
 - (ii) in precinct CF2: community facilities such as community uses, community care facilities and child care centres;
 - (iii) in precinct CF3: educational establishments;
 - (iv) in precinct CF4: emergency services;
 - (v) in precinct CF5: places of worship;
 - (vi) in precinct CF6: infrastructure, such as wastewater treatment plants, waste disposal facilities, pumping stations, electricity sub-stations, local government depots and roads;
 - (vii) in precinct CF7: future transport/green space/trail corridors;
 - (viii) in precinct CF8: Commonwealth facilities - radio receivers; and
 - (ix) in precinct CF9: passenger ferry terminals;
 - (b) other supporting or complementary uses may occur where they are compatible with and subordinate to the primary community related activity, and do not compromise the intended role or successful functioning of centres;
 - (c) community related activities are protected from the intrusion of incompatible activities that may constrain or conflict with their ongoing operation;
 - (d) is of a height and scale that allows for the community related activity for which the land is intended while minimising impacts on the locality;
 - (e) development makes a positive contribution to the Redland city image by incorporating a high quality of built form and landscape design; and
 - (f) development is located, designed and managed to maintain public health and safety, and minimise adverse impacts on the natural environment and sensitive land uses.

6.2.19.3 Community facilities zone code – Criteria for assessment

Table 6.2.19.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Caretaker's accommodation and dwelling units	
PO1 Caretaker's accommodation and dwelling units do not compromise the productivity of the primary use.	AO1.1 Gross floor area of the caretaker's accommodation or dwelling unit does not exceed 100m ² .
	AO1.2 There is only one caretaker's accommodation or dwelling unit on the premises.
PO2 Caretaker's accommodation and dwelling units provide a reasonable level of amenity for occupants.	AO2.1 The caretaker's accommodation or dwelling unit is a permanent structure.
Amenity	
PO3 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	AO3.1 Opening hours are limited to 6am to midnight.
PO4 Development minimises impacts on sensitive land uses having regard to noise, odour, vibration, air or light emissions.	AO4.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO4.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) before 11pm: 25 lux; and (2) after 11pm, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO4.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO4.4 Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.

Performance outcomes	Acceptable outcomes
	AO4.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average.
For assessable development	
Uses	
PO5 Development: (1) is for the community related activity identified for the precinct; or (2) facilitates the co-location of a complementary community related activity; or (3) is for a purpose that directly supports the community related activity on the site and is ancillary in scale and nature.	No acceptable outcome is nominated.
PO6 Development does not constrain or conflict with the ongoing operation of community related activity or otherwise prejudice the integrity of the zone.	No acceptable outcome is nominated.
Built form	
PO7 Development is designed to incorporate building elements that: (1) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (2) establish a human scale; (3) provide interesting, functional and attractive facades that contribute to the streetscape setting and pedestrian experience; and (4) incorporate articulated walls with horizontal and vertical variations, shadow detail and colour.	No acceptable outcome is nominated.
PO8 Buildings and structures have a height that is appropriate to the nature of the community related activity on the site and transitions down to match building heights in adjoining non industrial zones. (5)	AO8.1 Building height does not exceed: (1) 8.5m within 15m of an adjoining low density, low-medium density or character residential zone; (2) 8.5m in precincts CF1, CF4 and CF7; (3) 14m in precinct CF2 Wrightson Road (Kinross Road); and (4) 12m otherwise.
PO9 Setbacks contribute to an attractive and consistent landscape appearance and are designed to avoid or minimise the potential for adverse amenity impacts on adjoining or	AO9.1 Buildings are set back: (1) 6m to street frontages; (2) 6m or half the height of that part of the building, whichever is the greater, to

Performance outcomes	Acceptable outcomes
nearby land.	side and rear boundaries shared with land in a residential zone; and (3) 3m to side and rear boundaries otherwise.
PO10 Site coverage of buildings retains sufficient space on the site to accommodate public open space, landscaping, services and parking.	No acceptable outcome is nominated.
PO11 Fences and non-building walls: <ol style="list-style-type: none"> (1) are visually attractive and contribute to or blend with planted landscaping and building materials; (2) are designed and detailed to provide visual interest to the streetscape; and (3) provide an effective visual and acoustic screen to adjoining sensitive land uses. 	No acceptable outcome is nominated.
PO12 Development provides clearly visible entries to the site, to buildings and to car parking areas. Directional signage assists users in navigating the site.	No acceptable outcome is nominated.
PO13 Development maximises accessibility or pedestrians and cyclists by providing safe and convenient links to public transport stops, external pedestrian and cycle paths and nearby centres and community facilities.	No acceptable outcome is nominated.
Amenity and streetscape	
PO14 Landscaping is provided to: <ol style="list-style-type: none"> (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas; (4) buffer to adjoining land in other zones or nearby sensitive land use; and (5) define building entrances and pedestrian paths. 	AO14.1 At least 10% of the site area is provided as landscaped open space.
	AO14.2 A minimum 2m wide planted landscaped area is provided along street frontages.
	AO14.3 A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a residential zone or sensitive land use.
	AO14.4 A minimum of 15% of all trees planted are capable of growing to the height of the eaves of the building.
	AO14.5 Utility elements and waste storage are screened by a 1.8m high solid wall or fence or landscaping having the same screening

Performance outcomes	Acceptable outcomes
	effect.
<p>PO15</p> <p>Site layout and building design maximises personal safety of users and discourages antisocial behaviour.</p>	<p>AO15.1</p> <p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through environmental Design guidelines for Queensland.</p>
<p>PO16</p> <p>Plant, equipment and waste storage areas do not detract from the streetscape.</p>	<p>AO16.1</p> <p>Plant, equipment and waste storage areas are not visible from a road or public open space.</p>
<p>PO17</p> <p>In precinct CF2 Wrightson Road, (Kinross Road), development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with figures 6.2.19.3.1 road movement network and 6.2.19.3.2 pedestrian, cycle, public transport and parks network.</p>	<p>AO17.1</p> <p>Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with figures 6.2.19.3.1 road movement network and 6.2.19.3.2 pedestrian, cycle, public transport and parks network.</p>
<p>PO18</p> <p>In precinct CF2 Wrightson Road, (Kinross Road), new streets provide sufficient width for on street parking on both sides.</p>	<p>AO18.1</p> <p>Streets have a minimum width of 18m.</p>
Environmental protection and public safety	
<p>PO19</p> <p>Development minimises impacts on the natural environment by:</p> <ol style="list-style-type: none"> (1) minimising alteration of natural drainage patterns; (2) minimising earthworks; (3) avoiding any potential for release of contaminants; and (4) maximising the retention of existing vegetation and ecological corridors. 	<p>No acceptable outcome is nominated.</p>
<p>PO20</p> <p>Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause</p> <ol style="list-style-type: none"> (1) a public health or safety hazard; or (2) environmental harm or nuisance. 	<p>AO20.1.1</p> <p>Off site impacts do not exceed:</p> <ol style="list-style-type: none"> (1) for any hazard scenario involving the release of gases or vapours: <ol style="list-style-type: none"> (a) AEGL2 (60 minutes) or if not available ERPG2; and (b) An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; and (2) for any hazard scenario involving fire or explosion: <ol style="list-style-type: none"> (a) 7kPa overpressure; and (b) 4.7kW/m² heat radiation. <p>OR</p> <p>AO20.1.2</p>

Performance outcomes	Acceptable outcomes
	The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5×10^{-6} /year.
<p>PO21</p> <p>Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored safely and spill containment systems are provided that are adequate to contain releases.</p>	<p>AO21.1</p> <p>Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored in accordance with AS1940 The Storage and Handling of Combustible Liquids.</p>

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Kinross Road - Road Movement Network

- | | |
|---|---|
| Trunk Collector (Boulevard) | Intersection - Left in/Right in/Left out only |
| Collector Street | Intersection - Signalised |
| Landscaping/Acoustic Treatment/ Road Access Restriction | Roundabout |
| Esplanade Treatment | Fauna Crossing |
| Proposed Road Closure | Pedestrian/Cycle/Emergency Access |
| | Future Northern Public Transport Corridor |
| | Access Place/Access Easement |



Figure 6.2.19.3.1—Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- | | |
|---|---|
| <ul style="list-style-type: none"> ↔ Primary Pedestrian Cycle Link — Secondary Pedestrian Cycle Link ⚡ Controlled Pedestrian/Cycle Crossing Points | <ul style="list-style-type: none"> ↔ Existing Bus Priority Line Haul Routes ● Existing Bus Stops --- Potential Bus Route * Potential Bus Stop ■ Parkland Area - Community Park ■ Parkland Area - Neighbourhood Park |
|---|---|



Figure 6.2.19.3.2—Kinross Road: pedestrian, cycle, public transport and parks network

6.2.20 Emerging community zone code

6.2.20.1 Application

This code applies to development:

- (1) within the emerging community zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the emerging communities zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.20.2 Purpose

- (1) The purpose of the emerging community zone code is to guide the creation of functional, efficient and attractive communities in the newly developing parts of the city, and to ensure interim development does not compromise the ability to establish these communities or detract from their quality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) structure planning of the area within the zone is undertaken in advance of any reconfiguration or development for urban purposes;
 - (b) interim development does not compromise or constrain the potential for well designed future urban communities;
 - (c) urban development facilitates the establishment of attractive, functional, resilient and walkable communities that are well supported by accessible centres and employment opportunities, community services and public transport;
 - (d) urban residential development provides for a mix of affordable housing types and achieves a net residential density of 12-15 dwellings per hectare;
 - (e) the area fronting Redland Bay Road east of the creek facilitates the establishment of large format retail uses, consistent with the mixed use zone;
 - (f) land is developed in a logical pattern that facilitates the efficient provision of urban infrastructure;
 - (g) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
 - (h) development provides effective buffering to nearby sensitive land uses, rural activities and natural areas;
 - (i) development retains significant landscape, social, recreational and cultural features and values;
 - (j) development maximises the retention of natural habitat areas and corridors, and provides effective buffers to wetlands and waterways;

Editor's note—Applications should also be aware of the requirements of the Environmental significance and Waterway corridors and wetlands overlays.

- (k) development makes a positive contribution to the attractive, green, leafy image of Redland city; and
- (l) development is located, designed and managed to maintain public health and safety, and minimise adverse impacts on the natural environment and sensitive land uses.

Editor's note—Applications should note that a contaminated land search may be required where there is suspected contamination from previous uses of the site.

6.2.20.3 Emerging community zone code – Criteria for assessment

Table 6.2.20.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable development	
Roadside stall	
PO1 The roadside stall is associated with an agricultural use on the land on which the roadside stall is erected.	AO1.1 Produce or goods sold are grown, made or produced on the land on which the roadside stall is erected.
PO2 The scale and operating characteristics of the use do not impact on the amenity and character of surrounding area or create a traffic problem.	AO2.1 The roadside stall does not exceed 40m ² in gross floor area.
	AO2.2 There is only one roadside stall on each lot.
	AO2.3 The opening hours of roadside stall are limited to between 7am to 6pm.
For assessable development	
Interim uses	
PO3 Development does not compromise the long term use of the site or nearby area for urban purposes or compromise the implementation of a structure plan for the co-ordinated and efficient development of the locality.	No acceptable outcome is nominated.
PO4 Reconfiguration does not fragment land prior to its planned development for urban purposes.	No acceptable outcome is nominated.
Future communities	
PO5 Development facilitates: <ol style="list-style-type: none"> (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) integration with surrounding communities, through connected movement and open space networks, and shared use of community infrastructure; (4) walkable neighbourhoods with high levels of accessibility for pedestrians, cyclists and public transport; (5) efficient use and integrated management of water; (6) net residential densities of between 12-15 dwellings per hectare; (7) balanced and affordable communities 	No acceptable outcome is nominated. Editor's note—In order to demonstrate compliance with the performance outcome, a structure plan for the locality may be required.

Performance outcomes	Acceptable outcomes
<p>(8) with a mix of affordable housing types; provision of community infrastructure and public transport services at an early stage of development;</p> <p>(9) local or neighbourhood centres which establish the focus for local community life;</p> <p>(10) higher residential densities, community and centre activities around existing or future public transport modes;</p> <p>(11) land for community uses and public services, including open space education, health, social and emergency services; and</p> <p>(12) retention of an urban landscape with substantive networks of habitat and open space within the locality and, where appropriate, inter-urban breaks.</p>	
<p>PO6 Where local or neighbourhood centres are established, they are:</p> <p>(1) commensurate with the local community's needs;</p> <p>(2) not of a scale or nature that would undermine the intended role of existing designated centres; and</p> <p>(3) consistent with the centre zone intentions for the relevant centre type.</p>	No acceptable outcome is nominated.
<p>PO7 Development fronting Redland Bay Road east of the creek incorporates provision for large format retail uses that:</p> <p>(1) serve the southern part of the city;</p> <p>(2) do not undermine the intended role of existing designated centres; and</p> <p>(3) are consistent with the intentions for the mixed use zone.</p>	No acceptable outcome is nominated.
Amenity	
<p>PO8 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.</p>	No acceptable outcome is nominated.
<p>PO9 Development that would increase the number of people living (including the creation of additional residential lots) in proximity to existing poultry farms does not occur until the poultry farm has ceased operations.</p>	<p>AO9.1 No new lots or dwellings (other than a single detached house on a lot) are established within 500m of an existing poultry farm.</p>
PO10	AO10.1

Performance outcomes	Acceptable outcomes
<p>Development minimises impacts on surrounding areas, including sensitive land uses, having regard to noise, vibration, odour, air or light emissions.</p>	<p>Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.</p>
	<p>AO10.2</p> <p>When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:</p> <p>(1) before 11pm: 25 lux; and (2) after 11pm, 4 lux.</p> <p>Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.</p>
	<p>AO10.3</p> <p>Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.</p>
	<p>AO10.4</p> <p>Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.</p>
	<p>AO10.5</p> <p>Odour levels do not exceed 1.0 OU, 99.5%, 1 hour average.</p>
<p>PO11</p> <p>Landscaping is provided to:</p> <p>(1) make a positive contribution to the streetscape;</p> <p>(2) break up and soften the visual bulk of buildings and hardstand areas;</p> <p>(3) screen outdoor storage and servicing areas; and</p> <p>(4) buffer to adjoining land in other zones or nearby sensitive land use.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO12</p> <p>Site layout and building design maximises personal safety of users and discourages antisocial behaviour.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime prevention through environmental design guidelines for Queensland.</p>
Environmental protection	
<p>PO13</p> <p>The site layout responds to topography, natural values and development constraints,</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.</p>

Performance outcomes	Acceptable outcomes
<p>such that:</p> <ul style="list-style-type: none"> <li data-bbox="240 320 746 409">(1) impacts on ecological corridors and native vegetation are minimised and mitigated; <li data-bbox="240 409 746 472">(2) alteration to natural topography and drainage lines is minimised; and <li data-bbox="240 472 759 530">(3) interruption or change within areas of high scenic value is minimised. 	

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6.2.21 Rural zone code

6.2.21.1 Application

This code applies to development:

- (1) within the rural zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the rural zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.21.2 Purpose

- (1) The purpose of the rural zone code is to provide for a wide range of primary production activities while protecting natural resources and significant environmental and landscape values.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the productive capacity of rural land is maintained, whether or not the land is identified as agricultural land class A or B;
 - (b) further fragmentation of land through subdivision does not occur;
 - (c) development that has a direct nexus with, and adds value to, primary production activities is accommodated, including rural industries, wholesale nurseries and wineries;
 - (d) educational, recreational and tourism uses are accommodated where they do not significantly impact on the environmental and landscape values of the locality;
 - (e) other uses may occur where they require a rural location or separation from urban areas. These may include certain industries, agricultural supplies stores, bulk landscape supplies and garden centres;
 - (f) intensive animal industries, intensive horticulture and other larger scale and higher impacting activities are not established where they would adversely affect land within urban areas;
 - (g) sensitive land uses are not located where they are likely to be impacted by intensive animal industries and intensive horticulture operations or other enterprises;
 - (h) the residential amenity of smaller rural lots is not significantly impacted by new development;
 - (i) built form is generally a subservient element in the landscape, and does not significantly alter the rural or natural character or scenic quality of the locality; and
 - (j) all forms of development minimise impacts on the natural environment and maintain a connected network of habitat areas and corridors.

6.2.21.3 Rural zone code – Criteria for assessment

Table 6.2.21.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable development	
Roadside Stall	
<p>PO1 The roadside stall is associated with an agricultural use on the land on which the roadside stall is erected.</p>	<p>AO1.1 Produce or goods sold are grown, made or produced on the land on which the roadside stall is erected.</p>
<p>PO2 The scale and operating characteristics of the use do not impact on the amenity and character of surrounding area or create a traffic problem.</p>	<p>AO2.1 The roadside stall does not exceed 40m² in gross floor area.</p>
	<p>AO2.2 There is only one roadside stall on each lot.</p>
	<p>AO2.3 The opening hours of roadside stall are limited to between 7am to 6pm.</p>
	<p>AO2.4 Space to accommodate 4 customer vehicles is provided.</p>
For assessable development	
<p>PO3 Reconfiguration does not result in further fragmentation of land.</p>	<p>AO3.1 Reconfiguration does not result in a smaller lot size.</p>
<p>PO4 Development does not prejudice the ongoing operation or expansion of nearby farming activities.</p>	No acceptable outcome is nominated.
<p>PO5 Recreational and tourist facilities have a direct nexus with the natural environment or rural activities on or near the site or provide small scale food and drink outlets for day trippers.</p>	No acceptable outcome is nominated.
<p>PO6 Intensive horticulture and intensive animal industries establish where they will not adversely impact on urban areas.</p>	No acceptable outcome is nominated.
<p>PO7 Other enterprises are established only where they:</p> <ol style="list-style-type: none"> (1) require a non urban setting or need to be isolated from urban activities; and (2) will not adversely impact on urban areas. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO8</p> <p>Sensitive land uses (including tourist accommodation and educational uses) are not located where they would prejudice the ongoing operation of existing or approved intensive animal industries, intensive horticulture and other potentially impacting activities.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO9</p> <p>Development does not significantly impact on the residential amenity of lots less than 2 hectares, and minimises impacts on dwelling houses on other lots having regard to odour, noise, vibration, air or light emissions or other potential nuisance.</p>	<p>AO9.1</p> <p>Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.</p> <p>AO9.2</p> <p>When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:</p> <p>(1) before 11pm: 25 lux; and</p> <p>(2) after 11pm: 4 lux.</p> <p>Editor's note— For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.</p> <p>AO9.3</p> <p>Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.</p> <p>AO9.4</p> <p>Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.</p> <p>AO9.5</p> <p>Odour levels do not exceed:</p> <p>(1) 2.5 OU, 99.5%, 1 hour average for a sensitive land use site in a rural, conservation, environment management or recreation and open space zone; and</p> <p>(2) 1.0 OU, 99.5%, 1 hour average at the boundary of land within any other zone.</p>
<p>PO10</p> <p>The extent of hardstand area is minimised on the site.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO11</p> <p>Development is located and designed to:</p> <ol style="list-style-type: none"> (1) minimise the need for excavation and fill; (2) prevent the unnecessary clearing of vegetation; (3) maintain natural drainage patterns; (4) maintain vegetated riparian corridors along drainage lines; and (5) minimise disruption to the movement of native fauna. 	<p>No acceptable outcome is nominated.</p>
<p>PO12</p> <p>Landscaping and revegetation:</p> <ol style="list-style-type: none"> (1) incorporates plants that are native to the local area; (2) recognises and enhances the landscape setting of the local area; and (3) supports the retention and rehabilitation of ecological corridors. 	<p>No acceptable outcome is nominated.</p>

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6.2.22 Rural residential zone code

6.2.22.1 Application

This code applies to development:

- (1) within the rural residential zone as identified on the zoning maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the rural residential zone code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.22.2 Purpose

- (1) The purpose of the rural residential zone code is to provide for functional and attractive rural residential areas, characterised by houses dispersed within a rural/bushland landscape.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) reconfiguration is designed to form a logical and attractive pattern of development;
 - (b) development integrates with the surrounding transport and open space networks to form connected, convenient and safe systems;
 - (c) lot sizes create a semi-rural, bushland character that is significantly less intensive than development in any other residential zone;
 - (d) housing is exclusively in the form of detached housing on semi-rural lots, within a bushland setting;
 - (e) development provides effective buffering to nearby sensitive land uses, rural activities and natural areas;
 - (f) development facilitates the retention or enhancement of significant waterway and habitat corridors and other areas of environmental significance;
 - (g) home based businesses are undertaken in a manner that does not detract from the rural residential amenity of the area;
 - (h) a range of other uses including those that support the rural sector may be considered provided they are consistent with protecting the health and amenity of residents and retaining the rural character and environmental values of the area;
 - (i) non-residential development does not compromise or constrain the potential for a well designed, connected and accessible rural residential community; and
 - (j) intensive animal industries, intensive horticulture and other larger scale and higher impacting operations are not established.

6.2.22.3 Rural residential zone code – Criteria for assessment

Table 6.2.22.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable development	
Roadside stall	
PO1 The roadside stall is associated with an agricultural use on the land on which the roadside stall is erected.	AO1.1 Produce or goods sold are grown, made or produced on the land on which the roadside stall is erected.
PO2 The scale and operating characteristics of the use do not impact on the amenity and character of surrounding area or create a traffic problem.	AO2.1 The roadside stall does not exceed 40m ² in gross floor area.
	AO2.2 There is only one roadside stall on each lot.
	AO2.3 The opening hours of roadside stall are limited to between 7am to 6pm.
	AO2.4 Space to accommodate 4 customer vehicles is provided.
For assessable development	
Animal husbandry, animal keeping (other than catteries and kennels) and cropping (other than forestry for wood production)	
PO3 Development does not adversely impact on the rural residential amenity and the character of the locality.	AO3.1 Non residential buildings, storage facilities and waste disposal areas are setback 20m from a site boundary.
	AO3.2 Cropping does not involve chemical spraying unless a 40m vegetated buffer is provided between crops and adjoining land.
Other non residential uses	
PO4 Development does not compromise the ability to design a co-ordinated and interconnected subdivision pattern.	No acceptable outcome is nominated.
PO5 Non-residential development: <ol style="list-style-type: none"> (1) is of a nature that is compatible with the rural residential character of the zone; (2) does not unduly detract from the amenity of nearby residences; and (3) is of a scale that is consistent with that of surrounding houses. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO6 Non residential development does not undermine the viability of centres and is not better located in another zone.</p>	No acceptable outcome is nominated.
Reconfiguration	
<p>PO7 Reconfiguration maintains the low density, rural residential bushland character of the zone and retention of a landscape with substantive networks of habitat.</p>	<p>AO7.1 Reconfiguration achieves a minimum lot size of 1 hectare.</p>
Amenity	
<p>PO8 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.</p>	No acceptable outcome is nominated.
<p>PO9 Development that would increase the number of people living (including the creation of additional residential lots) in proximity to existing poultry farms does not occur until the poultry farm has ceased operations.</p>	<p>AO9.1 No new lots or dwellings are established within 500m of an existing poultry farm.</p>
<p>PO10 Development minimises impacts on surrounding areas, including sensitive land uses, having regard to noise, vibration, odour, air or light emissions.</p>	<p>AO10.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.</p>
	<p>AO10.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) before 11pm: 25 lux; and (2) after 11pm: 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.</p>
	<p>AO10.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.</p>

Performance outcomes	Acceptable outcomes
	<p>AO10.4 Development achieves the air quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Air) Policy 2008: Schedule 1.</p> <p>AO10.5 Odour levels do not exceed 1.0 OU, 99.5%, 1 hour average.</p>
<p>PO11 Landscaping is provided to:</p> <ol style="list-style-type: none"> (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas; and (4) buffer to adjoining land in other zones or nearby sensitive land use. 	<p>No acceptable outcome is nominated.</p>
<p>PO12 Site layout and building design maximises personal safety of users and discourages antisocial behaviour.</p>	<p>No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>
Environmental protection	
<p>PO13 The site layout responds to topography, natural values and development constraints, such that:</p> <ol style="list-style-type: none"> (1) impacts on ecological corridors and native vegetation are minimised and mitigated; (2) alteration to natural topography and drainage lines is minimised; and (3) interruption or change within areas of high scenic value is minimised. 	<p>No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.</p>

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Part 7 Local plans

“There are no local plans in the planning scheme”

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Part 8 Overlays

8.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development;
 - (b) there is a constraint on land use or development outcomes;
 - (c) there is the presence of valuable resources; or
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed levels of assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This may result in no change to the level of assessment or any additional assessment criteria.
- (5) Assessment criteria for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay;
 - (b) a code for an overlay;
 - (c) a zone code;
 - (d) a local plan code;
 - (e) a development code.

Editor's note—In this planning scheme, assessment criteria for an overlay are all contained within the overlay codes.

- (6) Where development is proposed on premises partly affected by an overlay, the assessment criteria for the overlay only relates to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Airport environs overlay code;
 - (b) Bushfire hazard overlay code;
 - (c) Coastal protection (erosion prone area) overlay code;
 - (d) Environmental significance overlay code;
 - (e) Extractive resources overlay code;
 - (f) Flood and storm tide hazard overlay code;
 - (g) Heritage overlay code;
 - (h) Landslide hazard overlay code;
 - (i) Regional infrastructure corridors and substations overlay code;
 - (j) Water resource catchments overlay code;
 - (k) Waterway corridors and wetlands overlay code.
- (8) The following overlay for the planning scheme is for information purposes only:
 - (a) Transport noise corridor overlay.

Note—The Transport noise corridor overlay is contained in the planning scheme for information purposes only. The transport noise overlay identifies land designated as a transport noise in accordance with Chapter 8B of the Building Act 1975. In these areas building work will be assessable against the Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor.

8.2 Overlay codes

8.2.1 Airport environs overlay code

8.2.1.1 Application

This code applies to development:

- (1) within the airport environs overlay as identified on the overlay maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the airport environs overlay code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.1.2 Purpose

- (1) The purpose of the airport environs overlay code is to protect the safety and operation of the Brisbane Airport and aviation facilities located within Redland.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not create incompatible intrusions or compromise aircraft safety within the Brisbane Airport operational airspace;
 - (b) aviation facilities are protected from development that may compromise their safe and efficient operation.

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8.2.1.3 Airport environs overlay code – Criteria for assessment

Table 8.2.1.3.1—Criteria for self-assessable and assessable development

Performance Outcomes	Acceptable Outcomes
For self-assessable and assessable development	
Operational airspace	
<p>PO1</p> <p>Development does not create a permanent or temporary physical or transient obstruction within operational airspace.</p> <p>Editor's note—The Brisbane Airport is identified as a Commonwealth Airport under the Airports Act (Airports Act) 1996 and the Airports (Protection of Airspace) Regulations 1996. Where a development proposal involves a building, structure, crane or other construction equipment which encroaches into the operational airspace of the Brisbane Airport, the development proposal must be referred to the airport manager for assessment, who will on refer the proposal to the Australian Government if required.</p>	<p>AO1.1</p> <p>Buildings, structures, ancillary rooftop objects such as satellite dishes and antennae, construction equipment and vegetation at its mature height do not exceed the OLS contour level shown on overlay map OM-001 (measured in metres AHD).</p> <p>AO1.2</p> <p>Development involving transient aviation activities such as parachuting, hang gliding or hot air ballooning) does not occur on land within the OLS layer of overlay map OM-001.</p>
<p>PO2</p> <p>Emissions do not adversely impact on air turbulence, aircraft engine operation or visibility in operational airspace.</p>	<p>AO2.1</p> <p>Development does not result in the release of the following emissions above the OLS contour level shown on overlay map OM-001 (measured in metres AHD):</p> <ol style="list-style-type: none"> (1) gaseous plumes with a velocity exceeding 4.3m per second; (2) smoke, dust, ash or steam; or (3) emissions with depleted oxygen content.
<p>PO3</p> <p>Wildlife, in particular flying vertebrates such as birds and bats, are not attracted into operational airspace in numbers that increase the risk of strike.</p>	<p>AO3.1</p> <p>Development does not involve the bulk handling or disposal of putrescible wastes, food processing industries, major sports facilities, aquaculture, cropping or intensive animal or horticultural uses within the 13km radius of the airport runway shown on overlay map OM-001.</p>
Aviation facilities	
<p>PO4</p> <p>Development does not create interference with the functioning of the Mount Hardgrave surveillance radar and VHF tower or Birkdale SGS facility.</p> <p>Editor's note—A development proposal which encroaches into the building restricted area identified for either of these aviation facilities should be referred to Airservices Australia for assessment. It is recommended that advice is sought prior to lodgement of any application.</p>	<p>AO4.1</p> <p>Development does not generate a radio frequency, electrical or electromagnetic field, or create reflective surfaces that could interfere with functioning of the aviation facility.</p> <p>AO4.2</p> <p>Development does not create a permanent or temporary obstruction within the following areas:</p> <ol style="list-style-type: none"> (1) at the Mt Hardgrave VHF tower: <ol style="list-style-type: none"> (a) 100m of the tower (VHF zone A shown on the overlay map); or (b) between 100m and 600m of the

Performance Outcomes	Acceptable Outcomes
	<p data-bbox="959 271 1353 539">tower(VHF zone A/B shown on the overlay map) and encroaching above an elevation created by an angle extending at 2 degrees measured from a point 10m above ground level as shown in figure 8.2.1.3.1 Mount Hardgrave VHF tower building restriction area;</p> <p data-bbox="922 555 1353 730">Editor's note—Although not within the building restricted area, Airservices Australia should be advised of development proposals between 600m and 2,000m distance (the VHF area of interest shown on the overlay map) from the tower or below the elevation identified in (b) (within VHF zone A/B).</p> <p data-bbox="810 741 1278 797">(2) at the Mt Hardgrave Surveillance Radar:</p> <p data-bbox="884 808 1353 983">(a) 500m of the antenna (SR zone A shown on the overlay map) and above a horizontal plane measured from a point 4m below the base of the antenna as shown in figure 8.2.1.3.2 Mount Hardgrave surveillance radar building restriction area; or</p> <p data-bbox="884 994 1353 1352">(b) 4,000m of the antenna (SR zone A/B shown on the overlay map) and encroaching above an elevation created by an angle extending at 0.5% measured from a point 8m below the height of the antenna as shown in figure 8.2.1.3.2 Mount Hardgrave surveillance radar building restriction area; or</p> <p data-bbox="884 1364 1353 1666">(c) 15,000m of the antenna (SR area of interest shown on the overlay map) and encroaching above an elevation created by an angle extending at 0.25 degrees measured from the height of the antenna as shown in figure 8.2.1.3.2 Mount Hardgrave surveillance radar building restriction area;</p> <p data-bbox="810 1677 1353 1711">(3) At the Birkdale satellite ground station,:</p> <p data-bbox="884 1722 1289 1778">(a) within Area A shown on the overlay map; or</p> <p data-bbox="884 1789 1353 2040">(b) within Area B shown on the overlay map and encroaching above an elevation created by an angle extending at 25 degrees measured from a point 25m above ground level at the boundary of Area A as shown in figure 8.2.1.3.3 Birkdale SGS building restriction area; or</p>

Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> (c) within Area C shown on the overlay map and encroaching above an elevation of 15m above the base of the guyed mast; or (d) within Area D shown on the overlay map and encroaching above an elevation of 9m above the base of the tower; or (e) within Area E shown on the overlay map and encroaching above an elevation of 35m above the base of the tower.

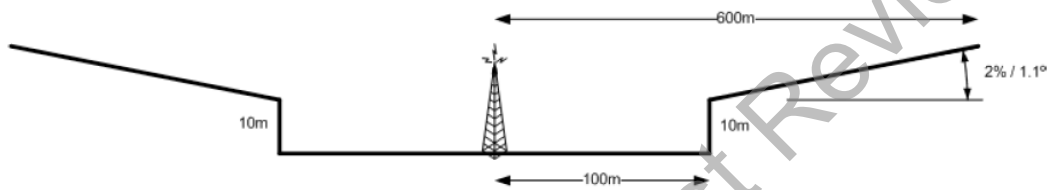


Figure 8.2.1.3.1—Mount Hardgrave VHF tower building restriction area

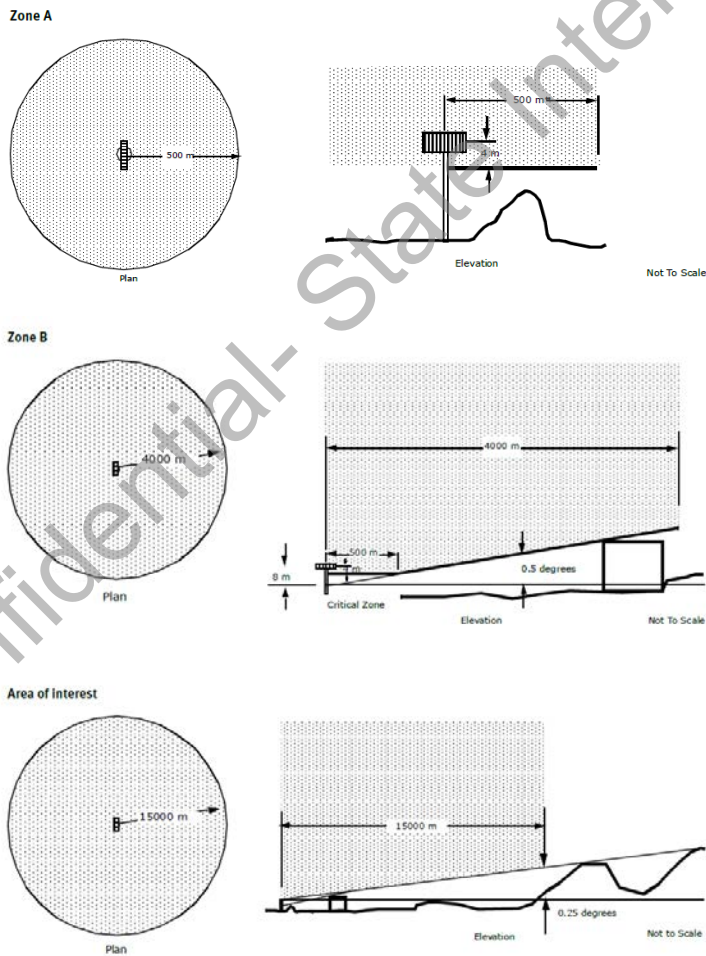


Figure 8.2.1.3.2—Mount Hardgrave surveillance radar building restriction area

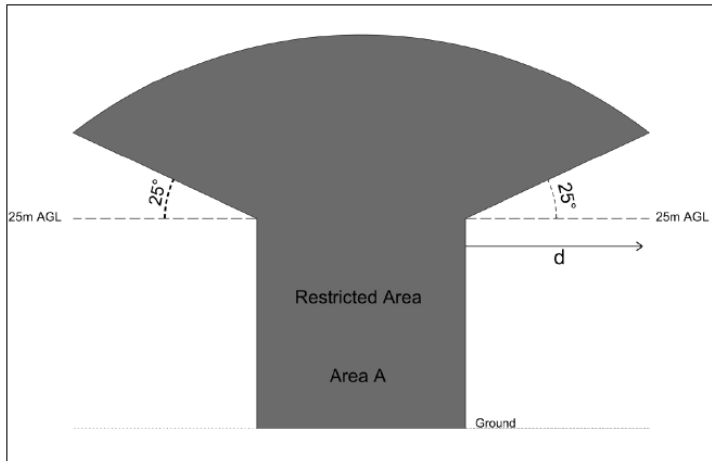


Figure 8.2.1.3.3—Birkdale SGS building restriction area

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8.2.2 Bushfire hazard overlay code

Editor's note—Redland City Council designates the hazard area shown on the bushfire hazard overlay map as the bushfire prone area for the purposes of section 12 of the Building Regulation 2006. The bushfire hazard area (bushfire prone area) includes land covered by the very high, high and medium hazard areas as well as the buffer area category on the overlay map.

8.2.2.1 Application

This code applies to development:

- (1) within the bushfire hazard overlay as identified on the overlay maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the bushfire hazard overlay code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.2.2 Purpose

- (1) The purpose of the bushfire hazard overlay code is to ensure that risk to life, property, and the environment as a result of bushfire is mitigated to an acceptable or tolerable level.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the establishment or intensification of uses involving the accommodation or congregation of vulnerable sectors of the community is avoided;
 - (b) development in areas at risk from bushfire is designed and located to minimise risks to people and property;
 - (c) development does not result in a material increase in the extent or severity of bushfire hazard;
 - (d) bushfire risk mitigation treatments avoid or minimise impacts on the natural environment;
 - (e) the cost to the public of measures to mitigate the risks of bushfire is minimised;
 - (f) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
 - (g) facilities with a role in emergency management and community support are located and designed to function effectively during and after a bushfire hazard event; and
 - (h) development contributes to effective and efficient disaster management response and recovery capabilities.

Editor's note—A site based assessment may ground truth the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area). In addition, a bushfire management plan prepared by a suitably qualified person may be required to demonstrate compliance with this code. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice should be sought from the Queensland Fire and Emergency Services, as appropriate.

8.2.2.3 Bushfire hazard overlay code – Criteria for assessment

Table 8.2.2.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Compatible development	
<p>PO1 Development involving the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities, is not located on land subject to bushfire hazard, unless there is an overriding community need or the development is located in the specialised centre zone.</p>	<p>AO1.1 The following uses do not occur within bushfire hazard area (bushfire prone area):</p> <ol style="list-style-type: none"> (1) child care centres; (2) community care centres; (3) educational establishments; (4) detention facilities; (5) hospitals; (6) rooming accommodation; (7) retirement facilities; and (8) residential care facilities.
<p>PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	No acceptable outcome is nominated.
<p>PO3 Development involving hazardous materials manufactured or stored in bulk is not located on land subject to bushfire hazard.</p>	<p>AO3.1 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard area (bushfire prone area).</p>
Development design and separation from bushfire hazard – reconfiguration of lots	
<p>PO4 Where reconfiguration creates lots of 2,000m² or less, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s). Editor's note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>AO4.1.1 No new lots are created within the bushfire hazard area (bushfire prone area). OR AO4.1.2 Lots are separated from hazardous vegetation by a distance that achieves radiant heat flux level of 29kW/m² at all boundaries. Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. Editor's note—For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Editor's note—The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme seek the protection of certain ecological, slope, visual or character features or functions.</p>
<p>PO5 Where reconfiguration creates lots of more than 2,000m², a building envelope of reasonable dimensions is provided on each lot</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>which is separated from hazardous vegetation such that it achieves radiant heat flux level of 29kW/m² at any point.</p>	
<p>PO6</p> <p>Where reconfiguration is undertaken in an urban area, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation, and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p> <p>Editor's note—Applicants should also have regard to the relevant standards set out in the reconfiguration of a lot code and infrastructure works codes in this planning scheme.</p>	<p>AO6.1</p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ol style="list-style-type: none"> (1) has a two lane sealed carriageway; (2) contains a reticulated water supply; (3) is connected to other public roads at both ends and at intervals of no more than 500m; (4) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (5) has a minimum of 4.8m vertical clearance above the road; (6) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (7) incorporates roll-over kerbing. <p>AO6.2</p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2005.</p>
<p>PO7</p> <p>Outside an urban area, either a constructed perimeter road or a formed, all weather fire trail is established between the lots or building envelopes and the hazardous vegetation, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>AO7.1</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ol style="list-style-type: none"> (1) a reserve or easement width of at least 20m; (2) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (3) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (4) a minimum of 4.8m vertical clearance; (5) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (6) a maximum gradient of 12.5%; (7) a crossfall of no greater than 10 degrees; (8) drainage and erosion control devices in accordance with the standards in Planning Scheme Policy 2 – Infrastructure works; (9) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (10) designated fire trail signage;

Performance outcomes	Acceptable outcomes
	(11) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and (12) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services.
PO8 The lot layout: (1) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (2) avoids the creation of potential bottleneck points in the movement network; (3) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (4) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. Editor's note—For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.	No acceptable outcome is nominated. Editor's note—In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate.
PO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are located underground.	No acceptable outcome is nominated.
Development design and separation from bushfire hazard – material change of use	
PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve the following radiant heat flux level at any point: (1) 10kW/m ² where the use involves the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or (2) 29kW/m ² otherwise. Editor's note—The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	AO10.1 Buildings or building envelopes are separated from hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building or envelope respectively, of 10kW/m ² for a use mentioned in the performance outcome, or 29kW/m ² otherwise. Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. Editor's note—For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Editor's note—The achievement of a cleared separation distance must be achieved in a way that ensures compliance with other provisions within the planning scheme seeking protection of certain ecological, slope, visual or character features or functions.
PO11 Effective safety and evacuation procedures and measures are established.	No acceptable outcome is nominated. Editor's note—A bushfire management plan prepared by a suitably qualified professional may be required to demonstrate compliance with the performance outcome.

Performance outcomes	Acceptable outcomes
<p>PO12</p> <p>A constructed perimeter road or a formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Editor's note—Fire trails are unlikely to be required where a development site is less than 2.5ha.</p>	<p>AO12.1</p> <p>Development is separated from hazardous vegetation by a public road or fire trail which has:</p> <ol style="list-style-type: none"> (1) a reserve or easement width of at least 20m; (2) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (3) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (4) a minimum of 4.8m vertical clearance; (5) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (6) a maximum gradient of 12.5%; (7) a cross fall of no greater than 10 degrees; (8) drainage and erosion control devices in accordance with the standards in Planning Scheme Policy 2 – Infrastructure works; (9) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (10) designated fire trail signage; (11) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and (12) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services.
All development	
<p>PO13</p> <p>All premises are provided with vehicular access the enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>AO13.1</p> <p>Private driveways:</p> <ol style="list-style-type: none"> (1) do not exceed a length of 60m from the street to the building; (2) do not exceed a gradient of 12.5%; (3) have a minimum width of 3.5m; (4) have a minimum of 4.8m vertical clearance; (5) accommodate turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (6) serve no more than 3 dwellings or buildings.

Performance outcomes	Acceptable outcomes
<p>PO14</p> <p>Development outside reticulated water supply areas, includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p>AO14.1</p> <p>A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ol style="list-style-type: none"> (1) is either below ground level or is constructed or screened by non combustible materials; <p>Editor's note—Non-combustible is defined in AS 3959:2009 and means: "not deemed combustible as determined by AS 1530.1 or not deemed combustible in accordance with the BCA."</p> <ol style="list-style-type: none"> (2) has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ol style="list-style-type: none"> (a) 10,000 litres for residential buildings; (b) 45,000 litres for industrial buildings; and (c) 20,000 litres for other buildings; (3) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (4) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (5) is clearly identified by directional signage provided at the street frontage.
<p>PO15</p> <p>Landscaping uses species that are not likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.</p>	<p>AO15.1</p> <p>Low flammability plant species identified in Table 8.2.2.2 are used for any planted landscaping within 10m of a building or structure.</p>
<p>PO16</p> <p>Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality.</p>	<p>No acceptable outcome is nominated.</p>

Table 8.2.2.3.2—Low flammability plant species

Mainland		SMBI	
Species	Common Name	Species	Common Name
Acacia melanoxylon	Blackwood	Acacia melanoxylon	Blackwood
Acacia sophorae	Coastal Wattle	Acacia sophorae	Coastal Wattle
Banksia spinulosa var collina		Casuarina glauca	Swamp Oak
Brachychiton acerifolius	Flame	Cupaniopsis anacardioides	Tuckeroo
Buckinghamia celcissima	Ivory Curl	Dodoneaea spp.	
Casuarina glauca	Swamp Oak	Elaeocarpus reticulatus	Blueberry Ash
Cupaniopsis anacardioides	Tuckeroo	Ficus macrophylla	Moreton Bay Fig
Dodoneaea spp.		Glochidion ferdinandii	Cheese Wood
Elaeocarpus reticulatus	Blueberry Ash	Hymenosporum flavum	Native Frangipani
Ficus macrophylla	Moreton Bay Fig	Jacksonia scoparia	Dog Wood
Glochidion ferdinandii	Cheese Wood	Lophostemon confertus	Brushbox
Guioa semiglauca		Mallotus philippensis	Red Kamala
Hymenosporum flavum	Native Frangipani	Myoporum acuminatum	Boobiella
Jacksonia scoparia	Dog Wood	Pittosporum revolutum	Brisbane Laurel
Lophostemon confertus	Brushbox	Rapanea variabilis	
Mallotus philippensis	Red Kamala	Carpobrotus glaucescens	Pigs Face
Myoporum acuminatum	Boobiella	Hardenbergia violacea	
Pittosporum revolutum	Brisbane Laurel	Kennedia rubicunda	
Pittosporum rhombifolium		Lomandra longifolia	
Rapanea variabilis		Themeda triandra	
Stenocarpus sinuatus		Viola hederacea	
Carpobrotus glaucescens	Pigs Face	Chrysocephalum apiculatum	
Hardenbergia violacea			
Kennedia rubicunda			
Lomandra longifolia			
Themeda triandra			
Viola hederacea			
Chrysocephalum apiculatum			

8.2.3 Coastal protection (erosion prone areas) overlay code

8.2.3.1 Application

This code applies to development:

- (1) within the coastal protection (erosion prone areas) overlay as identified on the overlay maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the coastal protection (erosion prone areas) overlay code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.3.2 Purpose

- (1) The purpose of the coastal protection (erosion prone areas) overlay code is to ensure that development in erosion prone areas is designed, constructed and operated to:
 - (a) mitigate risk to life and property to an acceptable or tolerable level;
 - (b) minimise the need for and the cost of coastal protection works; and
 - (c) protect coastal resources and allow for the fluctuations of natural coastal processes as far as possible.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not occur within erosion prone areas, unless:
 - (i) it is coastal-dependent development; or
 - (ii) it is temporary, readily relocatable or able to be abandoned; or
 - (iii) it cannot feasibly be located elsewhere; or
 - (iv) it does not extend closer to the erosion hazard than existing buildings and infrastructure on or adjacent to the site;
 - (b) the number of lots within the erosion prone area is not increased;
 - (c) development mitigates the coastal erosion risk through private erosion control works;
 - (d) development and erosion control works do not interfere with physical coastal processes beyond the development site, having regard to changes associated with climate change;
 - (e) the costs to the public of erosion control works are minimised;
 - (f) public access to the foreshore is maintained and enhanced for current and future generations;
 - (g) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in the event of coastal erosion; and
 - (h) facilities with a role in emergency management and vulnerable community services are located outside erosion prone areas.

Editor's note—The term coastal-dependent development is defined in the state planning policy.

8.2.3.3 Coastal protection (erosion prone areas) overlay code – Criteria for assessment

Table 8.2.3.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 Development is not located within the erosion prone area unless it is:</p> <ol style="list-style-type: none"> (1) consistent with the intentions for the relevant zone and there is no part of the lot outside the erosion prone area that is capable of accommodating the development; or (2) for coastal-dependent development; or (3) temporary, readily relocatable or able to be abandoned. <p>Editor's note—Coastal-dependent development is defined in the State Planning Policy.</p>	<p>AO1.1.1 Development:</p> <ol style="list-style-type: none"> (1) is for a dwelling house, dwelling unit or caretaker's residence; or (2) is for multiple dwelling, rooming accommodation or short term accommodation and the land is in the tourist accommodation zone; or (3) involves a gross floor area of less than 500m²; <p>and buildings or structures cannot fit within parts of the lot outside the erosion prone area.</p> <p>OR</p> <p>AO1.1.2 Development is for coastal dependent development.</p> <p>Editor's note—Development within the waterfront and marine industry zone that is consistent with the intentions for that zone will be taken to be coastal-dependent development.</p> <p>OR</p> <p>AO1.1.3 Development is not anticipated to remain in place for more than 10 years or is capable of being easily disassembled and removed.</p>
<p>PO2 Buildings and structures are not established further seaward or closer to the coastal erosion hazard than existing buildings on the site or on a site in the immediate vicinity, unless they are:</p> <ol style="list-style-type: none"> (1) for coastal-dependent development; or (2) temporary, readily relocatable or able to be abandoned. <p>Editor's note—Coastal-dependent development is defined in the State Planning Policy. Development within the waterfront and marine industry zone that is consistent with the intentions for that zone will be taken to be coastal-dependent development.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO3 Development does not increase the number of lots within the erosion prone area.</p>	<p>AO3.1 No new lots are created.</p>
<p>PO4 Risks to permanent buildings, structures and infrastructure are minimised through design and, where necessary, erosion control structures or works.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's Note—A report certified by a registered professional engineer with coastal engineering experience may be needed to demonstrate compliance with this and other performance outcomes.</p>

Performance outcomes	Acceptable outcomes
<p>PO5 Erosion control structures or works undertaken pursuant to PO4 are located wholly on private land.</p>	No acceptable outcome is nominated.
<p>PO6 Erosion control structures or works are designed to ensure physical coastal processes outside the development footprint are maintained.</p>	No acceptable outcome is nominated.
<p>PO7 Erosion control structures or works are consistent with any shoreline erosion management plan that has been adopted for the area.</p>	No acceptable outcome is nominated.
<p>PO8 Development provides for safe and convenient public access to and along the foreshore where ever practicable.</p>	No acceptable outcome is nominated.

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8.2.4 Environmental significance overlay code

8.2.4.1 Application

This code applies to development:

- (1) within the environmental significance overlay as identified on the overlay maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the environmental significance overlay code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.4.2 Purpose

- (1) The purpose of the environmental significance overlay code is to manage development to avoid or minimise and mitigate significant impacts on matters of national, state and local environmental significance.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas of high biodiversity or environmental significance are retained and protected;
 - (b) development maximises the retention of native vegetation and significant habitat features;
 - (c) development minimises the loss of koala habitat trees;
 - (d) impacts on matters of state or local environmental significance are minimised and mitigated;
 - (e) development does not cause substantial fragmentation of habitat areas;
 - (f) opportunities for safe and viable wildlife movement within and between habitat areas are facilitated;
 - (g) landscaping and planting is undertaken in a manner that contributes to the ecological values of the site; and
 - (h) where they occur, significant residual impacts on matters of local environmental significance or another prescribed environmental matter in accordance with section 15(4) of the Environmental Offsets Act 2014, may need to be offset.

Editor's note—Applicants should be aware that in addition to the requirements of this planning scheme, obligations for the protection of many matters of environmental significance are established by the Commonwealth and Queensland governments. Additional approvals or referrals may be required as a consequence. Any environmental offset for matters of state or local significance are to be consistent with the Queensland Government's Environmental Offsets Act.

8.2.4.3 Environmental significance overlay code – Criteria for assessment

Table 8.2.4.3.1—Criteria for assessable development

Editor's note—Applicants should have regard to Planning Scheme Policy 1 – Environmental significance for guidance in demonstrating compliance with the performance outcomes in this code.

Performance Outcomes	Acceptable Outcomes
For assessable development	
Values to be protected	
PO1 Development does not result in a significant reduction in the level or condition of biodiversity and ecological functions and processes in the locality.	No acceptable outcome is nominated.
PO2 Development does not cause substantial fragmentation of habitat areas.	No acceptable outcome is nominated.
PO3 Connections between habitat areas are retained, so that movement of key species and normal gene flow between populations is not inhibited or made less safe. Connections may include both continuous corridors and “stepping stone” patches and refuges.	No acceptable outcome is nominated.
Minimising and mitigating impacts	
PO4 Edge effects on retained habitat areas are minimised by providing the smallest possible perimeter to area ratio.	No acceptable outcome is nominated.
PO5 The design, scale and intensity of development minimises impacts on retained habitat.	No acceptable outcome is nominated.
PO6 Retained habitat is protected to ensure its on-going health and resilience, and to avoid degradation as a result of edge effects.	No acceptable outcome is nominated.
PO7 Barriers restricting the movement and dispersal of wildlife are removed, except where they are necessary for the safety of people or animals.	No acceptable outcome is nominated. Editor's note—Guidance on fencing design, fauna movement structure and the like is provided in Planning Scheme Policy 1 – Environmental significance.
PO8 Development does not result in the introduction of pest species (plant or animal), that pose a risk to ecological integrity or disturbance to native fauna.	No acceptable outcome is nominated. Editor's note—Weed species are identified in Council's Pest Management Plan 2012 – 2016, Part B.

Performance Outcomes	Acceptable Outcomes
<p>PO9 Development minimises alterations to natural landforms, flow regimes, groundwater recharge and surface water drainage patterns.</p>	No acceptable outcome is nominated.
<p>PO10 Development minimises potential for disturbance of wildlife as a result of noise, light, vibration or other source.</p>	No acceptable outcome is nominated.
<p>PO11 Roads and public access within and adjacent to areas of ecological significance are located and designed to avoid disturbance of ecological values or danger to wildlife.</p>	No acceptable outcome is nominated.
Corridors and enhancement planting	
<p>PO12 Development contributes to the restoration of waterway or land based ecological corridors, where they would significantly enhance the health and resilience of habitat and wildlife on and near the site.</p>	No acceptable outcome is nominated.
<p>PO13 Corridors have sufficient width to maintain viable wildlife or habitat linkages.</p>	<p>AO13.1 Ecological corridors have a minimum width of 100m.</p>
<p>PO14 Development incorporates opportunities for revegetation to enhance habitat condition, biodiversity and wildlife movement.</p>	No acceptable outcome is nominated.
<p>PO15 Enhancement plantings and landscaping utilise endemic native species which replicate or complement the composition of the habitat it is connected to, unless this would increase bushfire risk.</p>	<p>No acceptable outcome is nominated. Editors note—Guidance to assist applicants is contained within the Queensland Government's Regional Ecosystem Mapping</p>
<p>PO16 Where clearing occurs, it is sequenced and undertaken in a manner that provides opportunities for fauna to vacate affected land.</p>	<p>No acceptable outcome is nominated. Editor's note—It is likely that a wildlife habitat management plan, prepared by an ecologist with suitable experience may be needed to address survival and ongoing access to habitat trees during construction and operation of the development.</p>
Offsets	
<p>PO17 Where development results in, or is likely to result in, a significant residual impact on matters of local environmental significance, despite all reasonable on-site mitigation measures, the impact will be offset.</p>	<p>AO17.1 Offsets are provided in accordance with offset arrangements set out in Planning Scheme Policy 1 – Environmental significance.</p>

8.2.5 Extractive resources overlay code

8.2.5.1 Application

This code applies to development:

- (1) within the extractive resources overlay as identified on the overlay maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the extractive resources overlay code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.5.2 Purpose

- (1) The purpose of the extractive resources overlay code is to protect key resource areas and associated haulage routes and separation areas, and to ensure development is compatible with existing or future extractive industry.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sensitive uses are not intensified near extractive resource areas or their haulage routes;
 - (b) development does not impair the operation of existing or potential extractive industries;
 - (c) development near a transport route for an extractive resource does not constrain or otherwise conflict with the safe and efficient transportation of the extractive resource; and
 - (d) the negative impacts of extractive industries on sensitive land uses are minimised.

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8.2.5.3 Extractive resources overlay code – Criteria for assessment

Table 8.2.5.3.1—Criteria for assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
Resource processing area	
<p>PO1 Development within an identified resource processing area does not compromise:</p> <ol style="list-style-type: none"> (1) the ability to extract natural resources in a safe and efficient manner; or (2) the potential of the extractive industry to expand in the future. 	No acceptable outcome is nominated.
<p>PO2 Development within an identified resource processing area does not introduce or increase uses that are sensitive to the impacts of extractive industry operations.</p>	No acceptable outcome is nominated.
Extractive resource separation area or transport route separation area	
<p>PO3 Except where on land included in a residential zone, development does not materially increase the number of people living in an extractive resource separation area or transport route separation area.</p>	<p>AO3.1 Within an extractive resource separation area or transport route separation area, development does not:</p> <ol style="list-style-type: none"> (1) result in an increase in the number of lots unless the land is included in a residential zone and all lots meet the nominated acceptable outcome for minimum lot size; and (2) involve more than one dwelling being established on an existing lot.
<p>PO4 Development within an extractive resource separation area or transport route separation area is established in a manner that ensures impacts from existing or future extractive operations are minimised.</p>	No acceptable outcome is nominated.
<p>PO5 Noise attenuation measures utilised:</p> <ol style="list-style-type: none"> (1) do not restrict access or movement for people or native animals; (2) are integrated with the streetscape and landscape setting; (3) are designed and constructed for longevity and a low level of maintenance. 	No acceptable outcome is nominated.
Transport routes	
<p>PO6 Development does not adversely affect the safe and efficient transportation of extractive materials along an identified transport route.</p>	<p>AO6.1 The number of access points to an identified haulage route is not increased.</p>

Performance Outcomes	Acceptable Outcomes
Mining tenements	
<p>PO7 Development in the vicinity of a mining tenement does not compromise current or future utilisation of the mineral resource and is compatible with the impacts of existing or future mining activities.</p>	<p>No acceptable outcome is nominated.</p>

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8.2.6 Flood and storm tide hazard overlay code

Editor's note—Redland City Council designates land shown as flood and storm tide hazard areas on the overlay map as the flood hazard area for the purposes of section 13 of the Building Regulations 2006, and declares the defined flood level to be the level to which flood waters would reasonably be expected to rise within the flood hazard area during the defined flood event or defined storm tide event. The requirements of the Queensland Development Code will apply in the hazard area subject to river or creek flooding. In areas subject to storm tide, the requirements of Australian Building Codes Board Flooding Standard – Construction of Buildings in Flood Hazard Areas apply.

8.2.6.1 Application

This code applies to development:

- (1) within the flood and storm tide hazard overlay as identified on the overlay maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the flood and storm tide hazard overlay code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.6.2 Purpose

- (1) The purpose of the flood and storm tide hazard overlay code is to ensure that risk to life, property, and the environment as a result of flood and storm tide inundation, as well as drainage constraints on the southern Moreton Bay Islands, is mitigated to an acceptable or tolerable level, and that risks are managed having regard to changes associated with climate change.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids intensifying the use of land affected by the defined flood event or defined storm tide event, unless:
 - (i) it is in an urban area (other than the emerging community zone); and
 - (ii) the impacts of inundation on the development can be mitigated so that risk to life and property is minimised;
 - (b) in other areas, development avoids intensifying the use of land within area affected by the defined flood event or defined storm tide event;
 - (c) development on drainage constrained land on the Southern Moreton Bay Islands minimises adverse impacts associated with overland flow paths and seepage from high water tables;
 - (d) development does not directly, indirectly or cumulatively increase adverse impacts of drainage, flood or storm tide inundation on other properties;
 - (e) development maintains the flood storage and discharge capacity of the flood and storm tide hazard area;
 - (f) the cost to the public of measures to mitigate the risks of drainage, flood and storm tide hazard are minimised;
 - (g) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a flood or storm tide event;
 - (h) development does not reduce the functions of landforms or vegetation in providing protection against inundation;
 - (i) facilities with a role in emergency management and community support are located and designed to function effectively during and after a defined flood event or defined storm tide event; and
 - (j) development contributes to effective and efficient disaster management response and recovery capabilities.

8.2.6.3 Flood and storm tide hazard overlay code – Criteria for assessment

Table 8.2.6.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1</p> <p>In areas affected by the defined flood event or defined storm tide event, development which results in the creation of additional lots or an increase in the number of dwellings on the land only occurs on land zoned for residential, commercial or industrial purposes.</p> <p>Note—Zones for residential, commercial or industrial include the low density residential, low-medium density residential, medium density residential, principal centre, specialised centre, major centre, district centre, local centre, neighbourhood centre, low impact industry, medium impact industry, waterfront and marine industry and mixed use zones. To remove any doubt, it does not include the community facilities, emerging community, rural residential, rural, recreation and open space, environmental management or conservation zones.</p>	No acceptable outcome is nominated.
<p>PO2</p> <p>Development involving the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities, is not located within flood or storm tide hazard areas.</p>	No acceptable outcome is nominated.
<p>PO3</p> <p>Infrastructure that is likely to become a public asset is designed to withstand hydrodynamic forces of a defined flood event or defined storm tide event.</p>	No acceptable outcome is nominated.
<p>PO4</p> <p>Development does not increase the number of people living on the site unless it is provided with at least one road route that is trafficable for evacuation by a motor vehicle during a reasonable period prior to the defined flood event or defined storm tide event.</p> <p>Editor's note—PO5 - PO7 are relevant to development occurring in accordance with PO2.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—To demonstrate compliance with the performance outcomes in this code, a flood or storm tide inundation report, prepared by a suitably qualified professional in accordance with Planning Scheme Policy 3 – Flood storm tide and drainage constrained land may be required.</p>
<p>PO5</p> <p>The extent of filling utilised to achieve the necessary finished floor levels, evacuation routes and flood immunity for infrastructure is minimised.</p>	No acceptable outcome is nominated
<p>PO6</p> <p>Development does not change inundation characteristics outside the subject site in</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>ways that result in:</p> <ol style="list-style-type: none"> (1) loss of flood storage; (2) loss of or changes to flow paths; (3) acceleration or retardation of flows; (4) any reduction in flood warning times elsewhere on the floodplain; or (5) any other worsening of inundation impacts on other properties or public infrastructure. 	
<p>PO7</p> <p>Development on land shown as drainage constrained on the southern Moreton Bay islands only occurs where floor levels are established above the water level affecting the site.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—To demonstrate compliance with this performance outcome, a drainage report prepared by a suitably qualified professional may be required to establish the relevant flow paths and water table conditions affecting the site.</p>
<p>PO8</p> <p>Any structures or works intended to mitigate the risk or impacts of inundation on a development site are located wholly on private land.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO9</p> <p>Emergency services and uses providing community support services are able to function effectively during and immediately after inundation events.</p>	<p>AO9.1</p> <p>The following are not established within flood and storm tide hazard areas:</p> <ol style="list-style-type: none"> (1) emergency services; (2) stores of valuable records, heritage or cultural items; (3) substations; (4) major electricity infrastructure; (5) telecommunications facilities; and (6) utility installations.
<p>PO10</p> <p>Minor electricity infrastructure which supplies new subdivision is designed and located to be able to function effectively during and immediately after inundation events.</p>	<p>AO10.1</p> <p>Pad mount transformers for the subdivision are located on land that is above the defined flood level.</p>
<p>PO11</p> <p>Development involving hazardous materials manufactured or stored in bulk is not located in areas at risk of inundation.</p>	<p>AO11.1</p> <p>The manufacture or storage of hazardous material in bulk does not occur within flood or storm tide hazard areas.</p>
<p>PO12</p> <p>Development contributes to effective and efficient disaster management response and recovery capabilities.</p>	<p>No acceptable outcome is nominated.</p>

8.2.7 Heritage overlay code

8.2.7.1 Application

This code applies to development:

- (1) within the heritage overlay as identified on the overlay maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the heritage overlay code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.7.2 Purpose

- (1) The purpose of the heritage overlay code is to protect the heritage values of the city's identified local heritage places.

Editor's note—This overlay does not address state heritage places which are protected under the Queensland Heritage Act or places of indigenous cultural heritage which are protected under the Aboriginal Cultural Heritage Act.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) identified local heritage places are not demolished, removed or altered in a way that removes or reduces their heritage values; and
 - (b) local heritage places are used in a way that is compatible with their cultural heritage values.

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8.2.7.3 Heritage overlay code – Criteria for assessment

Table 8.2.7.3.1—Criteria for assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
<p>PO1 A building or structure on a local heritage place is not demolished or relocated unless:</p> <ol style="list-style-type: none"> (1) it is structurally unsound and is not reasonably capable of being made structurally sound; or (2) the change does not result in the loss of the particular heritage values of the place. 	<p>AO1.1 Development does not result in the partial or total demolition or removal of a building or structure on the site.</p> <p>Editor's note—Where an alternative outcome is proposed, a structural report or heritage impact statement, prepared by suitably qualified persons may be needed to demonstrate compliance with PO1.</p>
<p>PO2 Vegetation of heritage value is retained unless it is in poor health and a safety hazard, and is not reasonably capable of being restored to good health.</p>	<p>AO2.1 Vegetation of heritage value on the site is retained and is not damaged by new development.</p> <p>Editor's note—A report prepared by an Australian Qualification Framework level 5 qualified aboriginalist may be required to demonstrate compliance with PO2.</p>
<p>PO3 Development does not alter, remove, damage or conceal the heritage features or values of the place.</p>	No acceptable outcome is nominated.
<p>PO4 New building elements:</p> <ol style="list-style-type: none"> (1) are sympathetic to, but do not reproduce traditional building forms; (2) are visually subservient to a heritage building; (3) incorporate similar proportions and building lines, such as window shape, size and positioning and eaves heights; and (4) utilise materials and finishes that do not detract from or draw attention away from the existing building. 	<p>AO4.1 Alterations to existing buildings or structures do not alter the external appearance of the building.</p>
<p>PO5 Filling and excavation does not diminish the heritage or streetscape values, including:</p> <ol style="list-style-type: none"> (1) reducing public access or views to and from the local heritage place; or (2) causing the removal of significant landscape features; or (3) introducing large incongruent or overbearing retaining walls. 	No acceptable outcome is nominated.
<p>PO6 Reconfiguration of land does not diminish the heritage, character, context and streetscape values of the place, including by:</p> <ol style="list-style-type: none"> (1) a reduction of public access or views 	No acceptable outcome is nominated.

Performance Outcomes	Acceptable Outcomes
(2) to and from the local heritage place; or the potential for overshadowing of the local heritage place; or (3) the removal of significant landscape features or contextual elements; or (4) the disruption of the historic subdivision pattern of the area.	

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8.2.8 Landslide hazard overlay code

8.2.8.1 Application

This code applies to development:

- (1) within the landslide hazard overlay as identified on the overlay maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the landslide hazard overlay code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.8.2 Purpose

- (1) The purpose of the landslide hazard overlay code is to ensure that risk to life, property, and the environment as a result of landslide is mitigated to an acceptable or tolerable level.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development in areas at risk from landslide is designed and located to protect people and property;
 - (b) development does not result in a material increase in the extent or severity of landslide hazard;
 - (c) landslide risk mitigation treatments do not have a significant impact on the natural environment;
 - (d) the cost to the public of measures to mitigate the risks of landslide are minimised;
 - (e) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a landslide hazard event;
 - (f) facilities with a role in emergency management and community support are located and designed to function effectively during and after a landslide event; and
 - (g) development contributes to effective and efficient disaster management response and recovery capabilities.

8.2.8.3 Landslide hazard overlay code – Criteria for assessment

Table 8.2.8.3.1—Criteria for assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
<p>PO1 Development does not result in an increase in risk to people and buildings from landslide hazard.</p>	<p>No acceptable outcome is nominated. Editor's note—A geotechnical engineering report prepared by an experienced geotechnical professional may be required to demonstrate compliance with the performance outcome. Planning Scheme Policy 4 – Landslide hazard will provide applicants with guidance in meeting requirements of this code.</p>
<p>PO2 Access is available to the site during and after a landslide event.</p>	<p>AO2.1 Vehicular and pedestrian access to the site does not traverse medium, high or very high hazard areas.</p>
<p>PO3 Landslide control structures or works are located wholly on private land.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO4 Landslide risk mitigation treatments do not have a significant impact on the natural environment.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO5 Development involving hazardous materials manufactured or stored in bulk is not located in areas at risk of landslide.</p>	<p>AO5.1 The manufacture or storage of hazardous material in bulk does not occur within or adjoining medium, high or very high hazard areas.</p>
<p>PO6 Emergency services and uses providing community support services are able to function effectively during and immediately after landslide events.</p>	<p>AO6.1 The following uses do not occur within or adjoining low, medium, high or very high hazard areas:</p> <ol style="list-style-type: none"> (1) emergency services; (2) stores of valuable records, heritage or cultural items; (3) substations; (4) major electricity infrastructure; (5) telecommunications facilities; and (6) utility installations.

8.2.9 Regional infrastructure corridors and substations overlay code

8.2.9.1 Application

This code applies to development:

- (1) within the regional infrastructure corridors and substation overlay as identified on the overlay maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the regional infrastructure corridors and substation overlay code by the tables of assessment in part 5 (tables of assessment).

When using this code reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.9.2 Purpose


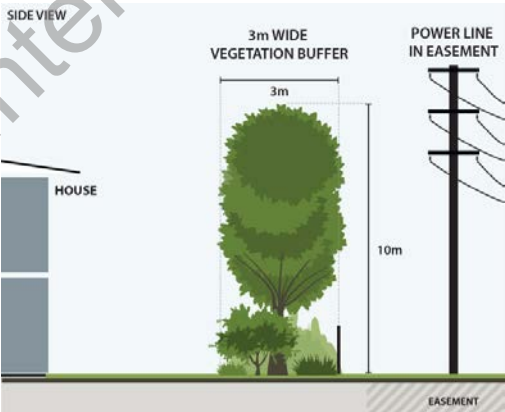
- (1) The purpose of the regional infrastructure corridors and substations overlay code is to ensure that development does not undermine the safe, efficient and unencumbered operation or expansion of key infrastructure corridors and sites, including:
 - (a) electricity transmission lines;
 - (b) electricity substations;
 - (c) water supply pipelines;
 - (d) water treatment plants, water quality facilities, pump stations and reservoirs; and
 - (e) wastewater treatment plants.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) existing and planned regional infrastructure facilities and corridors are protected from encroachment by sensitive land uses or incompatible development;
 - (b) development does not create any threat to the provision of a safe and reliable supply of services to all users, and avoids any potential interference with the ongoing operation, maintenance and augmentation of the infrastructure;
 - (c) development does not increase the potential for safety concerns, nuisance and complaints and minimises the need for measures to be introduced in the operation of the infrastructure to reduce potential impacts on surrounding areas; and
 - (d) development minimises overlooking of and visual exposure to the infrastructure sites and corridors.

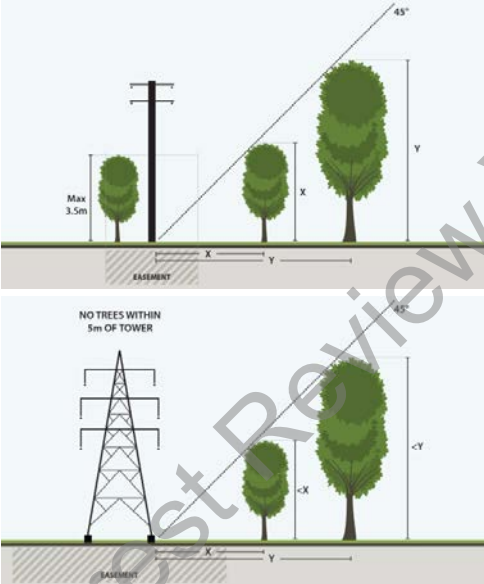
Editor's note—Additional requirements relating to electricity infrastructure are contained in the reconfiguration of a lot code.

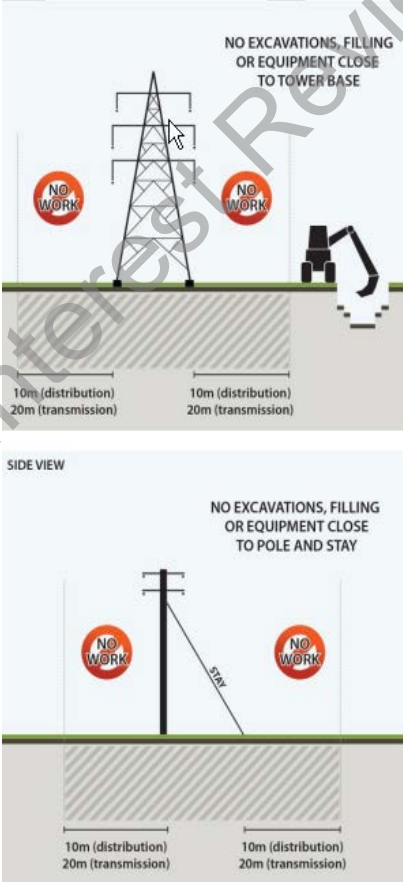
8.2.9.3 Regional infrastructure corridors and substations overlay code – Criteria for assessment

Table 8.2.9.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Development does not increase risk to community health or safety, or the operation and reliability of the infrastructure.	No acceptable outcome is nominated.
PO2 Development is separated from bulk water supply infrastructure to protect the integrity and safety of the infrastructure.	AO2.1 Development is undertaken in accordance with the requirements of the SEQ Water Network Consent Guidelines.
PO3 Development involving a sensitive land use is sufficiently separated from major electricity infrastructure and substations to minimise the likelihood of nuisance or complaint.	AO3.1 Buildings (other than class 10 buildings) associated with a sensitive land use maintain a setback of at least: (1) 50m from a transmission substation; (2) 10m from any other substation; and (3) 30m from a transmission line easement.
	AO3.2 Buildings (other than class 10 buildings) are not located within an easement for a distribution line.
PO4 Development is located and designed to avoid noise nuisance from infrastructure.	AO4.1 Noise emissions do not exceed 5db(A) above background noise level at the fascia of a building measured in accordance with AS 1055.
PO5 New lots likely to be occupied by sensitive land uses are sufficiently separated from substations or major electricity infrastructure to minimise visual prominence and overlooking of electricity infrastructure.	No acceptable outcome is nominated.
PO6 Wherever practicable, lots and buildings are oriented to avoid direct overlooking of electricity infrastructure. Figure 8.2.9.3.1 provides an illustration of buildings oriented away from infrastructure.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
 <p>Figure 8.2.9.3.1—Building orientation</p>	
<p>PO7</p> <p>There is sufficient space within the site to establish landscaping which substantively assists in screening and softening poles, towers or other structures and equipment associated with major electricity infrastructure, substations or bulk water supply infrastructure.</p>	<p>AO7.1</p> <p>A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p> <p>For other infrastructure, no acceptable outcome is nominated.</p> <p>Figure 8.2.9.3.2 provides an example but is not drawn to scale.</p>  <p>Figure 8.2.9.3.2—Landscape buffer</p> <p>Editor's note—Applicants may find additional guidance in Powerlink's "Screening your home from powerlines – A guide for planting trees and shrubs outside of easements to screen powerlines". Applicants should also note that vegetation will need to maintain statutory clearances (refer Ergon's Standard for Vegetation Management and Standard for Vegetation Clearance Profile).</p>
<p>PO8</p> <p>Vegetation does not pose a risk to the safety or reliability of electricity infrastructure.</p>	<p>AO8.1</p> <p>Vegetation planted within an easement of an overhead powerline or, where there is no easement, the area of influence of a powerline, has a mature height of no more than 3.5m.</p> <p>AO8.2</p> <p>Vegetation planted within an underground powerline easement does not have a mature root system in >150mm depth and is not located directly over the powerline.</p>

Performance outcomes	Acceptable outcomes
	<p>AO8.3 Vegetation adjoining easements complies with the clearance dimensions illustrated in the figure 8.2.9.3.3.</p>  <p>Figure 8.2.9.3.3—Vegetation clearance to infrastructure</p> <p>AO8.4 Planting complies with (as relevant to the infrastructure concerned):</p> <ol style="list-style-type: none"> (1) Energex’s Safe Tree Guidelines; or (2) Ergon’s Plant Smart brochures https://www.ergon.com.au/network/safety/home-safety/trees-and-powerlines/plant-smart; or (3) Powerlink’s Screening Your Home from Powerlines information sheet http://www.powerlink.com.au/brochures/ScreeningYourHomeFromPowerlines/.
<p>PO9 Development is located and designed to maintain access to major electricity or bulk water supply infrastructure.</p>	<p>AO9.1 Development does not involve:</p> <ol style="list-style-type: none"> (1) fences constructed along the boundaries of, or traversing existing or proposed infrastructure easements; (2) storage of equipment or materials within or along the boundaries of existing or proposed infrastructure easements; or (3) construction of buildings within or along the boundaries of existing or proposed infrastructure easements.
<p>PO10 Major electricity or bulk water supply infrastructure within private land is protected by easement in favour of the service provider.</p>	<p>AO10.1 Existing easements are maintained and where none currently exist, new easements are created which are sufficient for the service provider’s requirements.</p>

Performance outcomes	Acceptable outcomes
<p>PO11</p> <p>There is no worsening of flooding, drainage or erosion conditions affecting the infrastructure.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO12</p> <p>Any earthworks are undertaken in a way which:</p> <ol style="list-style-type: none"> (1) ensures stability of the land on or adjoining the infrastructure; (2) does not otherwise impact on the safety and reliability of the infrastructure; and (3) does not restrict the placement or use of the infrastructure provider's equipment. 	<p>For electricity infrastructure (no acceptable outcome is nominated for other infrastructure):</p> <p>AO12.1</p> <p>No earthworks are undertaken for overhead distribution infrastructure, within 10m of a tower, pole or stay.</p> <p>Figure 8.2.9.3.4 illustrate the concept.</p>  <p>Figure 8.2.9.3.4—Earthworks near infrastructure</p>
<p>PO13</p> <p>Other services and infrastructure works (such as stormwater, sewerage, water and the like) do not impact on the safety and reliability of substations or major electricity infrastructure.</p>	<p>AO13.1</p> <p>Underground services are not located within 20m of a tower, pole, stay or substation boundary.</p> <p>AO13.2</p> <p>No valve pits occur within:</p> <ol style="list-style-type: none"> (1) for transmission infrastructure, 60m of a tower, pole or stay; or (2) for distribution infrastructure, 20m of a tower, pole or stay.

Performance outcomes	Acceptable outcomes
	<p>AO13.3 Pipelines with cathodic protection systems, comply with part 11 of Electrical Safety Regulation.</p>
	<p>AO13.4 Underground services traversing an easement, cross at right angles to the overhead or underground lines.</p>
	<p>AO13.5 Trenches for services are backfilled to be compacted in 150mm layers to at least 95% modified dry density compaction ratio.</p>
	<p>AO13.6 Trenches under construction are not left open overnight.</p>

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8.2.10 Water resource catchments overlay code

8.2.10.1 Application

This code applies to development:

- (1) within the water resource catchments overlay as identified on the overlay maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the water resource catchments overlay code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.10.2 Purpose

- (1) The purpose of the water resource catchments overlay code is to protect the following water supply catchments:
 - (a) Leslie Harrison Dam;
 - (b) North Stradbroke Island groundwater; and
 - (c) Herring Lagoon.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the quality of surface and ground water within the catchments is not reduced;
 - (b) development is managed to prevent contaminants or sedimentation from entering surface water or groundwater;
 - (c) development is managed to prevent leaching or discharging of solid and liquid waste into ground or surface waters; and
 - (d) the physical integrity of waterways, wetlands, lakes, springs, riparian areas and natural ecosystems that support water quality are protected.

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8.2.10.3 Water resource catchments overlay code – Criteria for assessment

Table 8.2.10.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Development is separated from the high water level of ponded water supply and other waterways within a catchment, and from water supply bores and wells, sufficient to minimise risk to water supply.	AO1.1 Development complies with the horizontal separation distances (setbacks) specified in the SEQ Water Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments.
PO2 Stormwater quality, quantity and velocity is managed to ensure there is no adverse impact on water quality within the catchments.	No acceptable outcome is nominated. Editor's note—Applicants will also need to address the Healthy waters code contained within section 9 of this planning scheme.
PO3 The retention of vegetation within the catchment is maximized.	AO3.1 Development does not involve clearing of vegetation.
PO4 Drainage lines are retained in their natural state.	AO4.1 Development does not alter natural drainage lines in any way.
PO5 Changes to landform by way of excavation or fill are minimized.	AO5.1 Development does not involve cutting and filling.
PO6 Potential contaminants are managed to ensure they do not leach or are not discharged within the catchment, and minimise risk to water supply.	AO6.1 Potential contaminants stored on a site do not exceed 25 litres and are stored in an area that is: <ol style="list-style-type: none"> (1) roofed and has an impermeable floor surface; (2) bunded; and (3) of a sufficient size to contain, in an impermeable area/system, a spill of equivalent volume to the total volume of material being stored, until removal from the site by an approved means.
PO7 Wastewater is managed so that there is no worsening of surface or ground water quality.	AO7.1 Development is connected to a reticulated wastewater network.
PO8 Development does not result in the introduction or spread of weed species.	No acceptable outcome is nominated.

8.2.11 Waterway corridors and wetlands overlay code

8.2.11.1 Application

This code applies to development:

- (1) within the waterway corridors and wetlands overlay as identified on the overlay maps contained within schedule 2 (mapping); and
- (2) identified as requiring assessment against the waterway corridors and wetlands overlay code by the tables of assessment in part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.11.2 Purpose

- (1) The purpose of the waterway corridors and wetlands overlay code is to manage development to avoid significant impacts on matters of national, state and local environmental significance, specific to the environmental values of waterways and wetlands.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is compatible with the environmental values of a waterway or wetland;

Editor's note—Environmental values for Redland's waterways are identified in Environmental Protection (Water) Policy – Redland Creeks environmental values and water quality objectives (July 2010).

- (b) water quality in waterways and waterbodies is maintained or improved;
- (c) riparian vegetation, in-stream aquatic ecology and biodiversity along waterway corridors and around wetlands are maintained or enhanced;
- (d) natural hydrological and geomorphological processes (including bank stability) are maintained;
- (e) impacts on waterways and wetlands are minimised and mitigated; and
- (f) development does not increase long term maintenance or management costs of natural or man-made water bodies to the community.

Editor's note—The healthy waters code may also contain requirements that applicants must have regard to.

Editor's note—Applicants should be aware that in addition to the requirements of this planning scheme, obligations for the protection of many matters of ecological significance are established by the Commonwealth and Queensland governments. Additional approvals or referrals may be required as a consequence. Any environmental offsets are to be consistent with the Queensland Government's Environmental Offsets Act.

8.2.11.3 Waterway corridors and wetlands overlay code – Criteria for assessment

Table 8.2.11.3.1—Criteria for assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
<p>PO1 Development does not adversely impact on the hydrological regime or recharge of a wetland or waterway.</p>	No acceptable outcome is nominated.
<p>PO2 A core riparian buffer is maintained along and around waterways and wetlands that is vegetated, development free, and is of a sufficient width to:</p> <ol style="list-style-type: none"> (1) protect water quality; (2) protect the stability of stream bank and bed; (3) allow for natural hydrological and geomorphological processes; (4) minimise erosion; (5) maintain or achieve healthy water temperatures and in-stream conditions; and (6) support viable wildlife habitat and movement. 	<p>AO2.1 A development free, vegetated buffer area is provided in accordance with Table 8.2.11.3.2.</p>
	<p>AO2.2 No clearing occurs within the buffer area provided in accordance with Table 8.2.11.3.2.</p>
<p>PO3 Riparian vegetation provides sufficient shade over the stream to protect in-stream habitat, biodiversity and ecological processes.</p>	<p>AO3.1 Vegetation achieves 70% canopy cover over streams 10m or less in width and 70% canopy cover over near-bank areas along other streams.</p>
<p>PO4 Development maximises opportunities for natural filtration of sediments, nutrients and other pollutants, and slowing of overland flow.</p>	No acceptable outcome is nominated.
<p>PO5 The development is designed to avoid any worsening of water quality in a waterway or wetland. Editor's note—Applicants must also have regard to the Healthy waters code.</p>	No acceptable outcome is nominated.
<p>PO6 Bank erosion and slumping is avoided and hydrological and geomorphological processes of a waterway or wetland are maintained by:</p> <ol style="list-style-type: none"> (1) providing an area either side of the existing channel to allow for natural lateral and longitudinal movement; (2) restoring bank vegetation and large woody debris within the channel; (3) implementing bank and bed stabilisation measures; and 	<p>No acceptable outcome is nominated. Editor's note—An environmental management plan may be required to support any proposed hydrology re-instatement works.</p>

Performance Outcomes	Acceptable Outcomes
(4) reinstating a stable hydrology and geomorphology where it is modified or unstable.	
PO7 Barriers to in-stream or land based wildlife movement are removed unless they are naturally occurring or necessary for the safety of wildlife.	No acceptable outcome is nominated.
PO8 Development incorporates opportunities for revegetation to enhance stream and habitat condition, biodiversity and wildlife movement wherever possible.	No acceptable outcome is nominated.
PO9 Enhancement plantings and landscaping utilise endemic native species which replicate or complement the composition of the habitat it is connected to.	No acceptable outcome is nominated.
PO10 Development does not result in the introduction of non-native pest species (plant or animal) and removes existing pest species that pose a risk to ecological or stream integrity.	No acceptable outcome is nominated. Editor's note—Weed species are identified in Council's Pest Management Plan 2012–2016, Part B.
PO11 Disturbance or predation of native fauna by domestic pets and livestock is prevented.	No acceptable outcome is nominated.
PO12 Development minimises potential for disturbance of wildlife as a result of noise, light, vibration or other source.	No acceptable outcome is nominated.
PO13 Public access to or along waterways and wetlands is located and designed to minimise disturbance of environmental values.	No acceptable outcome is nominated.

Table 8.2.11.3.2—Minimum buffer distances and riparian vegetation requirements

Category	Riparian buffer requirements (measured as the distance from the defining banks)
Stream order 3 and 4	25
Stream order 5 and greater	50

Editor's note—Stream order can be determined by reference to Redland City Council's online waterway mapping.

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Part 9 Development codes

9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Statewide codes are included in all Queensland planning schemes.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the statewide codes for the planning scheme:
 - (a) Community residence code;
 - (b) Forestry for wood production code;
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code.
- (5) The following are the use codes for the planning scheme:
 - (a) Extractive industry use code;
 - (b) Home based business use code;
 - (c) Telecommunications facilities, substations and utilities use code.
- (6) The following are the other development codes for the planning scheme:
 - (a) Healthy waters code;
 - (b) Infrastructure works code;
 - (c) Landscape code;
 - (d) Reconfiguring a lot code;
 - (e) Transport, servicing, access and parking code.

9.2 Statewide codes

9.2.1 Community residence code

- (1) The purpose of the community residence code is for assessing a material change of use for a community residence.

Table 9.2.1.1—Community residence for self-assessable development only

Acceptable outcomes	
AO1	The maximum number of residents is seven.
AO2	One support worker is permitted to reside on the premises at any time.
AO3	The maximum number of support workers attending any daytime activity shall not exceed 7 people over a 24 hour period.
AO4	Resident and visitor parking is provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.

9.2.2 Forestry for wood production code

9.2.2.1 Application

This code applies to assessing a material change of use for development involving cropping (where involving forestry for wood production) in the rural zone.

9.2.2.2 Purpose

- (1) The purpose of the code is to ensure forestry for wood production is assessed with equal regard to other forms of cropping, to guarantee long-term harvest and minimise impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the use is appropriately located and setback from areas of environmental interest and existing infrastructure;
 - (b) the impacts on adjoining land uses are minimised;
 - (c) the risk of fire is minimised;
 - (d) expected harvest cycles, volumes, timescales and haulage routes, plus proposed wildfire management and the location of supportive infrastructure known by the local government, where development is assessable.

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9.2.2.3 Forestry for wood production code – Criteria for assessment

Table 9.2.2.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Setbacks	
PO1 The establishment of the forest for wood production is located to minimise impacts (such as shading and falling trees) on infrastructure and areas of environmental interest.	AO1.1 The establishment of the forest for wood production is setback from existing infrastructure and areas of environmental interest in accordance with Table 9.2.2.2—Forestry for wood production setback distances.
	AO1.2 No cultivation and planting for wood production is to occur in the setback areas identified in Table 9.2.2.2. Road and track establishment and maintenance can occur.
	AO1.3 Self-propagated seedlings (wildlings) generated from the forest for wood production are eradicated from the setback areas identified in Table 9.2.2.2.
Impacts on soil structure, fertility and stability	
PO2 The impacts of the forest for wood production on soil structure, fertility and stability are minimised through appropriate management of the site.	AO2.1 The establishment and maintenance (including associated tracks and roads) of the forest for wood production utilises one or more of the following methods: <ol style="list-style-type: none"> (1) mechanical strip cultivation on the contour, spot cultivation or manual cultivation is used for establishment on slopes greater than 10% and less than 25%; (2) either spot cultivation or manual cultivation is used for establishment on slopes equal to or greater than 25%; (3) tracks and roads are established away from natural drainage features and areas that are subject to erosion and landslips.
	AO2.2 Any part of a track or road established and maintained as part of the forest for wood production is appropriately drained and adopts the following measures: <ol style="list-style-type: none"> (1) establish and maintain a stable surface; (2) drain the track or road with cross fall drainage (preferably with a slope greater than 4%) or by shaping the track or road to a crown so that water

Performance outcomes	Acceptable outcomes
	<p>(3) drains to both of its sides; establish and maintain drainage structures to convey water away from the track or road formation (for example, cross drains, mitre drains, turnouts and diversion drains or relief culverts).</p> <p>AO2.3 Drainage water from tracks and roads established and maintained as part of the forest for wood production is directed away from exposed soils, unstable areas, and towards undisturbed ground and areas with stable surfaces.</p>
Fire risk	
<p>PO3 The risk of fire to adjoining premises and infrastructure is minimised through the provision of firebreaks and fire tracks and roads.</p>	<p>AO3.1 Firebreaks are established and maintained:</p> <ol style="list-style-type: none"> (1) between the forest for wood production, adjoining premises and existing infrastructure; (2) at a minimum width from the base of the outside trees in accordance with Table 9.2.2.3—Forestry for wood production firebreak distances; (3) that are free of flammable material that is greater than 1m high; (4) to be accessible and trafficable for fire suppression vehicles. <p>AO3.2 Fire access tracks and roads are established and maintained:</p> <ol style="list-style-type: none"> (1) to a minimum width of 4m; (2) that are accessible; (3) that ensure no part of a plantation is more than 250m from a fire access track or road.
For assessable development	
Cropping harvest, haulage and wildfire management	
<p>PO4 The local government is informed of the expected cropping harvest cycles, volumes, timescales and haulage routes, plus propose wildfire management and location of supportive infrastructure.</p>	<p>AO4.1 When the forest for wood production area is greater than 10 hectares a management report is attached to the development application that contains the following information:</p> <ol style="list-style-type: none"> (1) expected harvest cycles and estimated harvest timescale; (2) an estimated haulage route plan identifying likely local roads for transporting the harvest to the primary destination/s; (3) proposed methods and supporting infrastructure location for managing

Performance outcomes	Acceptable outcomes
	wild fire (including an area map of the property location, adjacent roads and tracks, property entrances, location of fire access tracks and turnarounds on the property and location of water points in the area).

Table 9.2.2.3.2—Forestry for wood production setback distances

Aspect	Distance (measured from the base of the tree)
Areas of environmental interest	
Top of a defining bank of streams (gully, creek or river) that are represented on the 1:100 000 topographic map series in accordance with the stream order classification system.	Stream order 1 to 2: 5m; or Stream order 3 to 5: 10m; or Stream order 6: 20m.
State-owned protected areas and forest reserves under the Nature Conservation Act 1992.	10m
Protected vegetation under the Vegetation Management Act 1999.	10m
Infrastructure	
Dwellings	100m or such distance that ensures the dwelling is consistent with the requirements of AS3959-2009 and the Building Code of Australia.
Machinery Sheds	25m or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater.
Transmission lines and above-ground pipelines (excluding infrastructure servicing only the farm) not subject to an easement	25m or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater.

Table 9.2.2.3.3—Forestry for wood production firebreak distances

Firebreaks	
Forestry for wood production activities less than 40 hectares	7m
Forestry for wood production of 40 hectares to 100 hectares	10m
Forestry for wood production greater than 100 hectares	20m, or a 10m break that is free of flammable material that is greater than 1m high followed by a 10m fuel reduction area where forestry for wood production trees are pruned up to a minimum height of 5m, commencing once trees are greater than 10m in height.

9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code

- (1) The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational works code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part 5, section 5.4 under Table 5.4.3—Prescribed level of assessment: reconfiguring a lot.

Note—Development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued.

Note—If compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government as outlined in Schedule 18 of the regulation.

Table 9.2.3.1—Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring compliance assessment

Compliance outcomes (CO)																																														
Lot design																																														
CO1	Each lot is to comply with the following frontage requirements:																																													
	<table border="1"> <thead> <tr> <th>Zone</th> <th>Minimum Frontage (m)</th> </tr> </thead> <tbody> <tr> <td>Low density residential</td> <td></td> </tr> <tr> <td>LDR1 Large lot precinct</td> <td>20</td> </tr> <tr> <td>LDR2 Park residential precinct</td> <td>40</td> </tr> <tr> <td>LDR4 Kinross Road</td> <td>30</td> </tr> <tr> <td>Otherwise</td> <td>10</td> </tr> <tr> <td>Low-medium density residential</td> <td>7.5</td> </tr> <tr> <td>Medium density residential</td> <td>20</td> </tr> <tr> <td>Character residential</td> <td rowspan="2">No further reconfiguration is intended</td> </tr> <tr> <td>Tourist residential</td> </tr> <tr> <td>Emerging community</td> <td></td> </tr> <tr> <td>Principal centre</td> <td rowspan="4">No acceptable outcome is nominated</td> </tr> <tr> <td>Major centre</td> </tr> <tr> <td>District centre</td> </tr> <tr> <td>Local centre</td> </tr> <tr> <td>Neighbourhood centre</td> <td></td> </tr> <tr> <td>Mixed use</td> <td>25</td> </tr> <tr> <td>Low impact industry</td> <td>25</td> </tr> <tr> <td>Medium impact industry</td> <td>40</td> </tr> <tr> <td>Waterfront and marine industry</td> <td>25</td> </tr> <tr> <td>Recreation and open space</td> <td rowspan="2">No acceptable outcome is nominated</td> </tr> <tr> <td>Community facilities</td> </tr> <tr> <td>Rural</td> <td>100m</td> </tr> <tr> <td>Rural residential</td> <td>40m</td> </tr> <tr> <td>Conservation</td> <td>100m</td> </tr> </tbody> </table>	Zone	Minimum Frontage (m)	Low density residential		LDR1 Large lot precinct	20	LDR2 Park residential precinct	40	LDR4 Kinross Road	30	Otherwise	10	Low-medium density residential	7.5	Medium density residential	20	Character residential	No further reconfiguration is intended	Tourist residential	Emerging community		Principal centre	No acceptable outcome is nominated	Major centre	District centre	Local centre	Neighbourhood centre		Mixed use	25	Low impact industry	25	Medium impact industry	40	Waterfront and marine industry	25	Recreation and open space	No acceptable outcome is nominated	Community facilities	Rural	100m	Rural residential	40m	Conservation	100m
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Compliance outcomes (CO)		
	Environmental protection	100m
CO2	There are no building envelope requirements for reconfiguring a lot (subdividing one lot into two lots) and associated operational work.	
CO3	Any rear lot is to comply with the following: <ul style="list-style-type: none"> only one rear lot is provided behind each standard lot. 	
CO4	The reconfiguration ensures that any existing buildings and structures are set back to any new property boundary as follows: <ul style="list-style-type: none"> in relation to a reconfiguration in a residential zone any existing buildings and structures are setback to any new property boundary in accordance with the boundary setback requirements under the Queensland Development Code. 	
CO5	The reconfiguration enables any proposed buildings and structures to comply with boundary setback requirements as follows: <ul style="list-style-type: none"> in relation to a reconfiguration in the residential zone, any proposed buildings and structures can comply with boundary setback requirements under the Queensland Development Code. 	
CO6	The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines. No new lots are created where proposed buildings and structures cannot be constructed due to existing or planned underground or above ground infrastructure.	
CO7	No new lots are created on land subject to flooding up to and including the Defined Flood Event (DFE) as identified in the flood and storm tide hazard overlay code or an Annual Exceedance Probability (AEP) of 1 per cent, whichever results in the highest level.	
CO8	If the land is located in a designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than potential impact buffer category.	
CO9	No new lots are created where the existing slope of the land is 15 per cent or greater.	
Infrastructure		
CO10	For premises located in a reticulated water area, each lot is connected to the reticulated water supply system. or For premises located outside a reticulated water area, each lot is provided with an alternative potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with the following: <ul style="list-style-type: none"> sufficient to meet the needs of end users. 	
CO11	For premises located in a sewerage area, each lot is connected to the sewerage service. or For premises located outside a sewerage area, each lot provides for an effluent treatment and disposal system in accordance with the following: <ul style="list-style-type: none"> Queensland Plumbing and Wastewater Code. 	
CO12	Each lot is connected to an electricity supply network as follows: <ul style="list-style-type: none"> in accordance with the standards of the relevant authority. 	
CO13	Each lot is connected to a telecommunications network as follows: <ul style="list-style-type: none"> in accordance with the standards of the relevant authority. 	

Compliance outcomes (CO)	
CO14	<p>Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed to service the lots in accordance with the following:</p> <ul style="list-style-type: none"> the standards set out in Planning Scheme Policy 2 – Infrastructure works.
Access	
CO15	<p>Each lot has lawful, safe and practical access to the existing road network via:</p> <ul style="list-style-type: none"> direct road frontage; or an access strip (for a rear lot) serving only one lot; or an access easement.
CO16	<p>Where access to a lot is proposed via an access strip or easement has: a minimum width of 4.5m in a residential zone category; or 10m in any other zone.</p>
CO17	<p>The maximum length of an access strip or easement does not exceed a maximum length of 50m.</p>
CO18	<p>The gradient of an access strip or easement does not exceed <12%.</p>
CO19	<p>A driveway crossover to each lot is designed and constructed in accordance with the following:</p> <ul style="list-style-type: none"> the standards set out in Planning Scheme Policy 2 – Infrastructure works.
Stormwater	
CO20	<p>On-site erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the following:</p> <ul style="list-style-type: none"> all existing natural waterways and overland flow paths are retained; the stormwater management system is designed in accordance with Planning Scheme Policy 2 – Infrastructure works; stormwater drainage design meets the stormwater flow capacity requirements of the following design storm events: <ul style="list-style-type: none"> (a) where for the minor drainage system - as detailed in Table 9.2.2.3.2 — Minor System Design Storm Event by Road Frontage Classification and Zone; or where for the major drainage system – 1% AEP; (b) the major drainage system caters for 50% blockage in the minor drainage system without causing inundation of building floor levels.
CO21	<p>Filling or excavation on the premises does not exceed a maximum of 1m vertical change in natural ground level at any point.</p>
CO22	<p>Filling or excavation does not cause ponding on the premises or adjoining land.</p>

Table 9.2.3.2—Minor system design storm event by road frontage classification and zone

Zone		Design Storm Event		
Zones	Lot	Arterial, Sub-Arterial and Trunk Collector Roads		Access Streets and Collector Roads
		Longitudinal Drainage	Cross Road Drainage in Sag	Longitudinal and Cross Road Drainage
Low Density Residential Low medium residential Character residential Tourist accommodation Environmental management Conservation Rural	N/A	10% AEP (10 year ARI)	2% AEP (50 year ARI)	50% AEP (2 year ARI)
Medium Density Residential Any centre zone	10% AEP (10 year ARI)	10% AEP (10 year ARI)	2% AEP (50 year ARI)	10% AEP (10 year ARI)
Any industry zone Community facilities	50% AEP (2 year ARI)	10% AEP (10 year ARI)	2% AEP (50 year ARI)	50% AEP (2 year ARI)
Recreation and open space	N/A	10% AEP (10 year ARI)	2% AEP (50 year ARI)	100% AEP (1 year ARI)

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9.3 Use codes

9.3.1 Extractive industry use code

9.3.1.1 Application

This code applies to assessable development for extractive industry.

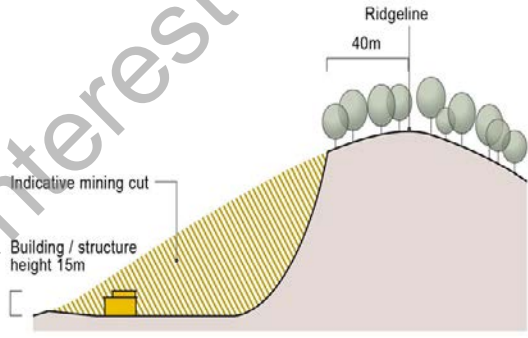
When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.3.1.2 Purpose

- (1) The purpose of the extractive industry code is to manage the impacts of extractive industries.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) where involving the extraction of a site identified on overlay map OM-009 or OM-010, extractive industry is undertaken in a manner that minimises and mitigates:
 - (i) any adverse impact on the visual character of the locality;
 - (ii) as far as practical, loss of or damage to environmental values of the site and surrounding area; and
 - (iii) impacts on the amenity or safety nearby sensitive uses;
 - (b) in areas other than those identified on overlay map OM-009 or OM-010, extractive industry only occurs where it is compatible with the intentions of the zone and overlays applying to the site, and does not significantly impact on:
 - (i) the visual character of the locality;
 - (ii) environmental values of the site or surrounding area; and
 - (iii) the safety and amenity of nearby sensitive uses;
 - (c) transport routes allow extractive materials to be transported with the least amount of impact on development along those roads, on the function of those roads, and the safety of road users;
 - (d) sites are progressively rehabilitated to stabilise land, restore ecological and landscape values, and provide land suitable for adaptive re-use.

9.3.1.3 Extractive industry use code – Criteria for assessment

Table 9.3.1.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Where on a site identified on overlay map OM-009 or OM-010	
PO1 Extractive industry minimises and mitigates impacts on the visual character of the locality.	AO1.1 Buildings and structures are setback from any property boundary by minimum of 10m and screened by a densely planted buffer.
	AO1.2 Extractive and processing activities are not carried out within 250m of any boundary of the site.
	AO1.3 Extraction is carried out at least 40m below any ridgeline on the site, as measured horizontally from the ridge peak.
	 <p>Figure 9.3.1.3.1—Extraction below ridgeline</p>
PO2 Extractive industry incorporates measures to minimise the impacts of air blast overpressure and ground vibration.	AO2.1 Blasting and other operations are undertaken in a manner which complies with Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz).
	AO2.2 Blasting operations are confined to the hours of 9am to 5pm Monday to Friday.
	AO2.3 Notices of blasting operations are placed at any road boundary of the site.
PO3 Extractive industry incorporates measures to minimise the impacts of air, noise and light emissions on nearby sensitive uses.	No acceptable outcome is nominated. Editor's note—Applicants should have regard to the Environmental Protection (Air) Policy 1997, Environmental Protection (Noise) Policy 1997 and relevant legislation for further information on noise and air quality impacts.

Performance outcomes	Acceptable outcomes
<p>PO4 Loss of or impact on environmental values on the site are minimised, having particular regard to:</p> <ol style="list-style-type: none"> (1) maximising the retention of existing vegetation and ecological corridors; (2) controlling the spread of weeds; and (3) providing buffers to protect the ecological functions of waterways. 	No acceptable outcome is nominated.
Where not on a site identified on overlay map OM-009 or OM-010	
<p>PO5 Extractive industry does not significantly impact on the visual character of the locality.</p>	No acceptable outcome is nominated.
<p>PO6 Extractive industry does not significantly impact on the amenity of surrounding areas, having regard to air blast overpressure and ground vibration, noise, air or light emissions or other source.</p>	No acceptable outcome is nominated.
<p>PO7 Extractive industry does not significantly impact on environmental values on the site or in the surrounding area.</p>	No acceptable outcome is nominated.
<p>All extractive industry (whether or not on a site identified on overlay map OM-009 or OM-010)</p> <p>Editor's note—The preparation of suitable technical reports detailing the following may be requested to assist in demonstrating achievement of performance outcomes. Such reporting may include:</p> <ul style="list-style-type: none"> • Ecological assessment of environmental values of the site and surrounding area; • Geotechnical and geological reports and plans; • Air and noise assessments; • Visual impact assessment; • Economic and need assessment where the site is not identified on overlay map OM-009 or OM-010; • Environmental management plans including vegetation management, stormwater quality management, air and noise management, scenic amenity, landscaping, monitoring; • Safety and hazard management plan; • Haulage route management plan; and • Staging and rehabilitation plan. 	
<p>PO8 Nearby uses are protected from foreseeable hazard scenarios.</p>	No acceptable outcome is nominated.
<p>PO9 The site is fenced to prevent unauthorised or accidental public entry.</p>	<p>AO9.1 A 1.8m high chain wire fence is provided around all operational, storage, and processing areas.</p>
<p>PO10 Extractive industry is undertaken to:</p> <ol style="list-style-type: none"> (1) maintain surface and groundwater quality outside the site; (2) provide opportunities to recycle water for use in extractive or processing operations including the washing and screening of extracted material; and 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should be aware that the Healthy waters code will also apply to development.</p>

Performance outcomes	Acceptable outcomes
(3) maximise retention of natural drainage patterns.	
<p>PO11</p> <p>Rehabilitation of the site occurs in a manner that provides for progressive or staged rehabilitation of excavated areas which includes:</p> <ol style="list-style-type: none"> (1) remediation of any contamination of soil or water; (2) reinstatement of landforms and soil profiles that are suitable for an appropriate end use for the site; and (3) the restoration of ecological and landscape values of the site, to the extent possible. 	No acceptable outcome is nominated.
<p>PO12</p> <p>Vehicle access and movement arrangements:</p> <ol style="list-style-type: none"> (1) is adequate for the type and volume of traffic generated by the operation; and (2) makes adequate provision for safe and efficient haulage of materials. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should be aware that the transport, servicing, access and parking code will also apply to development.</p>
<p>PO13</p> <p>The transport of materials is managed to ensure impacts arising from dust and air emissions are minimised.</p>	<p>AO13.1</p> <p>Internal and external vehicle haulage roads are sealed.</p>
	<p>AO13.2</p> <p>Extractive material in haulage vehicles is covered.</p>

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9.3.2 Home based business code

9.3.2.1 Application

This code applies to home based businesses where the code is identified as applicable in the tables of assessment.

When using this code reference should be made to section 5.3.2 and where applicable, section 5.3.3 in Part 5.

9.3.2.2 Purpose

- (1) The purpose of the home based business code is to manage the impacts of home based businesses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a home based business does not unduly affect the amenity of the surrounding area; and
 - (b) a home based business does not undermine the role and function of centres or industrial areas.

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9.3.2.3 Home based business code – Criteria for assessment

Table 9.3.2.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Home based business	
<p>PO1</p> <p>The use is consistent with the character of the locality and does not impact on neighbouring sensitive land uses or local character to a greater degree than the primary residential use of the dwelling.</p>	<p>AO1.1</p> <p>The use is contained within the dwelling or associated outbuildings, and does not use more than 60m² of gross floor area.</p>
	<p>AO1.2</p> <p>The use is carried out by permanent residents of the dwelling and involves no more than:</p> <p>(1) 3 non resident employees where in the rural, rural residential or environmental management zones; and</p> <p>(2) 1 non-resident employee otherwise.</p>
	<p>AO1.3</p> <p>Other than where a bed and breakfast or home based child care, the number of customers or clients visiting the site will be a maximum of:</p> <p>(1) 2 present at any one time;</p> <p>(2) 8 present in any one day; and</p> <p>(3) 40 maximum per week.</p>
	<p>AO1.4</p> <p>The use does not involve the display of goods or materials related to the use that can be seen from outside the building.</p>
	<p>AO1.5</p> <p>The use does not emit noticeable vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio, electrical interference, or other similar emissions.</p>
	<p>AO1.6</p> <p>Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.</p>
	<p>AO1.7</p> <p>Other than where a bed and breakfast, customer or client visits only occur between 7am to 6pm Monday to Friday and 8am to 4pm on Saturday.</p>
	<p>AO1.8</p> <p>Where for home based child care, the use has a maximum of 7 below school age children on the premises at any time,</p>

Performance outcomes	Acceptable outcomes
	<p>including children who permanently reside in the house.</p> <p>Editor's note —Commercial child care activities are to comply with the relevant child care regulations established by other levels of government.</p>
<p>PO2 Traffic and parking generated by the use is compatible with the residential environment.</p>	<p>AO2.1 When the dwelling is located:</p> <ol style="list-style-type: none"> (1) in the rural zone, not more than two heavy vehicles of 4.5 tonnes gross vehicle mass (GVM) or more are kept on the site; or (2) in the rural residential zone, not more than one heavy vehicle of 4.5 tonnes gross vehicle mass (GVM) or more is kept on the site; or (3) in all other zones, only one vehicle of up to 4.5 tonnes gross vehicle mass (GVM) associated with the use is kept on site. <p>AO2.2 A car parking space is provided on-site for each non-resident employee. These spaces are in addition to the spaces required for the residential use of the property.</p> <p>AO2.3 Where a bed and breakfast, one visitor space per guest bedroom is provided on-site. For other home based businesses, one visitor car parking space is provided. These spaces are in addition to the spaces required for the residential use of the property.</p> <p>AO2.4 On-site car parking (other than the spaces required for the residential use of the property) is not provided within the front setback.</p> <p>AO2.5 Other than in the rural zone, the use generates a maximum of 2 delivery vehicle visits per week by a delivery vehicle that has a GVM of 4.5 tonnes or more.</p> <p>AO2.6 Vehicles associated with the business:</p> <ol style="list-style-type: none"> (1) are not operated between the hours of 10pm and 6am; (2) are not left idling for more than 5 minutes at any one time; and (3) do not have a refrigeration unit running.

Performance outcomes	Acceptable outcomes
<p>PO3</p> <p>The home based business is compatible with the level of infrastructure provided to a dwelling unit under normal residential circumstances.</p>	<p>AO3.1</p> <p>The use does not impose a significantly greater load on stormwater, water supply, gas, sewerage or waste collection services than a single dwelling on the site.</p>
	<p>AO3.2</p> <p>The use does not generate wastes which are:</p> <ul style="list-style-type: none"> (1) regulated, infectious or clinical wastes, or (2) contaminated wastes requiring collection by a licensed waste collector.
Bed and breakfast	
<p>PO4</p> <p>The scale of the use and intensity of activity are not substantially greater than that expected at a private residence.</p>	<p>AO4.1</p> <p>The maximum number of guests and rooms is:</p> <ul style="list-style-type: none"> (1) 4 guests and 2 bedrooms where in a dwelling that is not a dwelling house (such as a dual occupancy or unit in a multiple dwelling); or (2) 12 guests and 6 bedrooms where on land within the rural, rural residential or emerging community zones; and (3) 6 guests and 3 bedrooms otherwise.

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9.3.3 Telecommunications facilities, substations and utilities code

9.3.3.1 Application

This code applies to assessable telecommunications facilities, substations or utility installations.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

Editor's note—Low impact telecommunications facilities and minor electricity infrastructure is not regulated by the planning scheme. [The Telecommunications \(Low Impact Facilities\) Determination 1997](#) provides a full list of low impact facilities. Low impact facilities remain the responsibility of the Commonwealth Government. Minor electricity infrastructure is defined as an administrative term in schedule 1.2.

9.3.3.2 Purpose

- (1) The purpose of the telecommunications facilities, substations and utilities code is to facilitate the provision of infrastructure that is required to meet community needs, in a manner that is cost effective and minimises impacts on amenity and environmental values.

9.3.3.3 Overall Outcomes

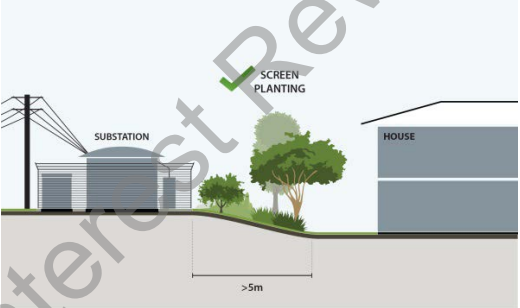
The purpose of the code will be achieved through the following overall outcomes:

- (1) development does not unreasonably impact on the character and amenity of the locality;
- (2) the visual obtrusiveness of telecommunications infrastructure is minimised;
- (3) risks to public health and safety are avoided; and
- (4) development minimises adverse impacts on the natural environment.

9.3.3.4 Telecommunications facilities, substation and utilities code – Criteria for assessment

Table 9.3.3.4.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Telecommunications facilities	
PO1 Telecommunications facilities are sited and designed to minimise their visual obtrusiveness and proliferation, and to maximise opportunities for co-location.	AO1.1 Telecommunications facilities are either: <ol style="list-style-type: none"> (1) mounted flush on community infrastructure, such as water supply reservoirs, sports complexes or light poles; or (2) on building rooftops; or (3) within existing underground conduits or ducts; or (4) co-located on existing carrier infrastructure.
	AO1.2 Where attached to existing structures, telecommunications facilities are located at the centre of rooftops or mounted flush on the sides of buildings and not protruding above the side edges of the building.
PO2 Freestanding telecommunications towers do not unduly detract from the continued use and enjoyment of land included in a residential zone or of any other existing sensitive land use.	AO2.1 Towers are not located within: <ol style="list-style-type: none"> (1) 200m of a residential zone; or (2) 300m of education facilities, childcare centres, aged and special needs housing, or other sensitive land use.
	AO2.2 Towers do not exceed a height of 25m above ground level, unless surrounding vegetation or structures are higher, in which case the height may exceed 5m above the tree canopy or structure, to a maximum of 35m.
	AO2.3 Towers are installed with outriggers rather than head frames.
All development	
PO3 Corridors and facilities are co-located wherever practicable to minimise impacts on landscapes, the natural environment and communities.	No acceptable outcome is nominated.
PO4 As far as possible, equipment, buildings, poles, towers and other structures are located on the site to minimise their visual prominence.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO5</p> <p>Where buildings are proposed:</p> <ol style="list-style-type: none"> (1) they have similar height, scale, roofline and articulation to development intended in the locality; and (2) are set back from the street at a similar distance to surrounding development. 	<p>No acceptable outcome is nominated.</p>
<p>PO6</p> <p>As far as possible, buildings are constructed of materials and colours which minimise their visual prominence.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO7</p> <p>Development is provided with landscaping of a sufficient type and design to substantively screen equipment from surrounding areas.</p>	<p>AO7.1</p> <p>Minimum 3m wide strip of dense planting along all front, side and rear boundaries.</p>  <p>Figure 9.3.3.4.1—Landscape screening</p>
<p>PO8</p> <p>Fencing is of a style and materials that are compatible with surrounding development.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO9</p> <p>Buildings, structures and equipment are located and designed to minimise overshadowing of adjoining land, glare and reflectivity.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO10</p> <p>Development minimises impacts on natural environmental values.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO11</p> <p>Development does not adversely impact on the health and safety of the public.</p>	<p>For telecommunications facilities:</p> <p>AO11.1</p> <p>Telecommunications facilities are designed and operated to restrict electromagnetic emissions (EME) in accordance with:</p> <ol style="list-style-type: none"> (1) radio communications (Electromagnetic Radiation - Human Exposure) Standard 2003; and (2) radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3kHz to 300GHz. <p>For other development:</p> <p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO12 Security fencing and signage is provided at the boundaries of the land to prevent unauthorised access.</p>	<p>AO12.1 The site is securely fenced along all boundaries, including areas used for vehicle parking and storage.</p> <p>AO12.2 Safety and warning signage to discourage unauthorised access is established.</p>
<p>PO13 Development minimises the generation of any noise such that no nuisance is caused and ambient noise levels are maintained.</p>	<p>AO13.1 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.</p>
<p>PO14 Access is safe and unobtrusive, minimises the number and width of crossovers and, wherever possible, locates entries to the side of the facility.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO15 Upon cessation of the use, decommissioned or obsolete facilities, including structures are removed and the site is restored to an acceptable condition, including:</p> <ol style="list-style-type: none"> (1) remediation of any contamination of soil or water; (2) reinstatement of landforms and soil profiles that are suitable for an appropriate end use for the site; and (3) the restoration of ecological and landscape values of the site, to the extent possible. 	<p>No acceptable outcome is nominated.</p>

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9.4 Other Development Codes

9.4.1 Healthy waters code

9.4.1.1 Application

This code applies to development where the healthy waters code is identified as applicable in the tables of assessment.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.4.1.2 Purpose

- (1) The purpose of the healthy waters code is to ensure that development manages stormwater run-off and protects the environmental values of receiving waters.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the environmental values of the city's waterways are protected or enhanced;
 - (b) stormwater run-off does not adversely impact on the quality of receiving waters, including waterways, wetlands and Moreton Bay;
 - (c) stormwater is managed to ensure the impacts of overland flow or flooding are not worsened for people or property;
 - (d) a natural flow regime, including flow paths and quantity, is maintained as far as possible;
 - (e) potential adverse impacts as a result of disturbing acid sulfate soils, erosion or sediment flow are avoided;
 - (f) stormwater, water quality and erosion control infrastructure is provided in a cost-effective and efficient manner; and
 - (g) stormwater, water quality and erosion control infrastructure is designed and located to minimise whole-of-lifecycle costs.

Editor's note—The location, design and functionality of the trunk stormwater network are identified in the local government infrastructure plan which forms part 4 of this planning scheme.

9.4.1.3 Healthy waters code – Criteria for assessment

Table 9.4.1.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>Stormwater Drainage Design</p> <p>Editor's note—In order to demonstrate compliance with the performance outcomes in this section, a stormwater management plan is likely to be required. This should be prepared in accordance with the matters specified in Planning Scheme Policy 2 – Infrastructure works.</p>	
<p>PO1</p> <p>To the extent practicable, natural drainage lines are retained, and their natural hydraulic capacity and channel characteristics are maintained or re-established.</p>	<p>AO1.1</p> <p>All existing natural waterways and overland flow paths are retained.</p> <p>AO1.2</p> <p>The stormwater management system is designed in accordance with Planning Scheme Policy 2 – Infrastructure works.</p>
<p>PO2</p> <p>On-site water management systems do not rely on existing manmade in-stream water bodies being retained, except where such water bodies:</p> <ol style="list-style-type: none"> (1) perform significant ecological, water quality or recreation functions; (2) do not pose a significant risk to stream health or water quality; (3) are structurally sound; (4) do not pose any risk to community health and safety; and (5) will not create a significant maintenance or cost burden on the community over the short or long terms. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Council would generally expect that such waterbodies are not retained as many are currently in poor condition and need substantial rectification. Where an existing waterbody is proposed to be retained as an integral component of water management on the site, an assessment should be done based on the rapid assessment tool contained in Planning Scheme Policy 2 – Infrastructure works. This assessment should be done in conjunction with an ecological assessment report so that conflicts between competing environmental values can be identified and resolved.</p>
<p>PO3</p> <p>The stormwater drainage system maintains the pre-development velocity and quantity of run-off outside of the site and does not otherwise worsen or cause nuisance to adjacent, upstream and downstream land.</p>	<p>AO3.1</p> <p>Stormwater drainage is designed in accordance with Planning Scheme Policy 2 – Infrastructure works.</p>
<p>PO4</p> <p>Stormwater drainage is designed and constructed to convey stormwater flow resulting from the relevant design storm under normal operating conditions.</p>	<p>AO4.1</p> <p>Stormwater drainage design meets the stormwater flow capacity requirements of the following design storm events:</p> <ol style="list-style-type: none"> (1) where for the minor drainage system - as detailed in Table 9.4.1.3.2 - Minor Drainage System Design Storm Event by Road Frontage Classification and Zone; or (2) where for the major drainage system – 1% AEP. <p>Editor's note—Refer to section 7 of the Queensland Urban Drainage Manual for descriptions of major and minor drainage systems.</p>

Performance outcomes	Acceptable outcomes												
<p>PO5</p> <p>The stormwater drainage system is designed to function in the event of a minor system blockage.</p>	<p>AO5.1</p> <p>The major drainage system caters for 50% blockage in the minor drainage system without causing inundation of building floor levels.</p>												
<p>PO6</p> <p>Roof and surface run-off is managed to prevent stormwater flows from entering buildings and to be directed to a lawful point of discharge.</p>	<p>AO6.1</p> <p>Piped roof water drainage is provided in accordance with Planning Scheme Policy 2 – Infrastructure works.</p>												
<p>PO7</p> <p>Where located within open space, stormwater devices or functions do not reduce the utility of that space for its intended recreational or ecological functions.</p>	No acceptable outcome is nominated.												
<p>PO8</p> <p>The full extent of maintenance requirements and costs associated with the devices used within the system are minimised.</p>	No acceptable outcome is nominated.												
<p>Water quality – general</p> <p>Editor's note—In order to demonstrate compliance with the performance outcomes in this section, a waste water and stormwater quality management plan may be required. Such assessments should be prepared in accordance with the matters specified in Planning Scheme Policy 2 – Infrastructure works.</p>													
<p>PO9</p> <p>Development contributes to the protection of environmental values of receiving waters and does not adversely impact on water quality in Redland's waterways.</p>	<p>For development involving a site area of 2,500m² or more, or six or more residential lots or dwellings:</p> <p>AO9.1</p> <p>Stormwater run-off leaving a development site complies with the following design objectives:</p> <table border="1"> <thead> <tr> <th colspan="4">Minimum reductions in mean annual load from unmitigated development (%)</th> </tr> <tr> <th>Total Suspended solids</th> <th>Total phosphorus</th> <th>Total nitrogen</th> <th>Gross pollutants >5 mm</th> </tr> </thead> <tbody> <tr> <td>80</td> <td>60</td> <td>45</td> <td>90</td> </tr> </tbody> </table> <p>Otherwise, no acceptable outcome is nominated.</p>	Minimum reductions in mean annual load from unmitigated development (%)				Total Suspended solids	Total phosphorus	Total nitrogen	Gross pollutants >5 mm	80	60	45	90
Minimum reductions in mean annual load from unmitigated development (%)													
Total Suspended solids	Total phosphorus	Total nitrogen	Gross pollutants >5 mm										
80	60	45	90										
<p>PO10</p> <p>The entry and transport of contaminants in stormwater or waste water is avoided.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to Planning Scheme Policy 2 – Infrastructure works for guidance.</p>												
<p>Water quality – erosion prevention and sediment control</p> <p>Editor's note—In order to demonstrate compliance with the performance outcomes in this section, an erosion and sediment control plan is likely to be required. An erosion hazard assessment may also be required to establish the level risk for erosion and sediment pollution. Such assessments should be prepared in accordance with the matters specified in Planning Scheme Policy 2 – Infrastructure works.</p>													
<p>PO11</p> <p>Development does not increase either:</p> <p>(1) the concentration of sediment in waters or stormwater outside the development's sediment treatment</p>	No acceptable outcome is nominated.												

Performance outcomes	Acceptable outcomes
(2) train; or run-off which causes erosion either on-site or off-site.	
PO12 Development avoids unnecessary disturbance to soil, waterways or drainage channels.	No acceptable outcome is nominated.
PO13 All soil surfaces are effectively stabilised against erosion.	No acceptable outcome is nominated.
PO14 The functionality of the stormwater treatment train is protected from the impacts of erosion, turbidity and sedimentation, both within and external to the development site.	No acceptable outcome is nominated.
PO15 Areas outside the development site are not adversely impacted by erosion or sedimentation.	No acceptable outcome is nominated.
Water quality – acid sulfate soils	
<p>PO16 Within the areas identified as potential acid sulfate soils on figure 9.4.1.3.1 potential acid sulfate soils, the generation or release of acid and metal contaminants into the environment is avoided by:</p> <ol style="list-style-type: none"> (1) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, and not undertaking filling that results in actual acid sulfate soils being moved below the water table or previously saturated acid sulfate soils being aerated; or (2) where disturbance of acid sulfate soils will not be avoided, development: <ol style="list-style-type: none"> (a) neutralises existing acidity and prevents the generation of acid and metal contaminants; and (b) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment. <p>Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils, it is likely that an on-site acid sulfate investigation will be requested. Such an investigation should conform to the Queensland Sampling Guidelines and the Laboratory Methods Guidelines or Australian Standard 4969. Where acid sulfate soils are to be disturbed, an environmental management plan should be prepared which outlines how the release of acid and metal contaminants is to be prevented. In preparing a management plan, regard should be given to the guidelines contained in State Planning Policy - State Interest Guideline Water Quality (Part E Supporting Information).</p>	<p>AO16.1 Development does not involve:</p> <ol style="list-style-type: none"> (1) excavating or otherwise removing 100m³ or more of soil or sediment at or below 5m AHD; or (2) permanently or temporarily extracting groundwater resulting in the aeration of previously saturated acid sulfate soils; or (3) filling in excess of 500m³ with an average depth of 0.5m or greater that results in: <ol style="list-style-type: none"> (a) actual acid sulfate soils being moved below the water table; or (b) previously saturated acid sulfate soils being aerated.

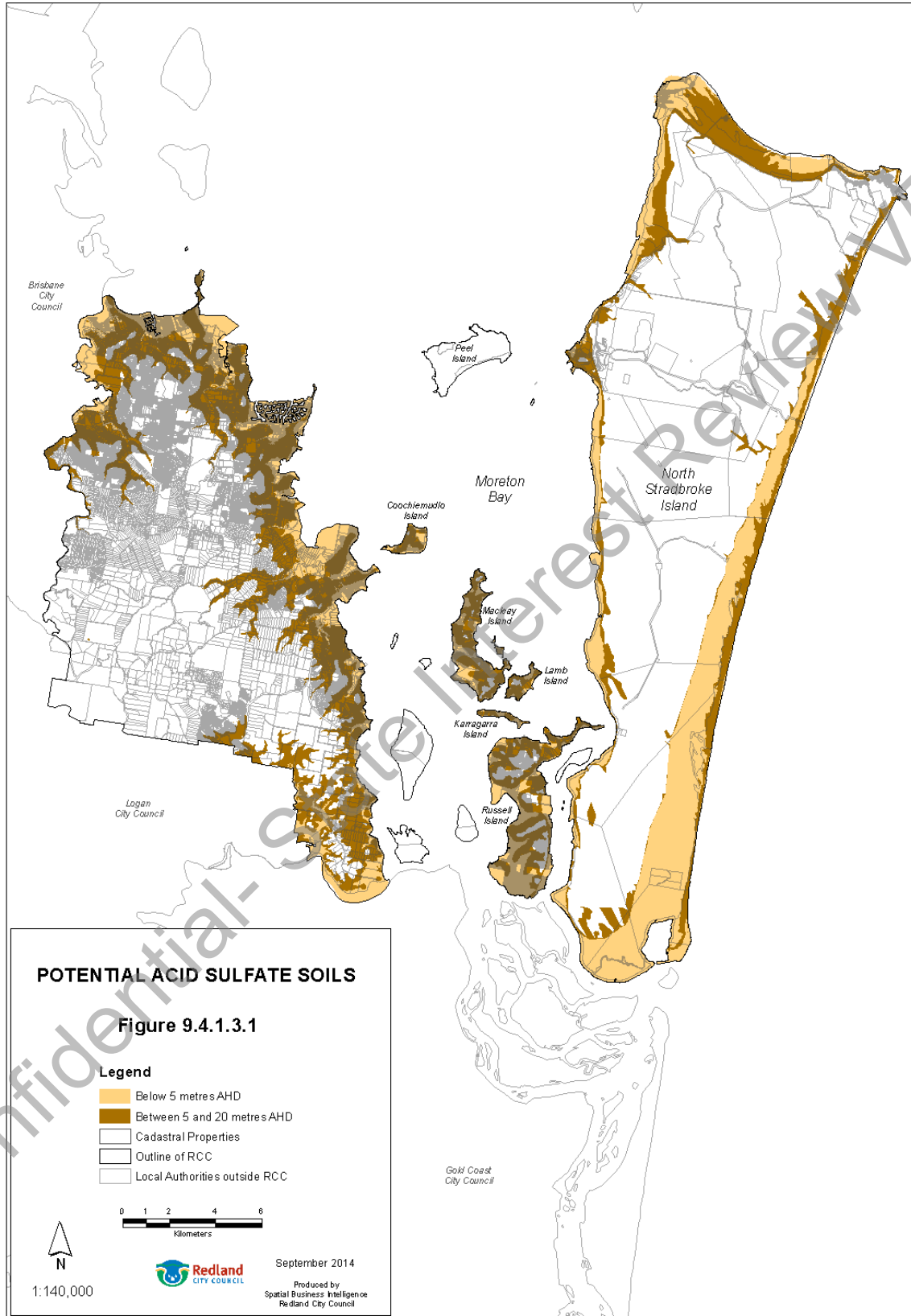


Figure 9.4.1.3.1—Potential acid sulfate soils

Table 9.4.1.3.2—Minor drainage system design storm event by road frontage classification and zone

Zone		Design storm event		
Zones	Lot	Arterial, sub-arterial and trunk collector roads		Access streets and collector roads
		Longitudinal drainage	Cross road drainage in sag	Longitudinal and cross road drainage
Low density residential Low medium residential Character residential Tourist accommodation Rural residential Environmental management Conservation Rural	N/A	10% AEP (10 year ARI)	2% AEP (50 year ARI)	50% AEP (2 year ARI)
Medium density residential Any centre zone	10% AEP (10 year ARI)	10% AEP (10 year ARI)	2% AEP (50 year ARI)	10% AEP (10 year ARI)
Any industry zone Community facilities	50% AEP (2 year ARI)	10% AEP (10 year ARI)	2% AEP (50 year ARI)	50% AEP (2 year ARI)
Recreation and open space	N/A	10% AEP (10 year ARI)	2% AEP (50 year ARI)	100% AEP (1 year ARI)

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9.4.2 Infrastructure works code

9.4.2.1 Application

This code applies to development where the infrastructure works code is identified as applicable in the tables of assessment.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.4.2.2 Purpose

- (1) The purpose of the infrastructure works code is to ensure that development is provided with a level of infrastructure that meets users' needs, minimises risk to people and property and minimise adverse impacts on amenity and the natural environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is provided with a level of service that is appropriate for the use, and for the zone or precinct in which the land is located;
 - (b) infrastructure is provided in a cost-effective and efficient manner;
 - (c) infrastructure is designed and located to minimise whole-of- lifecycle costs;
 - (d) infrastructure is integrated with the existing networks;
 - (e) the design and operation of infrastructure does not result in adverse impacts on environmental or landscape values; and
 - (f) development does not increase risks to people and property.

Editor's note—The location, design and functionality of trunk infrastructure networks are identified in the priority infrastructure plan which forms part 4 of this planning scheme.

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9.4.2.3 Infrastructure works code – Criteria for assessment

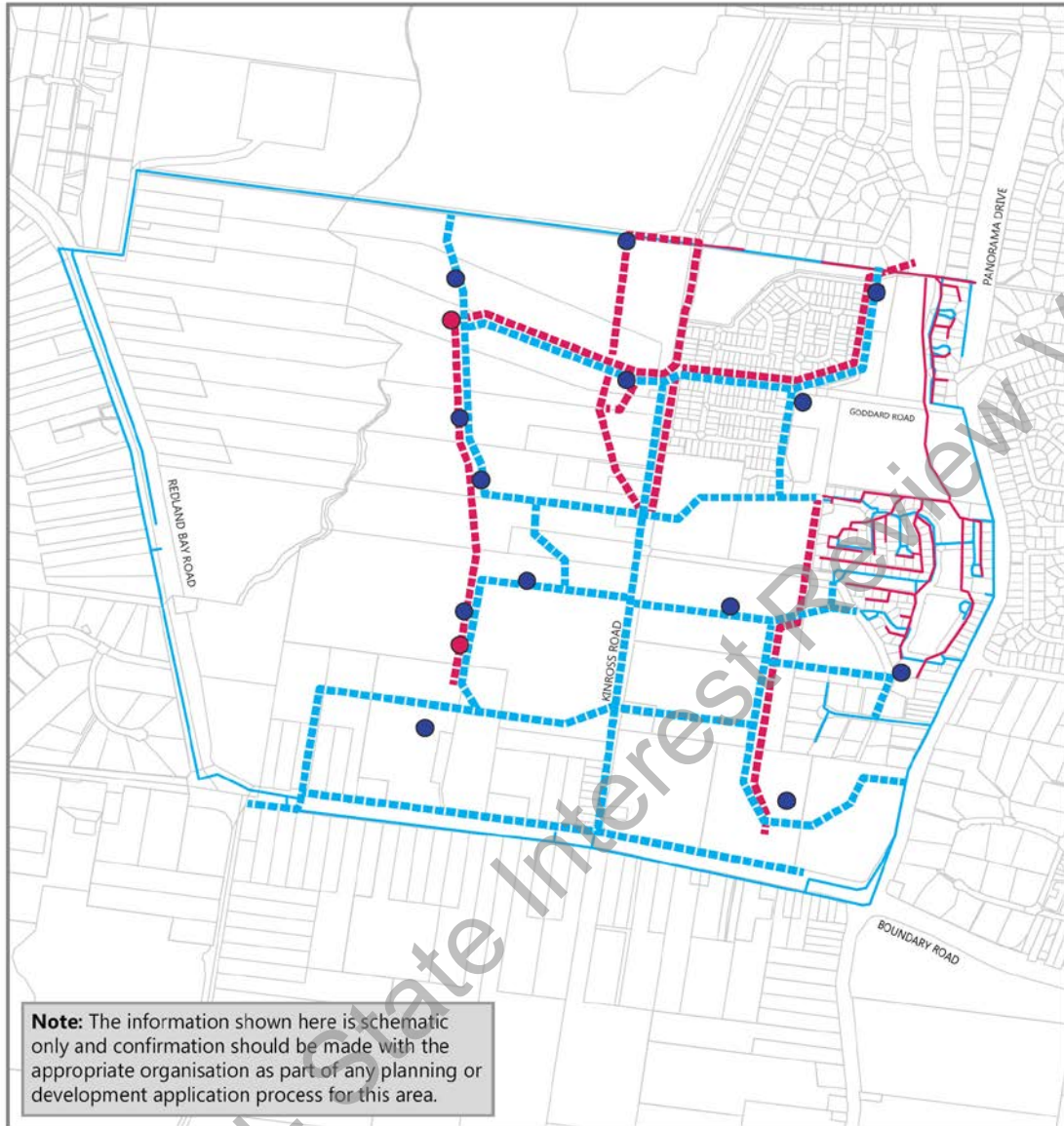
Table 9.4.2.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Excavation and filling	
<p>PO1 Excavation and filling is minimised and does not reduce the amenity of adjoining properties or of individual lots or dwellings within a development site.</p>	<p>AO1.1 Excavation and filling does not exceed:</p> <ol style="list-style-type: none"> (1) a depth of 750mm either alone or combined with any previous excavation or filling; (2) an area of 600m²; and (3) a volume of 50m³.
<p>PO2 Excavation and filling result in landforms and structures which are stable and designed to minimise the potential for failure over the long term.</p>	<p>AO2.1 Retaining walls or structures are:</p> <ol style="list-style-type: none"> (1) designed in accordance with Section 3 of Australian Standard 4678:2002 - Earth Retaining Structures; (2) have a design life of not less than 60 years; and (3) where associated with reconfiguration, are not constructed of timber materials.
	<p>AO2.2 Earthworks are carried out in accordance with Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.</p>
<p>PO3 Excavation and filling does not result in land or water contamination, or the spread of vermin or pest species.</p> <p>Editor's note—Applicants should note that where the development requires the disturbance of soil within a fire ant restricted area, a risk management plan may be required by approved by Biosecurity Queensland within the Department of Agriculture, Fisheries and Forestry.</p> <p>In addition, where a site contains contaminated material, additional requirements under the Environmental Protection Act 1994 may apply.</p>	<p>AO3.1 Excavation or filling involves the controlled use of clean, dry, solid, inert building material in accordance with section 4 of Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.</p>
For assessable development	
General	
<p>PO4 All infrastructure is connected to existing networks in a safe, efficient and functional way, and does not impose loads on those networks that exceed their capacity.</p>	No acceptable outcome is nominated.
<p>PO5 All infrastructure is designed and constructed in a manner that minimises whole of lifecycle costs, including short and long term maintenance requirements.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO6</p> <p>All infrastructure is designed and located to be easily and safely accessed for repair and maintenance purposes.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>All infrastructure remains fit for purpose throughout its design life.</p>	No acceptable outcome is nominated.
Water supply	
<p>PO8</p> <p>A reliable water supply is provided that is sufficient to meet the anticipated use of the premises, including potable and non-potable requirements.</p>	<p>AO8.1</p> <p>Premises are connected to a reticulated water supply system.</p>
	<p>AO8.2</p> <p>Water reticulation and connections are designed and constructed in accordance the South East Queensland Water Supply and Sewerage Design and Construction Code as applicable to Redland City Council.</p>
Fire services in development accessed by common title	
<p>PO9</p> <p>Developments accessed by common private title have appropriate fire hydrant infrastructure and unimpeded access to emergency services vehicles.</p> <p>Editor's note—The term common private title covers areas such as access roads in community title developments or strata title unit access which are private and under group or body corporate control.</p>	<p>AO9.1</p> <p>Where part of the development or any dwelling is more than 90m from the nearest located fire hydrant:</p> <ol style="list-style-type: none"> (1) if the development is for residential purposes, hydrants are placed at intervals of no more than 120m; or (2) if the development is for other purposes hydrants are placed at intervals of no more than 90m.
	<p>AO9.2</p> <p>Internal road access has minimum clearances of 3.5m wide and 4.8m high.</p>
	<p>AO9.3</p> <p>Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~media/busind/techstd_pubs/trum/125Amend18.pdf</p>
Sewage management	
<p>PO10</p> <p>Wastewater is treated and disposed of in a manner that is sufficient for the volume of wastewater generated on the site and to a level that ensures risks to public health, water quality and the environment are minimised.</p>	<p>AO10.1</p> <p>Premises are connected to a reticulated sewage supply system where within a planned service area.</p>
	<p>AO10.2</p> <p>Where a reticulated system is not available, an on-site wastewater disposal system is provided in accordance with the Queensland Plumbing and Wastewater Code (as</p>

Performance outcomes	Acceptable outcomes
	amended).
	<p>AO10.3</p> <p>Sewerage reticulation and connections are designed and constructed in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code as applicable to Redland City Council.</p>
Streetscape works	
<p>PO11</p> <p>Kerb, channel, street trees, street furniture, footpaths and pavement treatments are established or reinstated along the full frontage of the development site, and any redundant crossovers are removed.</p>	No acceptable outcome is nominated.
Electricity and telecommunications	
<p>PO12</p> <p>Electrical infrastructure is provided that meets the needs of the intended use and telecommunications infrastructure ensures access to conduits for fibre optics or secure wireless networking enabling the development of high speed broad band services.</p>	<p>AO12.1</p> <p>Underground electrical reticulation infrastructure is provided in accordance with the standards of the relevant authority and Planning Scheme Policy 2 – Infrastructure works.</p>
	<p>AO12.2</p> <p>The development is connected to telecommunications infrastructure in accordance with the standards of the relevant authority.</p>
Street and path lighting	
<p>PO13</p> <p>Street and path lighting is provided to enhance the safety of pedestrians, cyclists and road users.</p>	<p>AO13.1</p> <p>New public or private roads, pedestrian or cycle paths or public open space are provided with street and path lighting in accordance with AS1158 – Road Lighting (as amended) and Planning Scheme Policy 2 – Infrastructure works.</p>
Waste management	
<p>PO14</p> <p>Waste management facilities are provided such that:</p> <ol style="list-style-type: none"> (1) there is a dedicated, sealed waste and recycling container storage area that is convenient and safe to use; (2) there is adequate volume and separate containers for waste and recyclables likely to be generated; (3) spills or wash down from waste containers can be adequately contained; and (4) nuisance to adjoining properties is minimised. 	<p>AO14.1</p> <p>Waste management is provided in accordance with Planning Scheme Policy 2 – Infrastructure works.</p>

Performance outcomes	Acceptable outcomes
<p>PO15</p> <p>For non residential development:</p> <ol style="list-style-type: none"> (1) access and manoeuvring for waste collection vehicles is unobstructed, safe and efficient; (2) all bulk waste and recycling containers are serviced off-street; and (3) sufficient vertical clearance is provided for collection of wastes. 	<p>AO15.1</p> <p>Waste management is provided in accordance with Planning Scheme Policy 2 – Infrastructure works.</p>
Excavation and filling – additional requirements for assessable development	
<p>PO16</p> <p>Excavation or filling does not worsen any flooding or drainage problems on the site or on neighbouring properties.</p>	No acceptable outcome is nominated.
<p>PO17</p> <p>On slopes in excess of 10%, excavation and filling is minimised to the extent practicable by avoiding slab on ground construction methods in preference of post supported construction methods.</p>	No acceptable outcome is nominated.
Construction management	
<p>PO18</p> <p>Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of traffic, noise, lighting, waste material or other cause.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The Planning Scheme Policy 2 – Infrastructure works contains guidance on what an appropriate construction management plan may contain.</p>
<p>PO19</p> <p>Emissions to air (including dust, odour or pollutants) as a result of construction are not discernable outside the site boundaries.</p>	No acceptable outcome is nominated.
<p>PO20</p> <p>Council's infrastructure is not damaged by construction activities and infrastructure to be contributed to Council following construction is provided in a safe and functional condition.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The Planning Scheme Policy 2 – Infrastructure works contains guidance on Council's security bonding requirements.</p>
Kinross Road – integrated water management	
<p>PO21</p> <p>Development is designed and located to incorporate trunk potable water, sewer and stormwater management infrastructure in locations generally as depicted on figure 9.4.2.3.1 Kinross Road: integrated water management.</p>	No acceptable outcome is nominated.



Kinross Road - Integrated Water Management

- Stormwater Treatment Device
- Sewer Pump Station
- Existing Water Network
- Existing Sewer Network
- - - Proposed Water Main
- - - Proposed Sewer Main



Figure 9.4.2.3.1—Kinross Road: integrated water management

9.4.3 Landscape code

9.4.3.1 Application

This code applies to assessing development where the landscape code is identified as applicable in the tables of assessment.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.4.3.2 Purpose

- (1) The purpose of the landscape code to ensure that landscaping is designed and constructed to a high standard, provides a strong contribution to Redlands' image, is responsive to the local character, site and sub-tropical climatic conditions and remains fit for purpose over the long-term.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) landscaping:
 - (i) makes a positive contribution to the local streetscape character and landscape setting;
 - (ii) is appropriate to user requirements and its intended function;
 - (iii) is suited to Redlands' sub-tropical climate;
 - (b) landscaping design contributes to the creation of accessible, safe and comfortable places;
 - (c) plant species, landscape material and surface treatments are designed to remain attractive and easy to maintain over the long term; and
 - (d) landscaping work does not include any pest species.

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9.4.3.3 Landscape code – Criteria for assessment

Table 9.4.3.3.1—Criteria for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
All landscaping	
PO1 Landscaping is undertaken to be consistent with the streetscape and landscape setting.	No acceptable outcome is nominated.
PO2 Landscaping provides for sensory interest through form, texture, fragrance and variations in seasonal colour.	No acceptable outcome is nominated.
PO3 Landscaping within on-site open space areas is fit for purpose, is predominantly comprised of soft landscape elements and provides substantial shading for users.	AO3.1 Landscaping in open space areas achieves: <ol style="list-style-type: none"> (1) planted landscaping (other than turf) over a minimum of 50% the area; and (2) tree canopies which cover a minimum of 30% of the area within 8 years.
PO4 Fences and walls: <ol style="list-style-type: none"> (1) provide visual interest to the streetscape and complement the built form; (2) assist in highlighting entrances and pedestrian paths; and (3) allow casual surveillance of all public areas, pedestrian and cycle paths. 	No acceptable outcome is nominated.
PO5 Landscaping responds to climatic conditions and provides comfortable and pleasant spaces for users by: <ol style="list-style-type: none"> (1) providing summer shade, especially to west-facing windows and open car parking areas; (2) allowing winter sun to outdoor and indoor living areas; (3) allowing summer breezes; and (4) screening cold winter winds. 	No acceptable outcome is nominated.
PO6 Landscaped surfaces are stable, non-slip and useable in all weather conditions.	No acceptable outcome is nominated.
PO7 Landscape design reduces the potential for crime and vandalism by: <ol style="list-style-type: none"> (1) maintaining sightlines to public and semi-public spaces, and along the entire length of pedestrian and cycle paths; (2) avoiding the creation of concealment spots and 'blind' corners; and 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>(3) incorporating adequate lighting, particularly:</p> <ul style="list-style-type: none"> (a) at site and building entries; (b) in driveways; (c) in car parking areas; and (d) along pedestrian and cycle paths. 	
<p>PO8 Landscaping and planting is located and designed so that it does not interfere with or adversely affect structural integrity of buildings and structures or the function of existing or proposed utility infrastructure.</p>	No acceptable outcome is nominated.
<p>PO9 Plant species used are suited to:</p> <ul style="list-style-type: none"> (1) the function of the open space area; (2) the local climate and soil conditions; (3) optimum long term survival and easy maintenance; (4) minimisation of water use; and (5) contribution to local ecological functions wherever possible. 	<p>AO9.1 Plant species used are selected from the species list contained in Planning Scheme Policy 2 – Infrastructure works.</p>
<p>PO10 Landscape design ensures maximum plant growth and health, having regard to:</p> <ul style="list-style-type: none"> (1) access to sunlight; (2) clearance from buildings, hardstand areas and infrastructure; and (3) soil conditions. 	No acceptable outcome is nominated.
<p>PO11 Landscaping is designed for efficient and effective maintenance, with turfed areas accessible by standard lawn maintenance equipment, and where the area is not readily accessible, incorporates hardy plant species with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements.</p>	No acceptable outcome is nominated.
<p>PO12 Landscaping avoids the introduction or spread of weed species and pests.</p>	<p>No acceptable outcome is nominated. Editor's note—Planning Scheme Policy 2 – Infrastructure works contains guidance regarding the risk of pest and weed species. Applicants may also refer to Council's pest management plan.</p>
<p>PO13 Landscaping is designed to:</p> <ul style="list-style-type: none"> (1) be adequately drained; (2) avoid alteration to natural drainage flow paths; (3) minimise water usage; and (4) maximise permeable surfaces and water infiltration on site. 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO14</p> <p>Where incorporating podium and container planting, connection is made to stormwater outlets to allow for flush out and clearance of blockages.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO15</p> <p>Retained vegetation is to be protected from damage during construction.</p>	<p>AO15.1</p> <p>Retained planting is protected by in accordance with AS 4970 2009 (as amended) – Protection of Trees on Development Sites.</p>
Street trees	
<p>PO16</p> <p>Street trees are provided in road reserves to:</p> <ol style="list-style-type: none"> (1) reinforce the character and identity of a locality; (2) provide shade for pedestrians; (3) soften the appearance of hard stand areas and the built form; and (4) avoid interfering with overhead and underground infrastructure. 	<p>AO16.1</p> <p>Street trees:</p> <ol style="list-style-type: none"> (1) are provided at whichever is the greater of: <ol style="list-style-type: none"> (a) 1 tree per 10m of road frontage; or (b) 1 tree per 400m² of site area; (2) are selected from Planning Scheme Policy 2 – Infrastructure works, Street Trees; and (3) are planted in accordance with Planning Scheme Policy 2 – Infrastructure works.
Street furniture	
<p>PO17</p> <p>Street furniture is provided to:</p> <ol style="list-style-type: none"> (1) reinforce the character and identity of a locality; (2) create a safe, convenient and comfortable environment for pedestrians; (3) avoid interfering with overhead and underground infrastructure; and (4) be durable and low maintenance. 	<p>AO17.1</p> <p>Street furniture is provided in accordance with the standards set out in Planning Scheme Policy 2 – Infrastructure works.</p>
Car parks and accessways	
<p>PO18</p> <p>Car parking and movement areas are provided with landscaping which provides substantial shade and softens the appearance of hardstand areas.</p>	<p>AO18.1</p> <p>Landscaping consists of:</p> <ol style="list-style-type: none"> (1) shade trees: <ol style="list-style-type: none"> (a) provided at a rate of a minimum of one shade tree for every 4 car parking spaces as shown in figure 9.4.3.3.1 landscaping in car parking areas; and (b) that achieve maximum shade coverage within 10 years; and (2) planted landscaping areas which include (as shown in figure 9.4.3.3.1 landscaping in car parking areas): <ol style="list-style-type: none"> (a) planting beds 2m wide between

Performance outcomes	Acceptable outcomes
	every 4 car parking spaces or at the end of each row; and (b) planting beds 2m wide between every 4 rows of parking bays.
PO19 Landscaping maintains sight lines for vehicles and pedestrians, especially near intersections.	AO19.1 Landscaping is undertaken in accordance with the Australian Standard 2890.1: 1993 - Off-Street Parking.
PO20 Landscaping within or beside vehicle movement areas is protected from damage by vehicles or pedestrians.	No acceptable outcome is nominated.

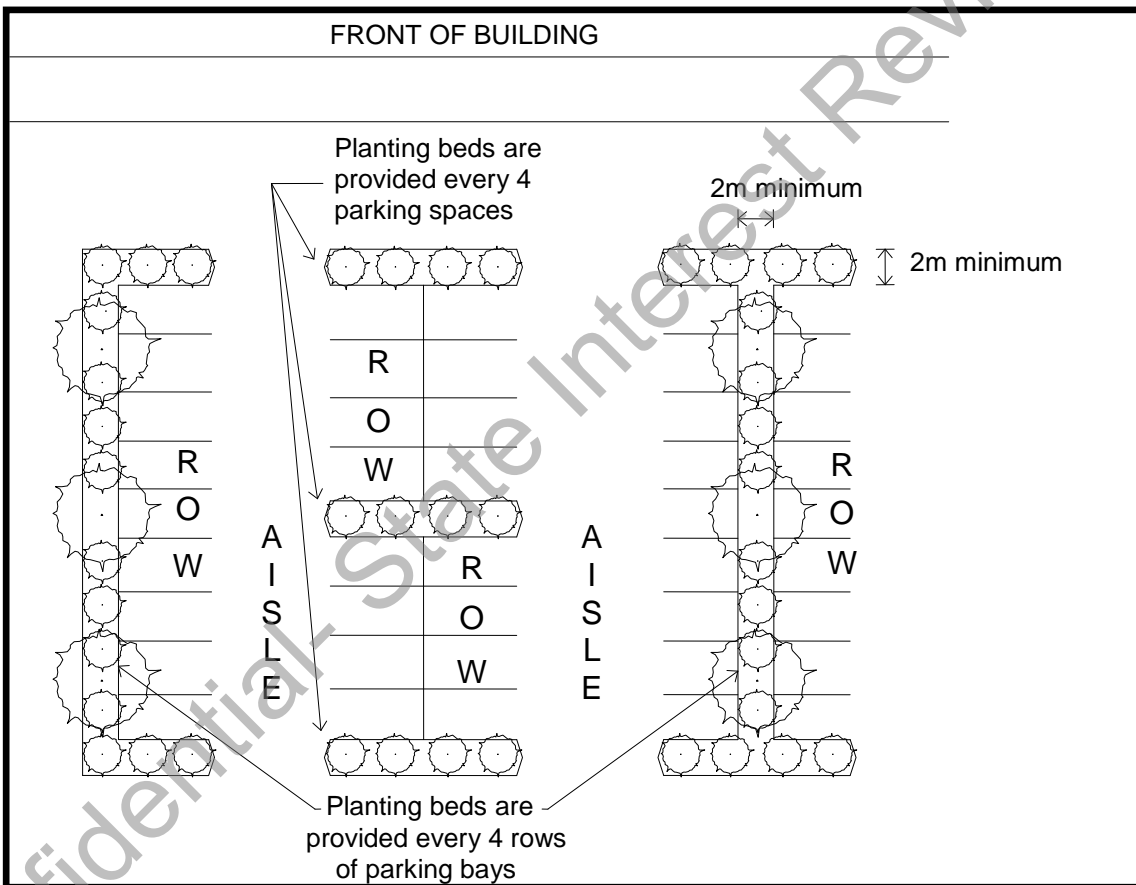


Figure 9.4.3.3.1—Landscaping in car parking areas

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

This code applies to assessing development where the reconfiguring a lot code is identified as applicable in the tables of assessment.

When using this code reference should be made to section 5.3.2 and, where applicable, section 5.3.3 in Part 5.

9.4.4.2 Purpose

- (1) The purpose of the reconfiguring a lot code is to ensure that reconfiguration results in the creation of new lots of appropriate size, shape and density to support the outcomes for the zone and is sensitive to the environment, topography and landscape features of the land.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) reconfiguring a lot:
 - (i) creates safe, functional and attractive places that are consistent with the intended outcomes for the zone or precinct in which the land is located;
 - (ii) contributes to the provision of a safe, accessible, and useable network of open space for local communities;
 - (iii) contributes to an integrated, efficient and safe movement network, that promotes the use of public transport, walking and cycling;
 - (iv) occurs in a manner that enables the retention and protection of significant environmental and landscape values and provides movement corridors for wildlife;
 - (v) occurs in a manner that minimises the need for earthworks;
 - (vi) ensures new lots are provided with services which meet the needs of end users, while minimising risk of failure or environmental harm and the whole of lifecycle costs of the infrastructure;
 - (vii) facilitates the orderly and cost effective extension of infrastructure, which minimises public investment in the short and long terms;
 - (b) lot layout is oriented to facilitate climatically responsive site and building design;
 - (c) in non urban areas, reconfiguring a lot avoids fragmentation of land in order to protect the productive capacity, and scenic and environmental values of the land.

Editor's note—The location, design and functionality of trunk infrastructure networks (including the open space network) are identified in the local government infrastructure plan which forms part 4 of this planning scheme.

9.4.4.3 Reconfiguring a lot code – Criteria for assessment

Table 9.4.4.3.1— Assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Design	
<p>PO1 Reconfiguration results in the creation of lots that:</p> <ol style="list-style-type: none"> (1) are of a size and dimensions which facilitate the uses, character and other outcomes intended for the zone or precinct; (2) have practical, generally regular shapes; and (3) have a width and depth that can easily accommodate the intended end use, associated infrastructure, on-site open space and vehicular access. 	<p>AO1.1 New lots comply with Table 9.4.4.3.2—Lot size and dimensions.</p> <p>AO1.2 New lots are rectangular in shape.</p>
<p>PO2 The size of lots in the environmental management, conservation, tourist accommodation or character residential zones is maintained or increased.</p>	<p>AO2.1 Reconfiguration does not result in a smaller lot size.</p>
<p>PO3 The design and layout of the reconfiguration:</p> <ol style="list-style-type: none"> (1) avoids or minimises alteration to natural features such as drainage lines and waterways; (2) minimises the need for vegetation clearing; (3) retains or provides viable ecological corridors for wildlife movement; (4) minimises alteration to the natural topography and the amount of excavation and filling; and (5) avoids increasing the risks associated with natural hazards. 	<p>No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.</p>
<p>PO4 Street and lot orientation facilitates energy-efficient buildings and site design by:</p> <ol style="list-style-type: none"> (1) maximising solar access to the north in winter; (2) minimising solar access to the west in summer; (3) maximising access to prevailing summer breezes; and (4) minimising exposure to prevailing winter winds. 	<p>No acceptable outcome is nominated.</p>
<p>PO5 The reconfiguration integrates with the surrounding locality and creates an attractive, accessible and functional neighbourhood,</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>having regard to:</p> <ol style="list-style-type: none"> (1) connecting to and extending movement, open space and recreational and other infrastructure networks; (2) maintaining the continuity of habitat areas and ecological corridors; (3) maintaining natural hydrological regimes; (4) creating a compatible landscape and streetscape character; (5) managing the interface between potentially incompatible uses or sources of noise or other impacts; and (6) ensuring future development on adjacent and nearby land can occur in an orderly, efficient and cohesive manner. 	
<p>PO6</p> <p>The reconfiguration is designed to maximise personal safety and minimise potential for crime, vandalism and anti-social behaviour, by creating:</p> <ol style="list-style-type: none"> (1) through-routes for vehicles and pedestrians; and (2) opportunities for clear sight lines and casual surveillance of streets, pedestrian and cyclist routes, parks and other public spaces. <p>Editor's note—To assist in achieving this performance outcome applicants should have regard to the Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO7</p> <p>Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO8</p> <p>Development that would increase the number of residential lots in proximity to existing poultry farms does not occur until odour impact has been reduced to levels that are consistent with a reasonable level of residential amenity.</p>	<p>AO8.1</p> <p>No new lots are established within 500m of an existing poultry farm.</p>
<p>PO9</p> <p>In newly developing urban areas, reconfiguration facilitates:</p> <ol style="list-style-type: none"> (1) a logical pattern of development both for the site and for surrounding land; (2) efficient use of land and infrastructure; (3) balanced and affordable communities with a mix of affordable housing types, 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—In order to demonstrate compliance with the performance outcome a structure plan for the locality may be required where none currently exists.</p>

Performance outcomes	Acceptable outcomes
<p>consistent with the intentions of the relevant zone;</p> <p>(4) net residential densities which achieve:</p> <p>(a) a minimum of 15 dwellings per hectare in the LMDR2 Kinross Road precinct in the low-medium density residential zone;</p> <p>(b) a minimum of 44 dwellings per hectare in the MDR8 Kinross and Boundary Road and MDR9 Kinross Road precincts in the medium density residential zone; and</p> <p>(c) otherwise, an average 12-15 dwellings per hectare in the low medium residential or emerging community zones;</p> <p>(5) access to community infrastructure and public transport services at an early stage of development; and</p> <p>(6) land for community uses and public services, including open space, education, health, social and emergency services where appropriate.</p>	
<p>PO10</p> <p>Reconfiguration of land potentially affected by noise from roads and rail corridors is designed to minimise noise impacts.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO11</p> <p>Where used, acoustic walls and associated treatments along transport corridors:</p> <p>(1) allow for convenient pedestrian and cyclist access to public transport stops;</p> <p>(2) are designed to be of a high quality appearance;</p> <p>(3) are screened from the carriageway by landscaping; and</p> <p>(4) are designed to facilitate fauna movement and crossings where relevant.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO12</p> <p>Where it is intended to incorporate an entry statement to an existing or proposed development, the entry statement:</p> <p>(1) is located wholly within the property being reconfigured;</p> <p>(2) does not obstruct sight lines to the road(s) accessing the development;</p> <p>(3) is an architectural feature that reflects the character of the development;</p> <p>(4) is low maintenance; and</p> <p>(5) does not incorporate gates to</p>	<p>No acceptable outcome is nominated.</p>



Performance outcomes	Acceptable outcomes
residential development.	
Movement network	
<p>PO13</p> <p>Lots are provided with safe and efficient access for vehicles, cyclists and pedestrians, which maintain the safety and efficiency of the road hierarchy.</p> <p>Wherever possible, reconfiguration enables alternative access for lots adjoining major roads.</p>	<p>AO13.1</p> <p>All lots have legal road access that provides clear sight lines for pedestrians, cyclists and vehicles entering and exiting the lot.</p>
	<p>AO13.2</p> <p>New access points are not created on trunk collector, sub arterial or arterial roads.</p>
<p>PO14</p> <p>The movement network provides:</p> <ol style="list-style-type: none"> (1) a high level of internal access and external connections for pedestrians, cyclists, vehicles and public transport; (2) safe conditions for pedestrians, cyclists and vehicles for day and night usage; (3) a connected and legible street network; (4) safe and efficient access for service vehicles; (5) as far as possible, continuous road adjacent to foreshore and open space areas; and (6) connections for future development that do not compromise the ability to achieve the outcomes listed above. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The servicing, access and parking code also contains relevant requirements for new development.</p>
<p>PO15</p> <p>Development maximises use of a grid pattern layout and avoids the use of culs-de-sac.</p>	No acceptable outcome is nominated.
<p>PO16</p> <p>Rear laneways are designed to:</p> <ol style="list-style-type: none"> (1) provide enough width to enable safe vehicle movement, including service vehicles; (2) connect to other streets at both ends; (3) enable safe access into and out of garages without doors opening into the laneway; (4) ensure any rear boundary treatment does not create concealed recesses, obstructed access or allow uninvited access opportunities into rear yards; and (5) prevent visitor parking within the laneway. 	No acceptable outcome is nominated.
South East Thornlands – movement networks	
<p>PO17</p> <p>In the South East Thornlands precincts, safe, permeable, legible and functional movement network that is generally in accordance with figures 9.4.4.3.3 road movement network and</p>	<p>AO17.1</p> <p>Roads, intersections, paths and public transport stops and associated treatments are established in accordance with figures 9.4.4.3.3 road movement network and</p>

Performance outcomes	Acceptable outcomes
9.4.4.3.4 pedestrian, cycle and public transport network.	9.4.4.3.4 pedestrian, cycle and public transport network.
<p>PO18</p> <p>Development adjoining Cleveland Redland Bay Road and Boundary Road accommodates a road cross section that incorporates:</p> <ol style="list-style-type: none"> (1) substantive landscaping to retain a heavily vegetated landscape character; (2) fauna friendly fencing and crossings; and (3) an appropriate level of noise attenuation. 	<p>AO18.1</p> <p>In addition to any widening of the road reserve required by the Queensland Government, development provides a 15m wide strip to the frontage of Cleveland Redland Bay Road and Boundary Road which is densely vegetated by trees and shrubs.</p>
<p>PO19</p> <p>Where development involves esplanade roads adjoining open space, the road design:</p> <ol style="list-style-type: none"> (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation. 	No acceptable outcome is nominated.
<p>PO20</p> <p>Where development involves or adjoins nominated boulevard roads, the road design:</p> <ol style="list-style-type: none"> (1) creates a grand avenue character, being 50m wide for the central boulevard and 25m wide for the southern boulevard; (2) incorporates very wide landscaped medians that are of a sufficient width to support fauna movement; and (3) wide shoulders and verges which accommodate separated pedestrian and cyclist paths and dense landscaping. 	<p>AO20.1</p> <p>Total width of the boulevard is:</p> <ol style="list-style-type: none"> (1) central boulevard - 50m; and (2) southern boulevard - 25m.
<p>PO21</p> <p>Access streets in the medium density residential zone are capable of accommodating substantial street parking on both sides of the street.</p>	<p>AO21.1</p> <p>Reserve width of access streets in the medium density residential zone are 18m.</p>
Kinross Road area – movement network	
<p>PO22</p> <p>Development does not create any additional vehicular access points to Boundary Road or Panorama Drive. New lots are provided with access from internal roads.</p>	<p>AO22.1</p> <p>No new access points from lots are provided to Boundary Road or Panorama Drive.</p>
<p>PO23</p> <p>Development does not create any additional vehicular access points to Kinross Road for a</p>	<p>AO23.1</p> <p>No new access points from lots are provided to Kinross Road for a distance of 835m from the intersection of Kinross Road and</p>

Performance outcomes	Acceptable outcomes
distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.	Boundary Road.
PO24 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with figures 9.4.4.3.5 road movement network and 9.4.4.3.6 pedestrian, cycle, public transport and parks network.	AO24.1 Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with figures 9.4.4.3.5 road movement network and 9.4.4.3.6 pedestrian, cycle, public transport and parks network.
PO25 Development adjoining Boundary Road or Panorama Drive accommodates acoustic treatments and substantial landscaping.	AO25.1 A 10m wide setback is provided along Boundary Road. No acceptable outcome is nominated for Panorama Drive.
PO26 Development adjoining Boundary Road or Panorama Drive attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	No acceptable outcome is nominated.
PO27 Development adjoining Boundary Road or Panorama Drive provides landscaping to create a heavily vegetated, high visual quality environment.	No acceptable outcome is nominated.
PO28 Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.	AO28.1 Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including: (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
PO29 The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.	AO29.1 The road is designed as a boulevard style trunk collector, having: (1) a minimum road width of 20m; (2) no direct vehicular access from new

Performance outcomes	Acceptable outcomes
	uses and lots adjoining the trunk collector; and (3) a left in, right in and left out only intersection to Panorama Drive.
<p>PO30</p> <p>Where development involves nominated esplanade roads treatments adjoining open space, the road design:</p> <p>(1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation.</p>	No acceptable outcome is nominated.
<p>PO31</p> <p>New streets within or adjoining land in the neighbourhood centre, community facilities or medium density residential zones are capable of accommodating substantial street parking on both sides of the street.</p>	<p>AO31.1</p> <p>Reserve width of access streets in the medium density residential zone are 18m.</p>
Kinross Road – Hilliards Creek open space network	
<p>PO32</p> <p>Neighbourhood and community parks are provided within the open space network in locations that minimise requirements for clearing and interruptions to fauna movement, and that are appropriate to community needs.</p>	<p>AO32.1</p> <p>One community park and three neighbourhood parks are provided generally in the locations shown on 9.4.4.3.6 pedestrian, cycle, public transport and parks network.</p>
<p>PO33</p> <p>The open space network prioritises protection of habitat and fauna movement corridors, and opportunities for enhancement of ecological functions are maximised.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The environmental significance overlay, waterway corridors and wetlands overlay and bushfire hazard overlay apply to this area.</p>
<p>PO34</p> <p>A local east-west koala and native fauna movement corridor linking Hilliards Creek with stands of remnant vegetation to the east is established and maintained.</p>	No acceptable outcome is nominated.
<p>PO35</p> <p>Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.</p>	No acceptable outcome is nominated.
<p>PO36</p> <p>To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.</p>	No acceptable outcome is nominated.
Infrastructure	
<p>PO37</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>New lots provided with services including water supply, wastewater infrastructure, stormwater drainage, waste disposal, electricity and telecommunications that are designed and located to:</p> <ol style="list-style-type: none"> (1) meet the needs of end users; (2) minimise risk of adverse environmental and amenity impacts; (3) to be cost effective over the life cycle of that infrastructure; (4) make effective use of existing infrastructure; (5) allow orderly and efficient infrastructure extensions and upgrades; and (6) minimise whole of lifecycle costs of the infrastructure. 	<p>Editor's note—The infrastructure works, healthy waters, excavation and fill and servicing access and parking codes also contain relevant requirements for new development.</p>
<p>PO38 Development promotes integrated management of the total water cycle, so that water is used efficiently and hydrological regimes and water quality are protected.</p>	<p>No acceptable outcome is nominated. Editor's note—The healthy waters and waterway corridors and wetlands overlay codes also contain relevant requirements for new development.</p>
<p>PO39 Reconfiguration integrates major electricity infrastructure and substations within the overall neighbourhood layout. In particular, the neighbourhood design:</p> <ol style="list-style-type: none"> (1) ensures land of sufficient size and suitability is allocated to accommodate the existing and future electricity infrastructure network; (2) as far as possible, minimises the likely visual prominence of electricity infrastructure; (3) provides for an interface or relationship with surrounding uses that minimises the potential for nuisance, health and safety concerns; and (4) as far as possible, facilitates the incorporation of major electricity infrastructure corridors within a useable open space network. <p>Editor's note—Applicants should consult with the electricity providers early in the master planning process to determine electricity infrastructure requirements.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO40 Where major electricity infrastructure or substations are located within public open space, the dimensions and characteristics of the open space area are sufficient to accommodate the electricity easement or site, in combination with compatible recreational facilities and landscaping, so that:</p> <ol style="list-style-type: none"> (1) it has an open and expansive 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>character, with landscape design which assists in breaking up the linear and vertical dominance of the infrastructure;</p> <p>(2) landscaping is located outside the easement area and substantially screens and softens the appearance of poles, towers or other structures; and</p> <p>(3) recreational facilities and landscaping are compatible with the electricity infrastructure, having regard to safety, height, the conductivity of materials and access to the electricity infrastructure by the electricity provider.</p> <p>Figures 9.4.4.3.1 and 9.4.4.3.2 provide an example of a well integrated transmission corridor.</p>  <p>Figure 9.4.4.3.1—Integrated transmission corridor</p>  <p>Figure 9.4.4.3.2—Integrated transmission corridor 2</p>	
<p>PO41</p> <p>Where major electricity infrastructure is located in a road:</p> <p>(1) an attractive, functional and safe streetscape is achieved;</p> <p>(2) street furniture, planting and lighting are compatible with the electricity infrastructure, having regard to safety,</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(3) height, the conductivity of materials; the reserve has sufficient width to accommodate significant landscaping which assists in screening and softening poles, towers or other structures and equipment from nearby sensitive land uses; and</p> <p>(4) convenient access to the infrastructure by the electricity provider is maintained.</p> <p>Note—Applicants should note that the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulations 2002</i> must also be achieved.</p>	
<p>PO42 Electricity infrastructure of any type or size on private land is included in an easement.</p>	<p>AO42.1 Existing easements are maintained and where none currently exist, new easements are created which are sufficient for the electricity provider's requirements.</p>
<p>PO43 Reconfiguration does not intensify development within an easement held for infrastructure purposes in a way which would:</p> <p>(1) reduce ease of access to the infrastructure by the provider;</p> <p>(2) increase risk to the safety of people and property; or</p> <p>(3) prejudice the operation or expansion of the infrastructure.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO44 New lots likely to be occupied by sensitive uses are separated from major infrastructure corridors or sites (including substations) to avoid noise nuisance and overlooking of the infrastructure.</p>	<p>No acceptable outcome is nominated.</p>
Open space	
<p>PO45 Reconfiguration facilitates the provision of the planned open space network that:</p> <p>(1) accommodates the desired location of open space;</p> <p>(2) contributes to the legibility and character of the neighbourhood;</p> <p>(3) connects components of the network within and external to the site; and</p> <p>(4) maximises accessibility for pedestrians and cyclists.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The local government infrastructure plan identifies the planned open space network and the desired standards of service required.</p>
<p>PO46 Where significant environmental values exist on the land, additional open space is provided which:</p> <p>(1) enables the retention and buffering of wetlands, waterways and significant habitat areas; and</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(2) retains or enhances habitat links to facilitate wildlife movement.	
Boundary realignment	
PO47 The realignment of lot boundaries results in a use and its associated infrastructure being located on the same lot.	No acceptable outcome is nominated.
Creation of rear lots	
PO48 Access to rear lots is safe and convenient.	AO48.1 Only one access way serves the rear lot.
	AO48.2 Minimum widths for accessways are: (1) 4.5m in a residential zone category; or (2) 10m in any other zone.
Volumetric subdivision	
PO49 Reconfiguration of the space above or below ground level facilitates efficient delivery of development that is consistent with the intent of the zone.	No acceptable outcome is nominated.
PO50 Access to infrastructure and services is not compromised for the development site and surrounding premises.	No acceptable outcome is nominated.
Reconfiguration for the creation of an access easement	
PO51 An access easement: (1) is fit for its particular purpose; (2) has a safe access point; and (3) does not adversely affect the useability, privacy or access to adjoining premises.	No acceptable outcome is nominated.

Table 9.4.4.3.2—Lot size and dimensions

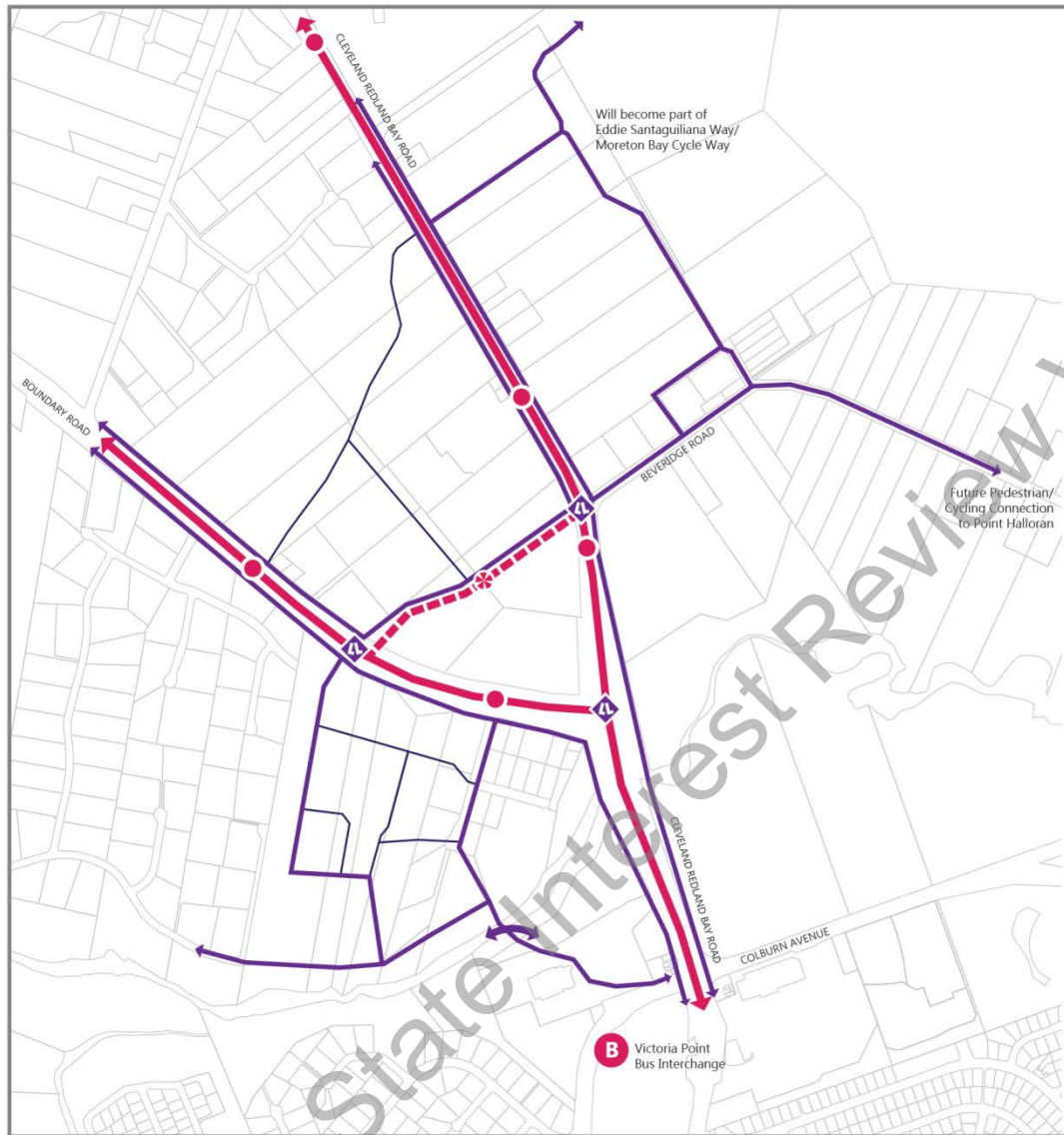
Zone	Minimum Frontage (metres)	Minimum Lot Area (excluding accessway where a rear lot)
Low density residential		
LDR1: Large lot precinct	20	2,000m ²
LDR2: Park residential precinct	40	6,000m ²
LDR4: Kinross Road	30	1,600m ²
Otherwise	10	400m ²
Low-medium density residential	7.5	250m ²
Medium density residential	20	800m ²
Character residential	No reduction in existing lot sizes is intended	
Tourist residential	No reduction in existing lot sizes is intended	
Emerging community	No acceptable outcome is nominated	
Principal centre	No acceptable outcome is nominated	
Major centre	No acceptable outcome is nominated	
District centre	No acceptable outcome is nominated	
Local centre	No acceptable outcome is nominated	
Neighbourhood centre	No acceptable outcome is nominated	
Specialised centre	No acceptable outcome is nominated	
Mixed use	25	2,000m ²
Low impact industry	25	2,000m ²
Medium impact industry	40	4,000m ²
Waterfront and marine industry	25	2,000m ²
Recreation and open space	No acceptable outcome is nominated	
Community facilities	No acceptable outcome is nominated	
Rural	100m	100ha
Rural residential	40	1ha
Conservation	No reduction in existing lot sizes is intended	
Environmental management	No reduction in existing lot sizes is intended	



Kinross Road - Road Movement Network

- | | |
|---|---|
| Trunk Collector (Boulevard) | Intersection - Signalised |
| Collector Street | Roundabout |
| Landscaping/Acoustic Treatment/ Road Access Restriction | Fauna Crossing |
| Esplanade Treatment | Pedestrian/Cycle/Emergency Access |
| Proposed Road Closure | Future Northern Public Transport Corridor |
| | Access Place/Access Easement |

Figure 9.4.4.3.3—South East Thornlands: road movement network



South East Thornlands - Pedestrian, Cycle and Public Transport Network

- ↔ Primary Pedestrian Cycle Link
- Secondary Pedestrian Cycle Link
- ↔ Shared Pedestrian Cycle Bridge
- ⚡ Controlled Pedestrian/Cycle Crossing Points
- ↔ Existing Bus Priority and Line Haul Routes
- ⓑ Bus Station
- Existing Bus Stops
- - - Potential Bus Route
- * Potential Bus Stop

Figure 9.4.4.3.4—South East Thornlands: pedestrian, cycle and public transport network

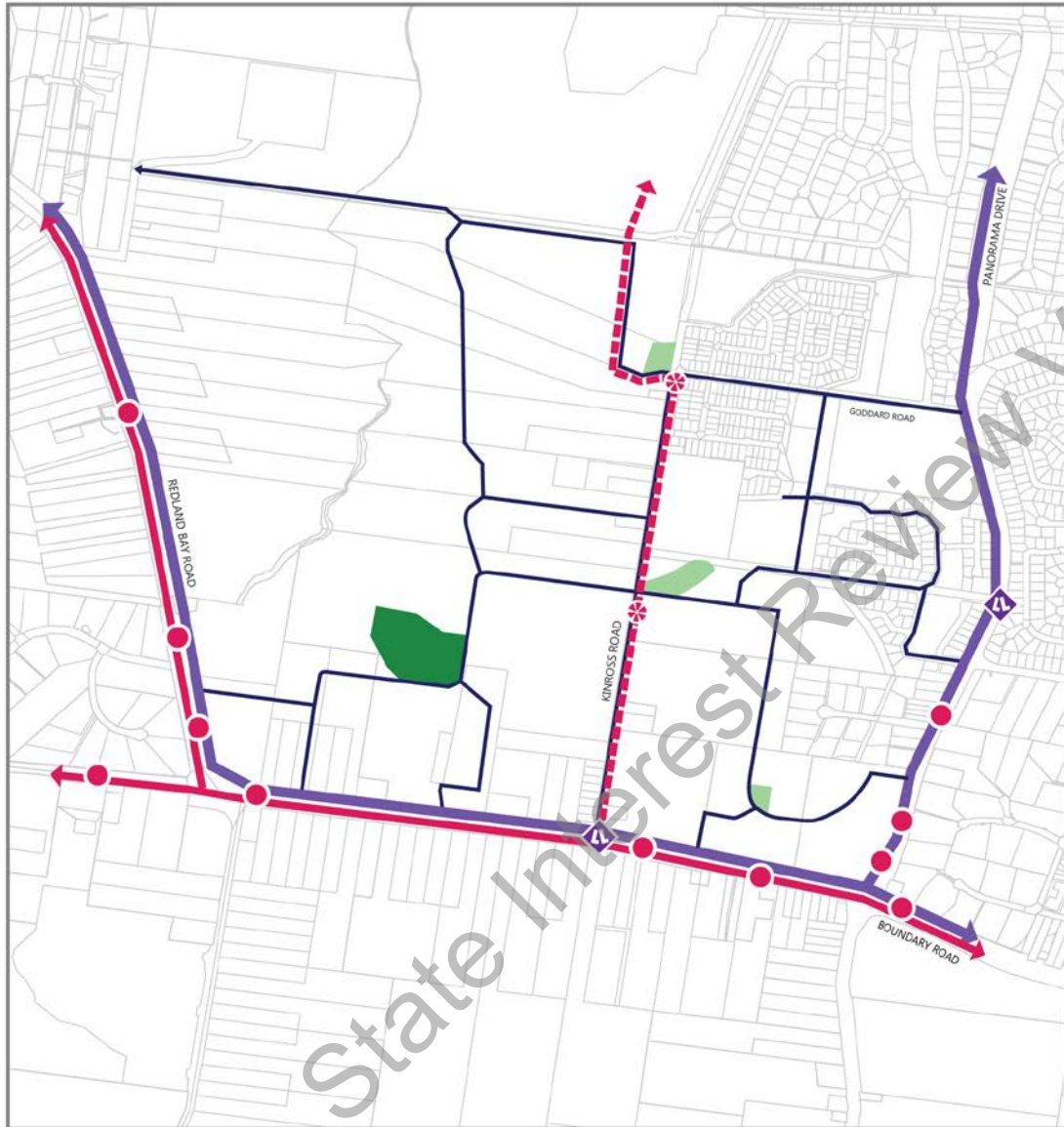


Kinross Road - Road Movement Network

- Trunk Collector (Boulevard)
- Collector Street
- Landscaping/Acoustic Treatment/ Road Access Restriction
- Esplanade Treatment
- Proposed Road Closure
- Intersection - Left in/Right in/Left out only
- Intersection - Signalised
- Roundabout
- Fauna Crossing
- Pedestrian/Cycle/Emergency Access
- Future Northern Public Transport Corridor
- Access Place/Access Easement



Figure 9.4.4.3.5—Kinross Road: road movement network



Kinross Road - Pedestrian, Cycle, Public Transport Network and Parks

- Primary Pedestrian Cycle Link
- Secondary Pedestrian Cycle Link
- Controlled Pedestrian/Cycle Crossing Points
- Existing Bus Priority Line Haul Routes
- Existing Bus Stops
- Potential Bus Route
- Potential Bus Stop
- Parkland Area - Community Park
- Parkland Area - Neighbourhood Park

Figure 9.4.4.3.6—Kinross Road: pedestrian, cycle, public transport and parks network

9.4.5 Transport, servicing, access and parking code

9.4.5.1 Application

This code applies to development where the transport, servicing, access and parking code is identified as applicable in the tables of assessment.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.4.5.2 Purpose

- (1) The purpose of the transport, servicing, access and parking code is to ensure traffic, movement and end of trip facilities are managed appropriately.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the safety and efficiency of the movement network is maintained;
 - (b) development provides for a high level of accessibility, safety and convenience for pedestrians and cyclists;
 - (c) development is provided with safe and functional vehicular access and on-site parking;
 - (d) development facilitates clear and safe vehicle movements both on and off the site;
 - (e) car parking areas and structures are located and designed to minimise their visual impact, interruption of the streetscape and impact on pedestrian accessibility; and
 - (f) impacts on the surrounding environment and amenity are minimised.

Editor's note—The location, design and functionality of trunk infrastructure networks are identified in the local government infrastructure plan which forms part 4 of this planning scheme.

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9.4.5.3 Transport, servicing, access and parking code – Criteria for assessment

Table 9.4.5.3.1—Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Driveways	
<p>PO1 Driveways are located and designed having regard to:</p> <ol style="list-style-type: none"> (1) public safety and convenience; (2) volume and type of traffic and parking generated by the use; (3) servicing requirements; (4) the characteristics of the frontage road including: <ol style="list-style-type: none"> (a) road type; (b) road target speed; (c) existing and future traffic volumes; (d) vertical and horizontal geometry; (e) queue and turn lane lengths; (5) minimising loss of on-street parking opportunities; and (6) ensuring adequate visibility between vehicles on a driveway and pedestrians on the verge. 	<p>AO1.1 Driveway location and design complies with driveway access location and the standard drawings contained in Planning Scheme Policy 2 – Infrastructure works.</p>
<p>PO2 Driveway crossovers and their splays/kerb tapers do not protrude across adjoining property boundaries.</p>	<p>AO2.1 All parts of a driveway are entirely contained within the width of the lot frontage.</p>
For assessable development	
Transport networks and traffic impact	
<p>PO3 Development maintains or improves the safe and efficient operation of transport networks having regard to (amongst other things):</p> <ol style="list-style-type: none"> (1) the existing or planned function of the roads affected; (2) available sight distances and the location and design of access points; (3) accessibility by public transport, pedestrians and cyclists; (4) the potential for conflict between vehicles, pedestrians and cyclists; (5) the loss or increase of on-street parking; (6) the location, construction and maintenance of utility infrastructure; and (7) the nature and intensity of traffic and parking generated by the development. 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO4</p> <p>Where new roads are constructed, their design and construction is sufficient to accommodate:</p> <ol style="list-style-type: none"> (1) their intended function; (2) safe and efficient movement of all users, including pedestrians and cyclists; (3) on-street parking; (4) bus movement and public transport stops; (5) street tree planting and streetscaping; (6) utility infrastructure, including stormwater management; and (7) treatments that prevent excessive speeds. 	<p>AO4.1</p> <p>The roads are designed in accordance with Planning Scheme Policy 2 – Infrastructure works.</p>
Internal accessways for large residential developments	
<p>PO5</p> <p>Internal accessways in residential developments provide safe and efficient internal traffic operations.</p>	<p>AO5.1</p> <p>Development complies with internal accessways for large residential developments in Planning Scheme Policy 2 – Infrastructure works.</p>
Pedestrian and cyclist facilities	
<p>PO6</p> <p>Safe and convenient pedestrian and cycle infrastructure is provided, and as far as possible, is integrated with external networks to maximise accessibility by walking and cycling.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO7</p> <p>Pedestrian and cycle path infrastructure is designed and constructed to:</p> <ol style="list-style-type: none"> (1) provide for convenient and direct movement within and external to the site; (2) have a stable, smooth unobstructed surface; (3) have a width and gradient to cater for all users; (4) create a safe environment for users and discourage antisocial behaviour; and (5) be easily maintained. 	<p>AO7.1</p> <p>Development complies with standards for pedestrian and cyclist networks in Planning Scheme Policy 2 – Infrastructure works.</p>
On-site parking	
<p>PO8</p> <p>On-site vehicle parking:</p> <ol style="list-style-type: none"> (1) is clearly defined, safe and easily accessible; (2) accommodates a sufficient number of vehicles, having regard to: <ol style="list-style-type: none"> (a) the type and size of 	<p>AO8.1</p> <p>Parking is provided in accordance with Table 9.4.5.3.2—Minimum On-Site Vehicle Parking Requirements.</p>
	<p>AO8.2</p> <p>Where more than 50 car spaces are required, 2% of the number of spaces is provided for</p>

Performance outcomes	Acceptable outcomes
<p>development;</p> <p>(b) expected resident, employee and customer movements;</p> <p>(c) the location of the use;</p> <p>(d) the capacity of the existing road network to accommodate on-street parking; and</p> <p>(e) access to public transport;</p> <p>(3) includes dedicated parking spaces for people with a disability, motor cycles and bicycles.</p>	<p>motorcycles, each measuring 2.5m by 1.2m, located immediately adjacent to major pedestrian access points.</p> <p>AO8.3 Parking areas comply with Australian Standard 2890.1 – Parking Facilities.</p>
<p>PO9 Car parking and internal circulation is designed and constructed to:</p> <p>(1) provide a clear internal movement hierarchy;</p> <p>(2) separate servicing and customer parking and circulation functions as far as possible;</p> <p>(3) discourage high vehicular speed and short-cutting;</p> <p>(4) be clearly distinguishable from pedestrian entries and paths;</p> <p>(5) be easily negotiated by vehicles and pedestrians, including persons with a disability;</p> <p>(6) ensure vehicles do not reverse into areas of high pedestrian activity; and</p> <p>(7) optimise safety and security of users.</p>	<p>AO9.1 Parking is provided in accordance with minimum on-site vehicle parking requirements, minimum circulation road width in car parking areas and maximum longitudinal grades in car parking areas in Planning Scheme Policy 2 – Infrastructure works.</p> <p>AO9.2 The layout of car parking areas and structures complies with the internal movement system in internal movements in car parking areas in Planning Scheme Policy 2 – Infrastructure works.</p> <p>AO9.3 Parking areas comply with:</p> <p>(1) Australian Standard 2890.1: 2004 - Parking Facilities – Off-Street Car Parking; and</p> <p>(2) the standards set out in Planning Scheme Policy 2 – Infrastructure works</p>
<p>PO10 Parking areas are lit to provide security for night-time users where likely to be used by the public or employees at night time.</p>	<p>AO10.1 Lighting is provided in accordance with Australian Standard 1158.1:1997 - Road Lighting - Vehicular Traffic (Category V) Lighting - Performance Installation and Design Requirements.</p>
<p>PO11 Signage or pavement markings are established on-site to:</p> <p>(1) control traffic movement and driver behaviour;</p> <p>(2) warn of any potential safety hazards;</p> <p>(3) clearly indicate the existence and location of access points to car parking areas where not visible from the frontage road or access driveway.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO12 Car parking areas accommodate landscaping that:</p> <p>(1) provides shade;</p>	<p>No acceptable outcome is nominated. Editor's note—The landscaping code also contains requirements for development.</p>

Performance outcomes	Acceptable outcomes
<p>(2) breaks up and softens the extent of hardstand area; and</p> <p>(3) optimises infiltration of stormwater run-off.</p>	
<p>PO13</p> <p>Car parking areas and structures are designed and located so they do not dominate the streetscape.</p>	No acceptable outcome is nominated.
On-street parking	
<p>PO14</p> <p>Road design and access location accommodates on-street parking that is appropriate to the function of the street and the demand generated by surrounding uses.</p>	No acceptable outcome is nominated.
<p>PO15</p> <p>The carriageway width, verge width and driveway dimensions allow for unobstructed and efficient access to properties when a vehicle is parked on the opposite side of the road.</p>	No acceptable outcome is nominated.
Site access	
<p>PO16</p> <p>Site access is located and designed to avoid adverse impact on existing or intended:</p> <p>(1) utility infrastructure, such as power poles, street lighting, gully pits and the like;</p> <p>(2) bus stops, taxi ranks, traffic control devices; and</p> <p>(3) pedestrian and cycle paths and crossings; and</p> <p>(4) street trees.</p>	No acceptable outcome is nominated.
<p>PO17</p> <p>Access to trunk collector, sub-arterial and arterial roads is restricted to optimise the safety and efficiency of those roads, having regard to (amongst other things):</p> <p>(1) opportunities for shared access arrangements;</p> <p>(2) the ability for vehicles to enter and leave the premises in a forward direction;</p> <p>(3) turning movements and the need for medians and other traffic control devices;</p> <p>(4) the need for queuing, deceleration or passing lanes; and</p> <p>(5) any future road improvement intentions.</p>	No acceptable outcome is nominated.
<p>PO18</p> <p>Provision is made for any queuing to be accommodated within the development site,</p>	<p>AO18.1</p> <p>Queuing is accommodated in accordance with minimum on-site queuing requirements</p>

Performance outcomes	Acceptable outcomes
<p>so that external traffic operations are not obstructed, and designed to avoid conflict with internal intersections or manoeuvring areas.</p> <p>Editor's note—Entry queues are of primary importance since they have the potential to most readily obstruct external traffic operations, but exit queues can also disrupt internal circulating traffic thereby blocking entry lanes.</p>	<p>and the standards contained in Planning Scheme Policy 2 – Infrastructure works.</p>
Servicing and manoeuvring areas	
<p>PO19</p> <p>Non residential development accommodates all servicing and manoeuvring areas on-site, including provision for loading, unloading and waste collection, as appropriate to the use.</p>	<p>AO19.1</p> <p>Servicing and manoeuvring complies with minimum on-site vehicle parking requirements and design dimensions for service aisles and loading/unloading bays in Planning Scheme Policy 2 – Infrastructure works.</p>
<p>PO20</p> <p>Servicing and manoeuvring areas are located and designed to:</p> <ol style="list-style-type: none"> (1) be clearly defined, safe and easily accessible; (2) be separated from areas of pedestrian movement within the premises or on adjoining premises; (3) provide for the vehicle dimensions and turning paths for the design vehicles expected to access the site; (4) maintains clear access to waste containers for collection vehicles; (5) ensures that service vehicles entering a site do not queue across footpaths or onto external roads; and (6) prevents any manoeuvring occurring within the defined queuing area. 	<p>AO20.1</p> <p>Servicing and manoeuvring complies with minimum on-site vehicle parking requirements and design dimensions for service aisles and loading/unloading bays in Planning Scheme Policy 2 – Infrastructure works.</p> <p>AO20.2</p> <p>Servicing and manoeuvring complies with:</p> <ol style="list-style-type: none"> (1) Australian Standard 2890.1: 2004 - Parking Facilities – Off-Street Car Parking; and (2) the standards set out in Planning Scheme Policy 2 – Infrastructure works.
<p>PO21</p> <p>Servicing and manoeuvring areas do not detract from the streetscape or visual amenity of the area.</p>	<p>No acceptable outcome is nominated.</p>
Crime prevention through environmental design	
<p>PO22</p> <p>Parking, access, pathways and other transport network infrastructure is designed to discourage crime and anti-social behaviour by:</p> <ol style="list-style-type: none"> (1) maximising opportunities for casual surveillance; (2) ensuring places are well lit and well signed; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime prevention through environmental design guidelines for Queensland.</p>

Table 9.4.5.3.2—Minimum on-site vehicle parking requirements

Use	Acceptable outcome
Adult store	Where the site is within Capalaba Principal Centre, Cleveland Principal Centre or Victoria Point Major Centre
	1 spaces per 30m ² gross floor area
	All other areas
	1 spaces per 20m ² gross floor area
Agricultural supplies store	1 space per 25m ² gross floor area
Air services	No acceptable outcome nominated
Animal keeping	Catteries - 1 space per 10 cats to be lodged on site, with a minimum of 4 spaces
	Kennels - 1 space per 10 dogs to be lodged on site, with a minimum of 4 spaces
	Other - 1 space per 2 employees not residing on the site
Aquaculture	No acceptable outcome nominated
Bar	1 space per 10m ² gross floor area
Brothel	1 space per bedroom; plus 1 space per 2 employees (on duty)
Bulk landscape supplies	1 space per 200m ² of gross floor area, with a minimum of 4 spaces
Caretaker's accommodation	1 space per dwelling
Car wash	4 spaces per car wash bay; plus 1 space per employee
Cemetery	No acceptable outcome nominated
Child care centre	1 space per 7 children (maximum licensed capacity); plus 1 space per employee (on duty)
Club	6 space per 100m ² gross floor area; plus 1 space per 2 employees (on duty)
Community care centre	1 space per 20m ² gross floor area; plus 1 space per employee (on duty)
Community residence	2 spaces per dwelling; plus 1 space per employee (on duty)
Community use	Community centre or community hall
	1 space per 10m ² gross floor area
	Other
	3 spaces per 100m ² gross floor area
Crematorium	1 space per 10m ² gross floor area
Detention facility	No acceptable outcome nominated
Dwelling unit	1 space per unit

Use	Acceptable outcome
Educational establishment	Primary
	Setdown - 1 space per 20 students (maximum capacity); plus Employee - 1 space per employee (on duty); plus Ancillary - 1 space where a bus can stand without impeding other vehicle movements
	Secondary
	Setdown - 1 space per 100 students (maximum capacity); plus Student - 1 space per 10 students over the age of 17; plus Employee - 1 space per employee (on duty); plus Ancillary - 1 space where a bus can stand without impeding other vehicle movements
	Tertiary
	Setdown - 1 space per 100 students (maximum capacity); plus Student - 1 space per 5 students. Employee - 1 space per employee (on duty). Ancillary - 1 space where a bus can stand without impeding other vehicle movements
Emergency services	No acceptable outcome nominated
Environmental facility	No acceptable outcome nominated
Extractive industry	No acceptable outcome nominated
Food and drink outlet	1 space per 10m ² gross floor area
Function facility	1 space per 10m ² gross floor area
Funeral parlour	1 space per 10m ² gross floor area
Garden centre	1 space per 25m ² of sales area; plus 0.75 spaces per 100m ² of indoor and outdoor garden display area; plus 1 space per employee
Hardware and trade supplies	1 space per 40m ² of gross floor area or in the case where the gross floor area does not exceed 300m ² : 1 space per 30m ² gross floor area
Healthcare services	Whichever is the greater of: 1 space per 3 beds; OR 1 space per employee (on duty); plus 1 space per practitioner; plus 2 spaces per consulting room
High impact industry	2 spaces per tenancy; plus 1 space per 100m ² of gross floor area

Use	Acceptable outcome
Hospital	1 space per 2 beds; plus 0.8 spaces per employee (on duty); plus Ambulance parking spaces determined based on the expected throughput
Hotel	6 spaces per 100m ² gross floor area
Indoor sport and recreation	Gym (where 24 hours and no classes)
	1 space per 20m ² of gross floor area
	Gym (other)
	1 space per 10m ² of gross floor area
	Bowling Alley
	3 spaces per lane
	Indoor Cricket/Soccer
	20 spaces per court
	Indoor tennis/squash
	4 spaces per court
	Swimming pool
	15 spaces; plus 1 space per 100m ² of gross floor area
Other	
	3 spaces per 100m ² of gross floor area
Intensive animal industry	No acceptable outcome nominated
Intensive horticulture	No acceptable outcome nominated
Low impact industry	2 spaces per tenancy; plus 1 space per 100m ² of gross floor area
Major electricity infrastructure	No acceptable outcome nominated
Major sport, recreation and entertainment facilities	No acceptable outcome nominated
Marine industry	2 spaces per tenancy; plus 1 space per 100m ² of gross floor area
Market	1 per stall; plus 1 per 20m ² of market area
Medium impact industry	2 spaces per tenancy; plus 1 space per 100m ² of gross floor area
Motor sport facility	No acceptable outcome nominated
Multiple dwelling	Where any part of the site is within: <ul style="list-style-type: none"> (1) Capalaba Principal Centre, Cleveland Principal Centre or Victoria Point Major Centre; or (2) 800m walking distance of a pedestrian entry to a railway station; or (3) 400m walking distance of a bus stop that provides a minimum of 10 return services during normal business hours. per day including Saturdays

Use	Acceptable outcome
	1 visitor space per 10 units (tandem parking is not acceptable); plus 1 space per 1 bedroom unit; or 1.5 spaces per 2 bedroom unit; or 2 spaces per unit with 3 bedrooms or more All other areas 1 visitor space per 4 units (tandem parking is not acceptable); plus 1.5 space per 1 bedroom unit; or 2 spaces per unit with 2 bedrooms or more
Nature-based tourism	1 space per site; plus 1 space per 2 employees (on duty)
Nightclub entertainment facility	1 space per 100m ² gross floor area; plus 1 spaces per employee (on duty)
Non-resident workforce accommodation	No acceptable outcome nominated
Office	Where any part of the site is within Capalaba Principal Centre, Cleveland Principal Centre or Victoria Point Major Centre 1 per 60m ² gross floor area All other areas 1 space per 30m ² gross floor area
Outdoor sport and recreation	Sports field 50 spaces per field Golf Course Whichever is the greater of: 4 spaces per tee; plus 3 spaces per 100m ² of club house gross floor area; or 6 spaces per 100m ² of club house gross floor area Lawn bowls 30 spaces for the first green plus 20 spaces for each additional green Swimming 15 spaces; plus 1 space per 100m ² of gross floor area Tennis court 4 spaces per court Other 20 spaces per court
Outstation	No acceptable outcome nominated
Permanent plantation	No acceptable outcome nominated

Use	Acceptable outcome
Place of worship	15 spaces per 100m ² of gross floor area
Port services	No rate provided
Relocatable home park	1 space per site; plus 1 visitor space per 4 sites; plus 1 space for the manager
Renewable energy facility	No acceptable outcome nominated
Research and technology industry	2 spaces per tenancy or lot; plus 1 space per 100m ² of gross floor area
Residential care facility	1 visitor space per 10 beds; plus 1 space per employee (on duty); plus 1 space where a bus or ambulance can stand without impeding other vehicle movements
Resort complex	1 visitor space per room; plus 1 space per 2 employees (on duty)
Retirement facility	Semi-dependent or dependent living
	1 space per 3 residents; plus 1 space per 2 employees (on duty); plus 1 visitor space per 10 units; plus 1 space where a bus or ambulance can stand without impeding other vehicle movements
	Independent living
	1 space per unit; plus 1 space per 2 employees (on duty); plus 1 visitor space per 10 units
Rooming accommodation	1 space per room; plus 1 space per 2 employees (on duty); plus 1 visitor space per 10 units
Rural industry	1 per employee in addition to parking provided for primary dwelling; plus 1 visitor space
Rural workers' accommodation	1 space per bedroom
Service industry	1 spaces per 20m ² of gross floor area
Service station	1 per 20m ² gross floor area; plus 1 per 10m ² gross floor area restaurant; plus 4 per service bay; plus 0.75 per utility, trailer or other vehicle for hire
Shop	Where any part of the site is within Capalaba Principal Centre, Cleveland Principal Centre or Victoria Point Major Centre
	1 spaces per 30m ² gross floor area
	All other areas
	1 spaces per 20m ² gross floor area

Use	Acceptable outcome
Shopping centre	Where any part of the site is within Capalaba Principal Centre, Cleveland Principal Centre or Victoria Point Major Centre
	1 per 30m ² gross floor area
	All other areas
	1 spaces per 20m ² gross floor area
Short-term accommodation	1 space per room; plus 1 space per employee (on duty)
Showroom	1 space per 40m ² of gross floor area; or 1 space per 30m ² gross floor area – where <300m ² gross floor area
Special industry	2 spaces per tenancy or lot; plus 1 space per 100m ² gross floor area
Substation	No acceptable outcome nominated
Telecommunications facility	No acceptable outcome nominated
Theatre	1 space per 5 seats
Tourist attraction	No acceptable outcome nominated
Tourist park	1 space per site; plus 1 visitor space per 4 sites; plus 1 space per employee
Transport depot	1 space per vehicle; plus 0.75 spaces per employee
Utility installation	No acceptable outcome nominated
Veterinary services	1 space per employee; plus 1 space per practitioner; plus 3 spaces per consulting room
Warehouse	Whichever is the greater of: 1 space per 2 employees; or 1 space per 100m ² of gross floor area
Wholesale nursery	1 space per 100m ² gross floor area
Winery	1 space per 20m ² gross floor area open to the public; plus 1 space per employee associated with viticultural activities
Any other use	No acceptable outcome nominated

Note—If the number of parking spaces calculated is not a whole number, then the number of spaces provided is the whole number next above the calculated number.

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Part 10 Other plans

There are no other plans for the planning scheme.

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Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a specific meaning for the purpose of the planning scheme.
- (2) Any use not listed in table SC1.1.2 column 1 is an undefined use.
- (3) A use listed in table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
- (4) Column 3 of table SC1.1.2 identifies examples of the types of activities which fall within the use identified in column 1.
- (5) Column 4 of table SC1.1.2 identifies examples of activities which do not fall within the use identified in column 1.
- (6) Columns 3 and 4 of table SC1.1.2 are not exhaustive lists.
- (7) Uses listed in table SC1.1.2 columns 3 and 4 which are not listed in column 1 form part of the definition.
- (8) The use definitions listed here are the definitions used in this planning scheme.

Table SC1.1.1—Index of use definitions

Index for use definitions		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre 	<ul style="list-style-type: none"> • Hardware and trade supplies • Health care services • High impact industry • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Park 	<ul style="list-style-type: none"> • Place of worship • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services

Index for use definitions		
	<ul style="list-style-type: none"> • Parking station • Permanent plantation 	<ul style="list-style-type: none"> • Warehouse • Wholesale nursery • Winery

Table SC1.1.2—Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery.
Air services	Premises used for any of the following: <ul style="list-style-type: none"> • the arrival and departure of aircraft • the housing, servicing, refuelling, maintenance and repair of aircraft • the assembly and dispersal of passengers or goods on or from an aircraft • any ancillary activities 	Airport, airstrip, helipad, public or private airfield	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>directly serving the needs of passengers and visitors to the use</p> <ul style="list-style-type: none"> • associated training and education facilities • aviation facilities. 		
Animal husbandry	<p>Premises used for production of animals or animal products on either native or improved pastures or vegetation.</p> <p>The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	<p>Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.</p>	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	<p>Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time.</p> <p>The use may include ancillary sale of food for consumption on the premises and entertainment activities.</p>		Club, hotel, nightclub entertainment facility, tavern
Brothel	<p>Premises made available for prostitution by two or more prostitutes at the premises.</p>		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	<p>Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the</p>		Garden centre, outdoor sales, wholesale nursery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	premises are not in pre-packaged form.		
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	food and drink.		
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings on one lot (whether or not attached) for separate households.	Duplex	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes domestic out-buildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire	Community use, hospital, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	support facilities for the protection of persons, property and the environment.	and rescue station, police station, emergency management support facility, evacuation centres	
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise • potential for significant off-site impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates a significant demand on the local infrastructure network • the use may involve night time and outdoor activities • on-site controls are required for emissions and dangerous goods risks. 	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—Additional examples may be shown in SC1.1.2 industry thresholds.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight		Health care services, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		
Hotel	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following	Repairing motor vehicles, fitting and turning workshop Note—Additional examples may be shown in SC1.1.2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	attributes: <ul style="list-style-type: none"> negligible impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise minimal traffic generation and heavy-vehicle usage demands imposed upon the local infrastructure network consistent with surrounding uses the use generally operates during the day (e.g. 7am to 6pm) off-site impacts from storage of dangerous goods are negligible the use is primarily undertaken indoors. 		service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i> . The use may include ancillary telecommunication facilities.	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure. The use may include the provision of fuel and disposal of waste.	Boat building, boat storage, dry dock	Marina
Market	Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include	Flea market, farmers market, car boot sales	Shop, roadside stall

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	entertainment provided for the enjoyment of customers.		
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise • potential for noticeable off-site impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates an elevated demand on the local infrastructure network • on-site controls are required for emissions and dangerous goods risks • the use is primarily undertaken indoors • evening or night activities are undertaken indoors and not outdoors. 	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—Additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry</p>
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based	The use of land or premises	Environmentally	Environment facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
tourism	<p>for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • maintain a nature based focus or product • promote environmental awareness, education and conservation • carry out sustainable practices. 	responsible accommodation facilities including lodges, cabins, huts and tented camps	
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</p> <ul style="list-style-type: none"> • business or professional advice • service of goods that are not physically on the premises • office based administrative functions of an organisation. 	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	Premises used for the display, sale, hire or lease of	Agricultural machinery sales	Bulk landscape supplies, market

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.	yard, motor vehicles sales yard	
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	<p>Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people.</p> <p>The use provides for intermittent short stay and/or long term camping.</p> <p>The use may involve permanent low scale built infrastructure.</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<p>Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon	Forestry for wood production, biofuel production

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
		sequestration, biodiversity or natural resource management	
Place of worship	Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social, educational and associated charitable activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	Premises used for the following: <ul style="list-style-type: none"> the arrival and departure of vessels the movement of passengers or goods on or off vessels any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Marina, ferry terminal	Landing
Relocatable home park	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. The use may include emerging industries such as	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	energy, aerospace, and biotechnology.		
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: <ul style="list-style-type: none"> • restaurants and bars • meeting and function facilities • sporting and fitness facilities • staff accommodation • transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Island resort	
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	Premises used for the accommodation of one or more households where each resident: <ul style="list-style-type: none"> • has a right to occupy one or more rooms • does not have a right to occupy the whole of the 	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>premises in which the rooms are situated</p> <ul style="list-style-type: none"> • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:</p> <ul style="list-style-type: none"> • rooms not in the same building on site • provision of a food or other service • on site management or staff and associated accommodation. <p>Facilities includes furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i></p>		
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	<p>Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.</p>	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	<p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>	Display dwelling	Bank, office

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	Premises used primarily for the sale of goods of a related	Bulky goods sales, motor	Food and drink outlet, shop,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>product line that are of a size, shape or weight that requires:</p> <ul style="list-style-type: none"> • a large area for handling, display or storage • direct vehicle access to the building by members of the public for loading and unloading items purchased or hired. 	<p>vehicles sales showroom, bulk stationary supplies</p>	<p>outdoor sales</p>
<p>Special industry</p>	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise • potential for extreme off-site impacts in the event of fire, explosion or toxic release • on-site controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant separation from non-industrial uses. 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—Additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Low impact industry, medium impact industry, high impact industry, service industry</p>
<p>Substation</p>	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> • converting or transforming electrical energy from one voltage to another • regulating voltage in an electrical circuit • controlling electrical circuits • switching electrical 	<p>Substations, switching yards</p>	<p>Major electricity infrastructure, minor electricity infrastructure</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>current between circuits</p> <ul style="list-style-type: none"> • a switchyard or • communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications. 		
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors,</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	and accommodation for staff.		
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services: <ul style="list-style-type: none"> • supply or treatment of water, hydraulic power or gas • sewerage, drainage or stormwater services • transport services including road, rail or water • waste management facilities or • network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunication s tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.	Self storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the		Bulk landscape supplies, garden centre

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	site. The use may include sale of gardening materials where these are ancillary to the primary use.		
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

SC1.1.1 Defined activity groups

There are no defined activity groups for the planning scheme

SC1.1.2 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined uses listed in SC1.1—low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.3—Industry thresholds

Use	Additional examples include
Low impact industry	<ul style="list-style-type: none"> (1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting (2) Repairing and servicing lawn mowers and outboard engines (3) Fitting and turning workshop (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting (5) Assembling wood products not involving cutting, routing, sanding or spray painting (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	<ul style="list-style-type: none"> (1) Metal foundry producing less than 10 tonnes of metal castings per annum (2) Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the Work Health and Safety Act 2011 (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum (5) Enamelling workshop using less than 15 000 litres of enamel per annum (6) Galvanising works using less than 100 tonnes of zinc per annum (7) Anodising or electroplating workshop where tank area is less than 400m² (8) Powder coating workshop using less than 500 tonnes of coating per annum

Use	Additional examples include
	<p>(9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum</p> <p>(10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components</p> <p>(11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum</p> <p>(12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum</p> <p>(13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum</p> <p>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum</p> <p>(15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum</p> <p>(16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum</p> <p>(17) Recycling and reprocessing batteries</p> <p>(18) Repairing or maintaining boats</p> <p>(19) Manufacturing substrate for mushroom growing</p> <p>(20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum</p> <p>(21) Recycling or reprocessing tyres including retreading</p> <p>(22) Printing advertising material, magazines, newspapers, packaging and stationery</p> <p>(23) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools)</p> <p>(24) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum</p> <p>(25) Reconditioning metal or plastic drums</p> <p>(26) Glass fibre manufacture less than 200 tonnes per annum</p> <p>(27) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
High impact industry	<p>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum</p> <p>(2) Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum</p> <p>(3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes</p> <p>(4) Scrap metal yard including a fragmentiser</p> <p>(5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum</p> <p>(6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum</p> <p>(7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum</p> <p>(8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes</p>

Use	Additional examples include
	<p>per annum</p> <p>(9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum</p> <p>(10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum</p> <p>(11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum</p> <p>(12) Enamelling workshop using 15 000 litres or greater of enamel per annum</p> <p>(13) Galvanising works using 100 tonnes or greater of zinc per annum</p> <p>(14) Anodising or electroplating workshop where tank area is 400m² or greater</p> <p>(15) Powder coating workshop using 500 tonnes or greater of coating per annum</p> <p>(16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum</p> <p>(17) Concrete batching and producing concrete products</p> <p>(18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote</p> <p>(19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste</p> <p>(20) Manufacturing fibreglass pools, tanks and boats</p> <p>(21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools)</p> <p>(22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum</p> <p>(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre</p> <p>(24) Abattoir</p> <p>(25) Recycling chemicals, oils or solvents</p> <p>(26) Manufacturing batteries</p> <p>(27) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum</p> <p>(28) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum</p> <p>(29) Glass fibre manufacture producing 200 tonnes or greater per annum</p> <p>(30) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
Special industry	<p>(1) Oil refining or processing</p> <p>(2) Producing, refining or processing gas or fuel gas</p> <p>(3) Distilling alcohol in works producing greater than 2 500 litres per annum</p> <p>(4) Producing, quenching, cutting, crushing or grading coke</p> <p>(5) Sugar milling or refining</p> <p>(6) Pulp or paper manufacturing</p> <p>(7) Tobacco processing</p> <p>(8) Tannery or works for curing animal skins, hides or finishing leather</p> <p>(9) Textile manufacturing, including carpet manufacturing,</p>

Use	Additional examples include
	wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing (10) Rendering plant (11) Manufacturing chemicals, poisons and explosives (12) Manufacturing fertilisers involving ammonia (13) Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in table SC1.2.2 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.2.1—Index of administrative definitions

Index for administrative definitions		
<ul style="list-style-type: none"> • Adjoining premises • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building height • Defined flood event • Defined storm tide event • Demand unit • Development footprint 	<ul style="list-style-type: none"> • Domestic outbuilding • Dwelling • Gross floor area • Ground level • Household • Minor building work • Minor electricity infrastructure • Net developable area • Netserv plan • Non-resident workers • Outermost projection • Planning assumptions 	<ul style="list-style-type: none"> • Plot ratio • Projection area(s) • Rear lot • Secondary dwelling • Service catchment • Setback • Site • Site cover • Storey • Temporary use • Ultimate development • Urban purposes

Table SC1.2.2—Administrative definitions

Administrative term	Definition
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than 1m above

Administrative term	Definition
	ground level.
Boundary clearance	<p>The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including:</p> <ul style="list-style-type: none"> (a) if the projection is a roof and there is a fascia—the outside face of the fascia or (b) if the projection is a roof and there is no fascia—the roof structure. <p>The term does not include rainwater fittings or ornamental or architectural attachments.</p>
Building height	<p>If specified:</p> <ul style="list-style-type: none"> (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both metres and storeys, both (a) and (b) apply.
Defined flood event (DFE)	The 1% annual exceedance probability (AEP) flood event.
Defined storm tide event	The 1% annual exceedance probability (AEP) storm tide event, including allowance for 10% increase in storm intensity and a sea level rise of 0.8m.
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Dwelling	<p>A building or part of a building used or capable of being used as a self-contained residence that must include the following:</p> <ul style="list-style-type: none"> (a) food preparation facilities (b) a bath or shower (c) a toilet and wash basin (d) clothes washing facilities. <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p>
Gross floor area	<p>The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:</p> <ul style="list-style-type: none"> (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.

Administrative term	Definition
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Low-rise	One to two storeys
Mid-rise	Three to six storeys
Minor building work	An alteration, addition or extension to an existing building where the floor area, including balconies, is less than five per cent of the building or 50m ² , whichever is the lesser.
Minor electricity infrastructure	All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i> , (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV. This includes: (a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase (b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope. Note—for the purpose of a priority infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Netserv plan	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Non-resident workers	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of gross floor area to the area of the site.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Rear lot	A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.

Administrative term	Definition
Secondary dwelling	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—For example:</p> <ul style="list-style-type: none"> • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchment can be established as the area serviced by a particular reservoir.
Setback	<p>For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.</p>
Site	<p>Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.</p>
Site cover	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a %age.</p> <p>The term does not include:</p> <ol style="list-style-type: none"> (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure (b) basement car parking areas located wholly below ground level.
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ol style="list-style-type: none"> (a) a lift shaft, stairway or meter room (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment (c) a combination of the above. <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p>
Temporary use	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note—Provisions for temporary use timeframes for defined uses may be provided in section 1.7 Local government administrative matters.</p>
Ultimate Development	<p>The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.</p>
Urban purposes	<p>For the purpose of local government plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.</p>

Schedule 2 Mapping

SC2.1 Map index

The table(s) below list any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

Editor's note—Mapping for the LGIP is contained within Schedule 3 of the planning scheme.

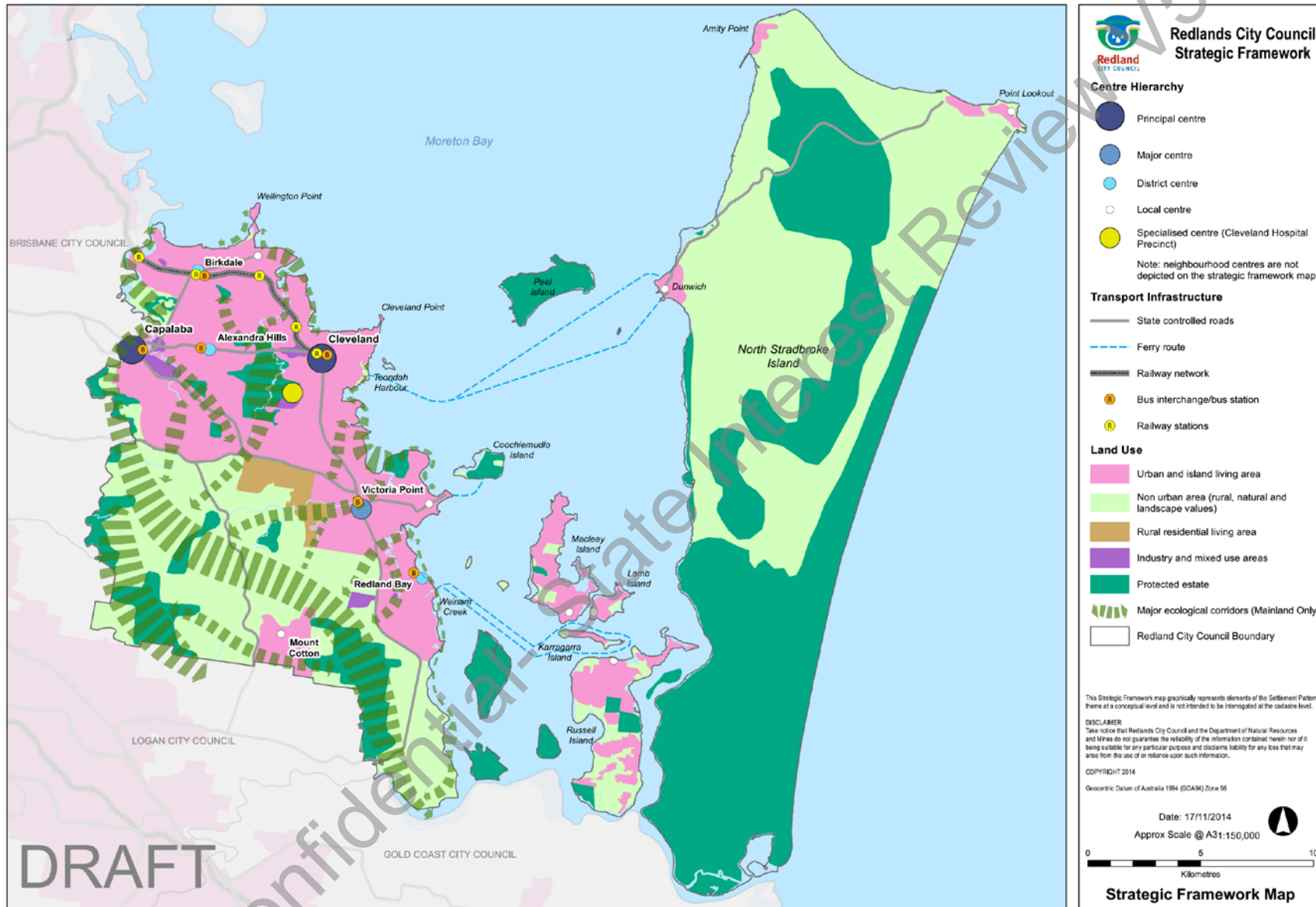
Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework map		
SFM-001	Strategic framework map	<insert gazettal date>
Zone maps		
ZM-001	City wide zoning map (mainland with island insets)	<insert gazettal date>
ZM-002	Mainland north zoning map (sheet 1/3)	
ZM-003	Mainland central zoning map (sheet 2/3)	
ZM-004	Mainland south zoning map (sheet 3/3)	
ZM-005	North Stradbroke Island zoning map	
ZM-006	Southern Moreton Bay Islands zoning map	
Local plan maps		
There are no local plans		
Overlay maps		
OM-001	Airport environs overlay – Mainland (sheet 1/2)	<insert gazettal date>
OM-002	Airport environs overlay – Islands (sheet 2/2)	
OM-003	Bushfire hazard overlay – Mainland (sheet 1/2)	
OM-004	Bushfire hazard overlay – Islands (sheet 2/2)	
OM-005	Coastal protection (erosion prone areas) overlay – Mainland (sheet 1/2)	
OM-006	Coastal protection (erosion prone areas) overlay – Islands (sheet 2/2)	
OM-007	Environmental significance overlay – Mainland (sheet 1/2)	
OM-008	Environmental significance overlay – Islands (sheet 2/2)	
OM-009	Extractive resources overlay – Mainland (sheet 1/2)	
OM-010	Extractive resources overlay – Islands (sheet 2/2)	
OM-011	Flood and storm tide hazard overlay – Mainland (sheet 1/2)	
OM-012	Flood and storm tide hazard overlay – Islands (sheet 2/2)	
OM-013	Heritage overlay – Mainland (sheet 1/2)	
OM-014	Heritage overlay – Islands (sheet 2/2)	
OM-015	Landslide hazard overlay – Mainland (sheet 1/2)	
OM-016	Landslide hazard overlay – Islands (sheet 2/2)	
OM-017	Regional infrastructure corridors and substations overlay – Mainland (sheet 1/2)	
OM-018	Regional infrastructure corridors and substations overlay – Islands (sheet 2/2)	
OM-019	Transport noise corridor overlay – Mainland (sheet	

Map number	Map title	Gazettal date
	1/2)	
OM-020	Transport noise corridor overlay – Islands (sheet 2/2)	
OM-021	Water resource catchments overlay – Mainland (sheet 1/2)	
OM-022	Water resource catchments overlay – Islands (sheet 2/2)	
OM-023	Waterway corridors and wetlands overlay – Mainland (sheet 1/2)	
OM-024	Waterway corridors and wetlands overlay – Islands (sheet 2/2)	

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SC2.2 Strategic framework map



SFM-001: Strategic framework map

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SC2.3 Zone maps

<insert mapping>

SC2.4 Local plan maps

There are no local plans in this planning scheme.

SC2.5 Overlay maps

<insert mapping>

SC2.6 Other plans maps

<insert mapping>

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Confidential- State Interest Review V5.1

Schedule 3 Local government infrastructure plan mapping and support material

Local Government Infrastructure Plan not included for state interest review.

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Schedule 4 Notations required under the Sustainable Planning Act 2009

SC4.1 Notation of decisions affecting the planning scheme under section 391 of the Act

Table SC4.1.1—Notation of decisions under section 391 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
Preliminary approval affecting the scheme			
Approved (negotiated decision) 11 Dec 2001 Court Order 25 Oct 2002	Lot 3 RP165277	Preliminary approval under the IPA, section 3.1.6 for: Industry Class I, II and III uses, Bulk Store, Caretaker's Residence, Car Repair Station, Motor Vehicle Depot, Public Utility, Service Shop, Truck Depot and Warehouse uses as defined in the Town Planning Scheme and reconfiguration of proposed Lots 1 to 17, park and balance area.	MC006008
25 Jan 2005	Lot 16 RP30555 Lot 17 RP30555 Lot 24 RP30555 Lot 25 RP30555 Lot 2 RP48270 Lot 2 RP95747 Lot 3 RP90361 Lot 11 SL1595	Preliminary approval under the IPA, section 3.1.6 for: 1. Mixed use retirement community incorporating: <ul style="list-style-type: none"> • independent and assisted living (attached and • detached dwellings) • dependent aged care residential • local retail and services • crèche • community facilities 2. Dedicated park land In accordance with	MC008369

Date of decision	Location (real property description)	Decision type	File/Map reference
		Central Redland Bay Plan of Development by Wolters Consulting Pty Ltd and MPS Architects received by RSC 21st January 2005.	
Approved 07 Feb 2006. Amended (Version 1.8, dated 18 December 2013)	Lot 2 RP221100 Lot 24 RP203700	Preliminary approval under the IPA, section 3.1.6 for: Redlands Business Park - "German Church Road Integrated Employment Centre - Plan of Development - Version 1.8" dated 18 December 2013	MC008666
9 March 2012	Lot 7 RP131749 Lot 8 RP131749 Lot 9 RP131749	Preliminary Approval Overriding the Planning Scheme for a Material Change of Use to establish a Child Care Centre	MC009598
2 May 2012	Lot 1 RP187813	Preliminary approval (under s242 of the Sustainable Planning Act 2009) for a Material Change of Use for Dwelling Houses, Small Lot Houses, Dual Occupancy, Home Business, Relatives Apartment, Domestic Additions, Domestic Outbuilding and Private Swimming Pool and Reconfiguration of a Lot (1 into 8 lots)	MC012446
22 June 2012	Lot 2 RP122781	Development Permit for Reconfiguring a Lot and Preliminary Approval affecting a Local Planning Instrument for a Material Change of Use (Dwelling Houses and Small Lot Houses) PEET –	MC12091 / SB5471

Date of decision	Location (real property description)	Decision type	File/Map reference
		Reconfiguration (98 lots) and PA for MCU (Dwelling Houses and Small Lot Houses)	
22 June 2012	Lot 2 RP75742	Development Permit for Reconfiguring a Lot and Preliminary Approval affecting a Local Planning Instrument for a Material Change of Use (Dwelling Houses and Small Lot Houses) Ausbuild – Reconfiguration (141 lots) and PA for MCU (Dwelling Houses and Small Lot Houses)	MC12092 / SB5472
23 May 2013	Lot 3 RP173523 Lot 2 RP14813 Lot 14 RP869105 Lot 5 RP14813 Lot 6 RP14813 Lot 1 RP59490 Lot 1 RP869105	Preliminary approval affecting a planning scheme for material change of use and reconfiguring a lot	MC007588 / SB004758
14 January 2014	Lot 51 SP157199 Lot 2 RP84645	Preliminary approval affecting a planning scheme for material change of use for education facility	MCU012926
Decision conflicting with the scheme			
4 November 2010	Lot 1 RP65410	Development permit for an Apartment Building (5 Units) and Health Care Centre	MC011884
Decision agreeing to a superseded planning scheme request			
1 March 2012	Lot 2 SP196390 Lot 3 SP196390	Development Permit issued under Superseded Planning Scheme for Reconfiguring a Lot into 61 lots and Dwelling Houses	MC011341 / SB005349
1 January 2013	Lot 293 RP31201	Development permit for a dwelling house	MCU013097

Date of decision	Location (real property description)	Decision type	File/Map reference
23 April 2013	Lot 236 RP31201	Development permit for a dwelling house	MCU012963
30 October 2013	Lot 293 RP31201	Dwelling house assessed under superseded planning scheme	MCU013097

SC4.2 Notation of resolution(s) under Chapter 8, Part 2, Division 1 of the Act

Table SC4.2.1—Notation of resolutions under Chapter 8, Part 2, Division 1 of the Act

Date of resolution	Date of effect	Details	Contact information
29/06/2011 Amended 25/07/2012	01/07/2011	http://www.redland.qld.gov.au/PlanningandBuilding/RPS/Pages/Infrastructure-charges-2011.aspx	

SC4.3 Notation of registration for urban encroachment provisions under section 680ZE of the Act

Editor's note—There are currently no registrations for urban encroachments in Redland City.

Table SC4.3.1—Notation of decisions under section 680ZE of the Act

Date of decision	Location of premises (real property description)	Details of registration	Term of registration
<insert details>	<insert details>	<insert details>	<insert details>
<insert additional rows as required>			

Schedule 5 Land designated for community infrastructure

Table SC5.1—Land designated for community infrastructure

Date of designation or repeal	Real property description	Street address	Type of community infrastructure
2 July 1999	Lot 2 C698	Corner of Russell and Wellington Streets, Cleveland	1 (g) – Emergency services facilities
1 June 2001	Lot 1 on RP119834 Lot 2 on RP119834 Lot 3 on RP119834 Lot 501 on SP102115	9 Middle Street, Cleveland	1 (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions
Further described as: <i>“Law courts, cells, storage, office functions, amenities, secure parking and support facilities.”</i>			
31 March 2000	Lot 1 on C668 Lot 2 on C668 Lot 3 on C668 Lot 6 on C671 Lot 31 on C145614 Lot 32 on C145614 Lot 43 on C145614 Lot 145 on SL11048	Corner of Finucane Road and Delancey Street, Cleveland	1 (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions
Further described as: <i>“Administrative offices, conference, accommodation and training facilities, laboratories, glass houses, packing facilities, material store, regulated public access, car parking, farm manager’s on site accommodation, teaching and training facilities, commercial activities, fauna hospital, farm machinery storage and fuel store, research, and extension facilities including but not limited to a diverse range of sciences together with support facilities and a range of primary industries.”</i>			
9 June 2000	Lot 29 on SL11549	Corner of Wellington and Weippin Streets, Cleveland	1 (h) hospital and associated institutions
Further described as: <i>“Public and private health facilities plus support facilities including non-acute accommodation, ancillary commercial and medical services, laundry, engineering and maintenance services, teaching and researching facilities, car parking, helipad and accommodation for emergency services.”</i>			
3 February 2006	Lot 1 on CP905844 (part) Lot 139 on SP137447 (part)	Randall Road, Birkdale	1 (k) operating works under the <i>Electricity Act 1994</i> .
Further described as: <i>“Proposed 33/11 kilovolt Birkdale substation”.</i>			
30 March 2006	Lot 2 on RP815062 (part)	127 Birkdale Road, Birkdale	1 (o) transport infrastructure
30 March 2006	Lot 2 on SP148430 (part)	2 Haig Road, Birkdale	1 (o) transport infrastructure

Date of designation or repeal	Real property description	Street address	Type of community infrastructure
30 March 2006	Lot 1 on RP86393 (part)	163 Collingwood Road, Birkdale	1 (o) transport infrastructure
30 March 2006	Lot 2 on RP86393 (part)	167 Collingwood Road, Birkdale	1 (o) transport infrastructure
30 March 2006	Lot 7 on RP14104 (part)	175 Collingwood Road, Birkdale	1 (o) transport infrastructure
30 March 2006	Lot 2 on RP139096 (part)	613 Main Road, Wellington Point	1 (o) transport infrastructure
30 March 2006	Lot 14 on RP113406 (part)	75 Starkey Street, Wellington Point	1 (o) transport infrastructure
30 March 2006	Lot 1 on RP104887	598 Main Road, Wellington Point	1 (o) transport infrastructure
30 March 2006	Lot 2 on RP178370 (part)	82 Redland Bay Road, Capalaba	1 (o) transport infrastructure
21 January 2009	Lot 48 on SL12849	77 Ziegenfusz Road, Thornlands	1 (f) - Education facilities
21 January 2009	Lot 3 on SP204523	33-37 Gordon Road, Redland Bay	(g) emergency services facilities Redland City Council - Redland Bay Fire and Rescue Station. The designation for community infrastructure is made subject to the following requirements - An offset for the net benefit of koalas and koala habitat is to be provided as agreed between the Environmental Protection Agency and Department of Emergency Services.
Redland City Council - Redland Bay Fire and Rescue Station. The designation for community infrastructure is made subject to the following requirements - An offset for the net benefit of koalas and koala habitat is to be provided as agreed between the Environmental Protection Agency and Department of Emergency Services.			
2 December 2011	Lot 2 on CP910606	36 Wellington Street, Cleveland	(7) emergency services facilities (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part.

Date of designation or repeal	Real property description	Street address	Type of community infrastructure
Rebuilding of the Cleveland Ambulance Station and associated facilities on the site.			
19 December 2013	Lot 2 on SP213903 & Lots 1 and 2 on RP808662	221 & 223 Mount Cotton Road & 2/10 Natasha Street, Capalaba	(7) emergency services facilities (9) hospitals and associated institutions (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part.
Development of the Capalaba Emergency Services Precinct (comprising the existing Ambulance Station and proposed extensions to the existing Fire and Rescue Station) and the temporary Fire and Rescue Station and associated facilities.			
20 December 2013	Lots 1 and 2 on RP808662 and Lot 2 on SP213903	221 and 223 Mount Cotton Road and 2/10 Natasha Street, Capalaba	(7) emergency services; facilities; (9) hospitals and associated institutions; and (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part.

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Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC6.1.1—Planning scheme policy index

Planning scheme policy title
Planning Scheme Policy 1 - Environmental significance
Planning Scheme Policy 2 – Infrastructure works
Planning Scheme Policy 3 – Flood, storm tide and drainage constrained land
Planning Scheme Policy 4 – Landslide hazard

SC6.2 Planning Scheme Policy 1 – Environmental significance

<policy to be insert here>

SC6.3 Planning Scheme Policy 2 – Infrastructure works

<policy to be insert here>

SC6.4 Planning Scheme Policy 3 – Flood, storm tide and drainage constrained land

<policy to be insert here>

SC6.5 Planning Scheme Policy 4 – Landslide hazard

<policy to be insert here>

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Schedule 7 Heritage Schedule

The table below lists the local heritage places included in the heritage overlay map.

Table SC7.1—Local Heritage Places

No.	Lot and Plan No	Street Address	Locality	Description
1	Road Reserve	Middle Street	Cleveland	Large Ficus Street Tree
2	Road Reserve	North Street	Cleveland	Large Banyan Street Tree
3	Lot 9 SP144574	33 Shore Street East	Cleveland	War Memorial
4	Lot 66 SP115554	240 Middle Street	Cleveland	Reserve and Pine Promenade/GJ Walter Park
5	Lot 1 SP236501	44 Smith Street	Cleveland	Edgar Harley Pavilion (School of Arts)
6	Lot 1 SP236501	44 Smith Street	Cleveland	Redlands Memorial Hall
7	Lot 37 SP221102 and Lot 84 SL12329	242-250 Long Street and 31-51 Weippin Street	Cleveland	WW1 and WW2 Rifle Ranges
8	Lot 1 SP185725	53-71 Wellington Street	Cleveland	General Cemetery No. 2
9	Lot 83 SL5432	2-14 Old Cleveland Road	Capalaba	Pioneer Road - Rocks Crossing, Tingalpa Creek
10	Lot 999 RP863217	11-13 Empire Vista	Ormiston	Empire Point Foreshore
11	Lot 7 RP807476	56 Hilliard Street	Ormiston	Old Bridge over Hilliards Creek
12	Lot 199 SL8594	2A Main Road	Wellington Point	Wellington Point Reserve
13	Lot 130 SL319	101 Birkdale Road	Birkdale	School of Arts Hall
14	Lot 1 RP14821	11 Point O'Halloran Road	Victoria Point	Public Hall Monkani
15	Lot 167 CP884275	46-72 Banana Street	Redland Bay	Roll of Honour
16	Lot 1 SP165089	189 School Of Arts Road	Redland Bay	Residential Dwelling
17	Lot 2 RP209904	19-27 Gordon Road	Redland Bay	North Redland Bay Cemetery
18	Road Reserve	Moores Road	Redland Bay	Moreton Bay Figs
19	Lot 1 RP138577	87-95 Redland Bay Road	Thornlands	Thornlands Public Hall (Dance Palais)
20	Lot 171 SL12421	Dickson Way	North Stradbroke Island	Moongalba/Myora Aboriginal Cemetery

No.	Lot and Plan No	Street Address	Locality	Description
21	Lot 152 SP104035	Unnamed Street	North Stradbroke Island	Lazaret Cemetery
22	Road Reserve	The Esplanade, Oxley Parade	Dunwich	Polka Point Draughts Board
23	Lot 3 CP865498	Junner Street	Dunwich	Benevolent Asylum structures
24	Lot 125 SP160702	10 East Coast Road	Dunwich	Dunwich Learning Centre
25	Lot 89 SL5124	Dickson Way	North Stradbroke Island	Water Tanks and Water Pump
26	Lots 704 & 705 D9044	15-17 Welsby Street	Dunwich	Historical Museum
27	Lot 130 SL13002	Mooloomba Road	Point Lookout	Bill North's Cattle Dip
28	Lot 6 SL1335	40 Lucinda Crescent	Point Lookout	Point Lookout Lighthouse
29	Road Reserve	Moongalba Road	Point Lookout	Point Lookout Norfolk Pines (7)
30	Lot 1 AP5382	East Coast Road	Point Lookout	Point Lookout Well
31	Lot 1 A33911	16 Ballow Street	Amity	Amity Point Public Hall
32	Lot 76 RP130935	4 Hume Street	Russell Island	Mrs Fischer's Grave
33	Lot 1 RP31200	25-27 High Street	Russell Island	St Peter's Parish Hall
34	Lot 37 SL5485	107-123 Jackson Road	Russell Island	Jackson's Oval
35	Road Reserve	Weedmore Road Reserve	Russell Island	"Corduroy Road" log sleepers
36	Lot 188 RP133301 and Lot 14 RP127625	57-59 Charles Terrace	Macleay Island	Tim Shea's wetland and waterhole
37	Lot 19 SP168884; 16-18 and 25-28 RP111529	17-79 Cotton Tree Avenue; and 3-6 Boat Harbour Avenue; and 11-15 Cotton Tree Avenue	Macleay Island	Aboriginal Midden/Fishing
38	Reserve	Wharf Street – West	Macleay Island	Marine Structure/ Convict Campsite/ Aboriginal Campsite
39	Lot 77 RP907133	5 Brook Haven;	Lamb Island	Harry Brook Reserve
40	Lot 82-86 RP125521; Lot 39 RP131565; and Lot 20 SP252656	40-42 Pier Haven; 46-48 Nectar Street; and 5-13 Lavender Street	Lamb Island	Dam and Melaleuca Forest
41	Reserve	Lucas Drive	Lamb Island	Jetty Shed
42	Reserve	Lucas Drive	Lamb Island	Thomas Lucas' Grave

No.	Lot and Plan No	Street Address	Locality	Description
43	Road Reserve	Tina Avenue	Lamb Island	Mango Trees
44	Lot 148 RP14120	200-204 Mooroondu Road	Thorneside	Thorneside Public Hall
45	Lot 137 SP144276 and Lot 22 SP144276	326-346 Victoria Parade South	Coochiemudlo Island	Community Hall, jetty and steps
46	Lot 24 SP199973	51 Victoria Parade South	Coochiemudlo Island	Norfolk Beach
47	Lot 25 SP199973	245 Victoria Parade West	Coochiemudlo Island	Moreton Steps and stone jetty

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Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
MCU	Material change of use as defined in the <i>Sustainable Planning Act 2009</i>
ROL	Reconfiguring a lot as defined in the <i>Sustainable Planning Act 2009</i>
the Act	<i>Sustainable Planning Act 2009</i>
the Regulation	Sustainable Planning Regulation 2009

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Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
<insert details>	<insert details>	<insert details>	<insert details>
<insert details>	<insert details>	<insert details>	<insert details>

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CITY PLAN 2015

Redland planning scheme

(Draft Version V5.1)

February 2015

Schedule 2 Mapping

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SC1.1 Map index

The table(s) below list any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

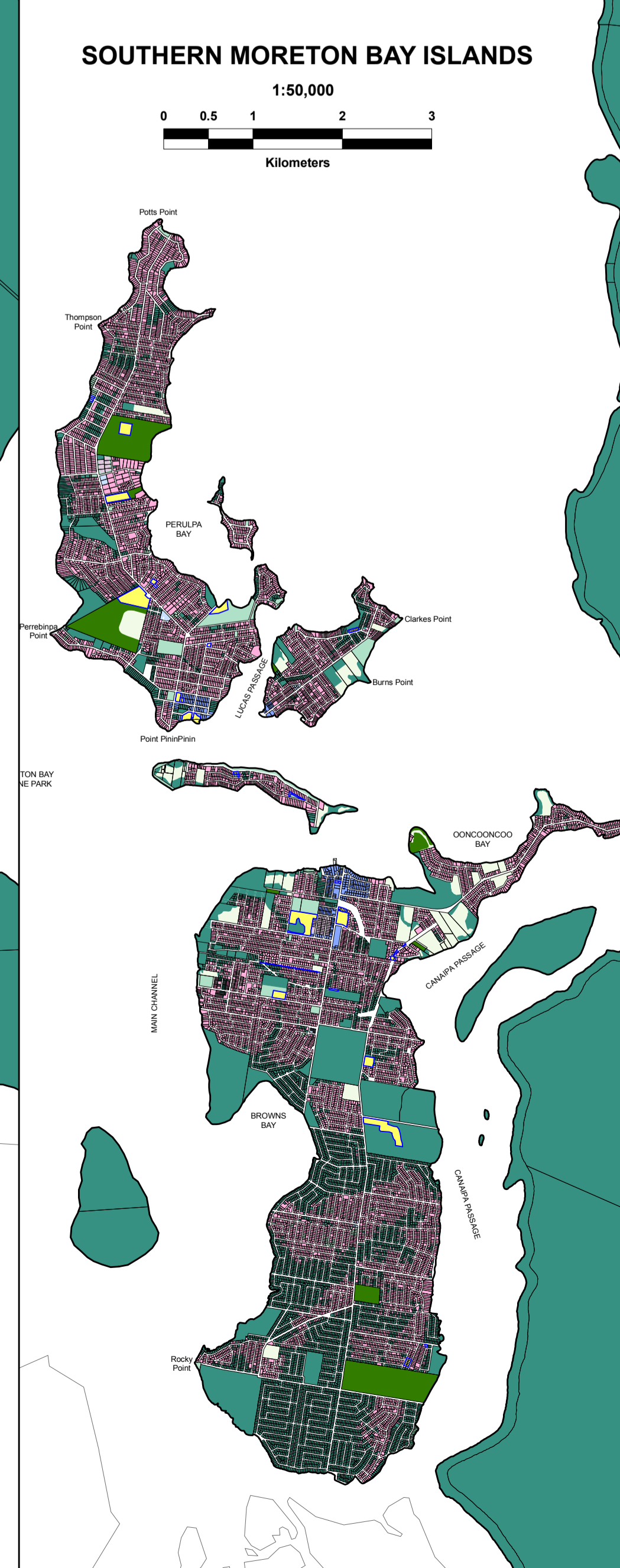
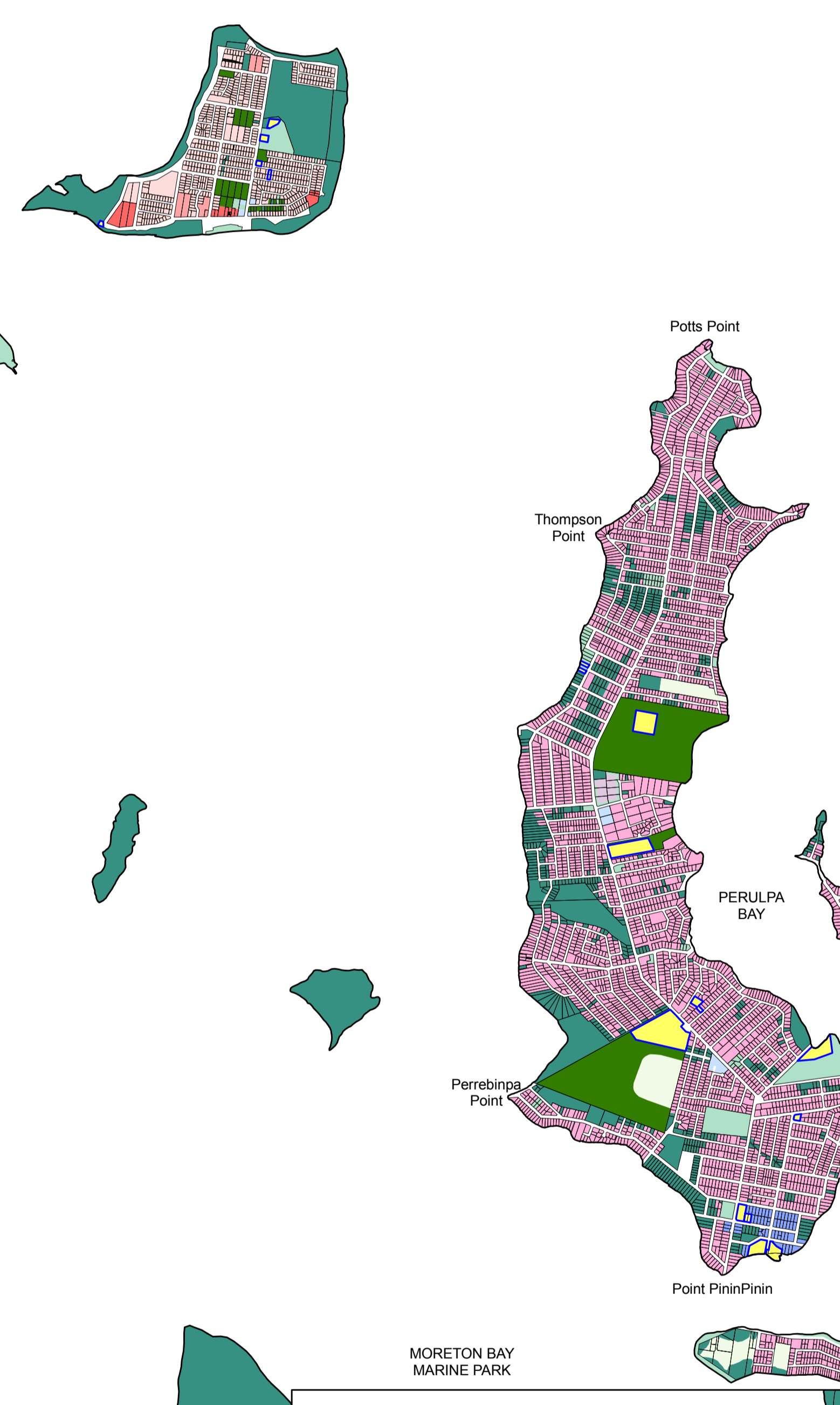
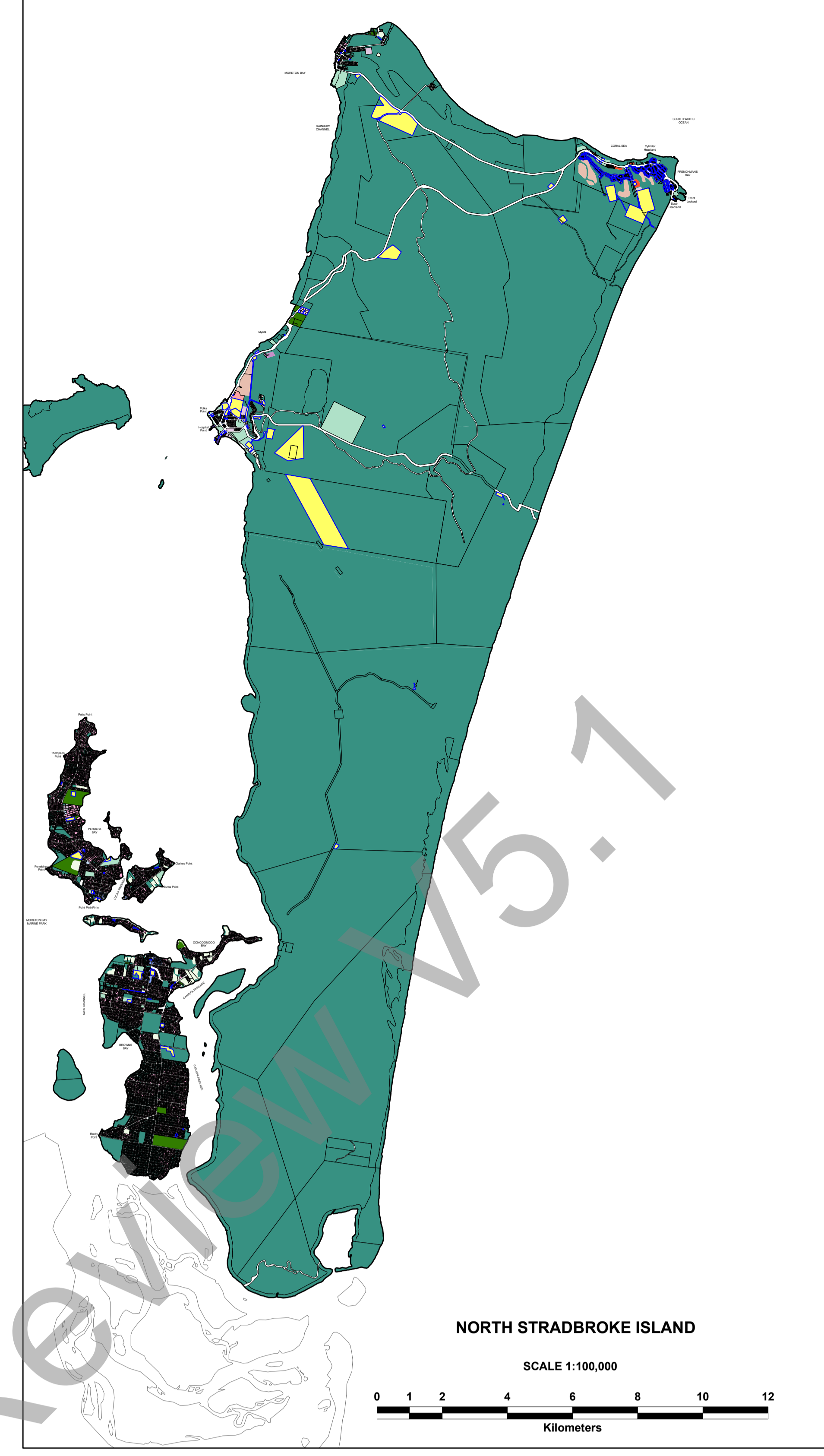
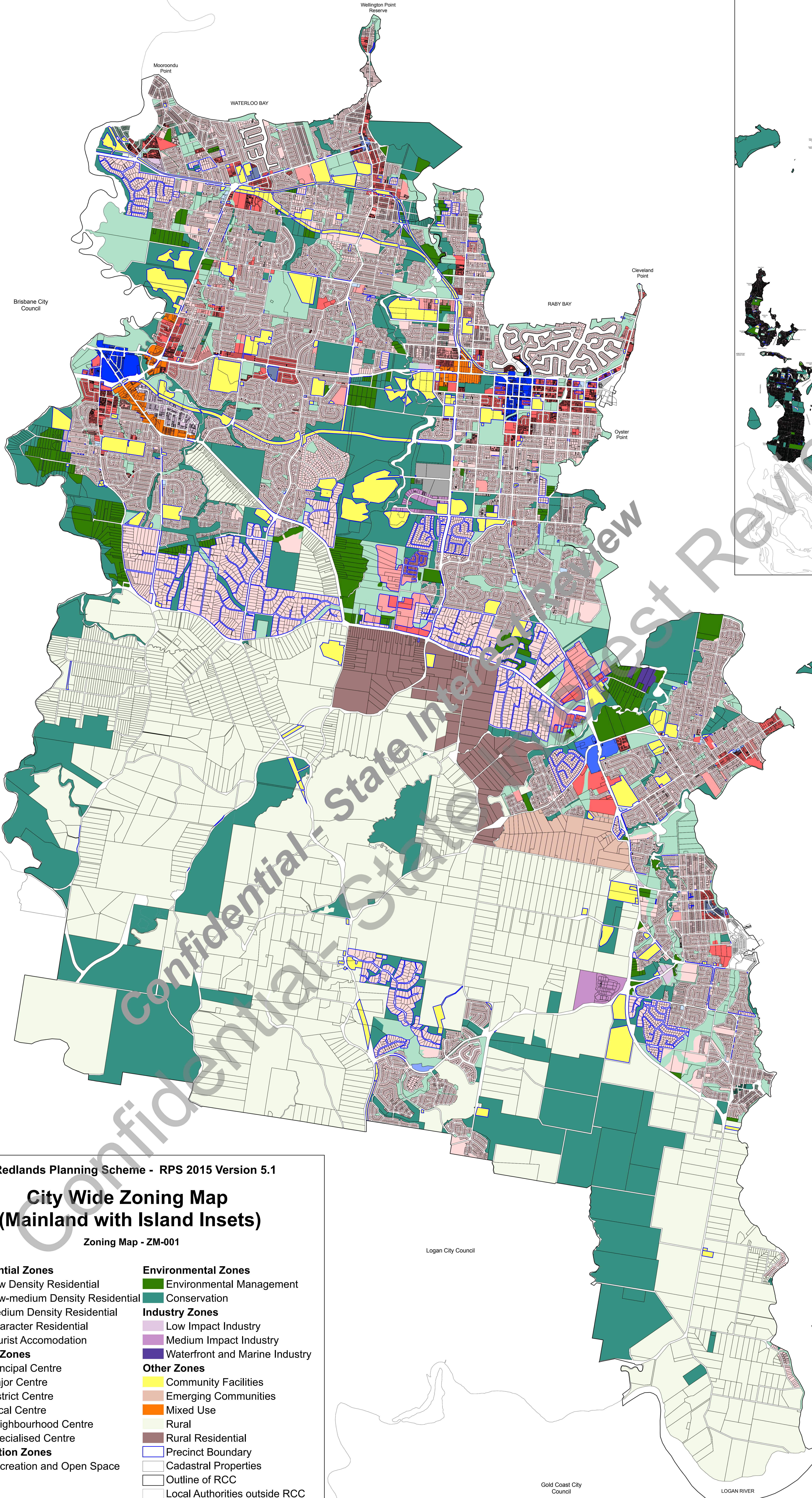
Editor's note—Mapping for the LGIP is contained within Schedule 3 of the planning scheme.

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework map		
SFM-001	Strategic framework map	<insert gazettal date>
Zone maps		
ZM-001	City wide zoning map (mainland with island insets)	<insert gazettal date>
ZM-002	Mainland north (sheet – 1/3)	<insert gazettal date>
ZM-003	Mainland central (sheet 2/3)	
ZM-004	Mainland south (sheet 3/3)	
ZM-005	North Stradbroke Island	
ZM-006	Southern Moreton Bay Islands	
Local plan maps		
There are no local plans		
Overlay maps		
OM-001	Airport environs overlay – Mainland (sheet 1/2)	<insert gazettal date>
OM-002	Airport environs overlay – Islands (sheet 2/2)	
OM-003	Bushfire hazard overlay – Mainland (sheet 1/2)	<insert gazettal date>
OM-004	Bushfire hazard overlay – Islands (sheet 2/2)	
OM-005	Coastal protection (erosion prone areas) overlay – Mainland (sheet 1/2)	
OM-006	Coastal protection (erosion prone areas) overlay – Islands (sheet 2/2)	
OM-007	Environmental significance overlay – Mainland (sheet 1/2)	
OM-008	Environmental significance overlay – Islands (sheet 2/2)	
OM-009	Extractive resources overlay – Mainland (sheet 1/2)	
OM-010	Extractive resources overlay – Islands (sheet 2/2)	

Map number	Map title	Gazettal date
OM-011	Flood and storm tide hazard overlay – Mainland (sheet 1/2)	
OM-012	Flood and storm tide hazard overlay – Islands (sheet 2/2)	
OM-013	Heritage overlay – Mainland (sheet 1/2)	
OM-014	Heritage overlay – Islands (sheet 2/2)	
OM-015	Landslide hazard overlay – Mainland (sheet 1/2)	
OM-016	Landslide hazard overlay – Islands (sheet 2/2)	
OM-017	Regional infrastructure corridors and substations overlay – Mainland (sheet 1/2)	
OM-018	Regional infrastructure corridors and substations overlay – Islands (sheet 2/2)	
OM-019	Transport noise corridor overlay – Mainland (sheet 1/2)	
OM-020	Transport noise corridor overlay – Islands (sheet 2/2)	
OM-021	Water resource catchments overlay – Mainland (sheet 1/2)	
OM-022	Water resource catchments overlay – Islands (sheet 2/2)	
OM-023	Waterway corridors and wetlands overlay – Mainland (sheet 1/2)	
OM-024	Waterway corridors and wetlands overlay – Islands (sheet 2/2)	
Other plans maps		

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Redlands Planning Scheme - RPS 2015 Version 5.1

**City Wide Zoning Map
(Mainland with Island Insets)**

Zoning Map - ZM-001

- | | |
|--------------------------------|--------------------------------|
| Residential Zones | Environmental Zones |
| Low Density Residential | Environmental Management |
| Low-medium Density Residential | Conservation |
| Medium Density Residential | Industry Zones |
| Character Residential | Low Impact Industry |
| Tourist Accommodation | Medium Impact Industry |
| Centre Zones | Waterfront and Marine Industry |
| Principal Centre | Other Zones |
| Major Centre | Community Facilities |
| District Centre | Emerging Communities |
| Local Centre | Mixed Use |
| Neighbourhood Centre | Rural |
| Specialised Centre | Rural Residential |
| Recreation Zones | Precinct Boundary |
| Recreation and Open Space | Cadastral Properties |
| | Outline of RCC |
| | Local Authorities outside RCC |

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Redland City Mainland

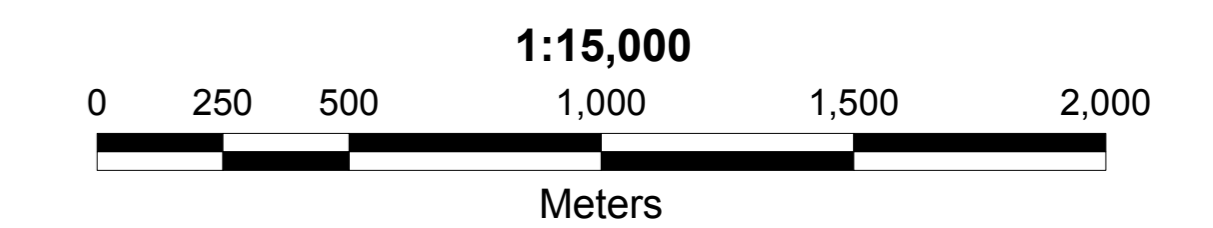
Zoning Map - ZM-002

Sheet 1/3 - Mainland North

- | | |
|--------------------------------|--------------------------------|
| Residential Zones | Environmental Zones |
| Low Density Residential | Environmental Management |
| Low-medium Density Residential | Conservation |
| Medium Density Residential | Industry Zones |
| Character Residential | Low Impact Industry |
| Tourist Accommodation | Medium Impact Industry |
| | Waterfront and Marine Industry |
| Centre Zones | Other Zones |
| Principal Centre | Community Facilities |
| Major Centre | Emerging Communities |
| District Centre | Mixed Use |
| Local Centre | Rural |
| Neighbourhood Centre | Rural Residential |
| Specialised Centre | Precinct Boundary |
| Recreation Zones | Cadastral Properties |
| Recreation and Open Space | Outline of RCC |
| | Local Authorities outside RCC |



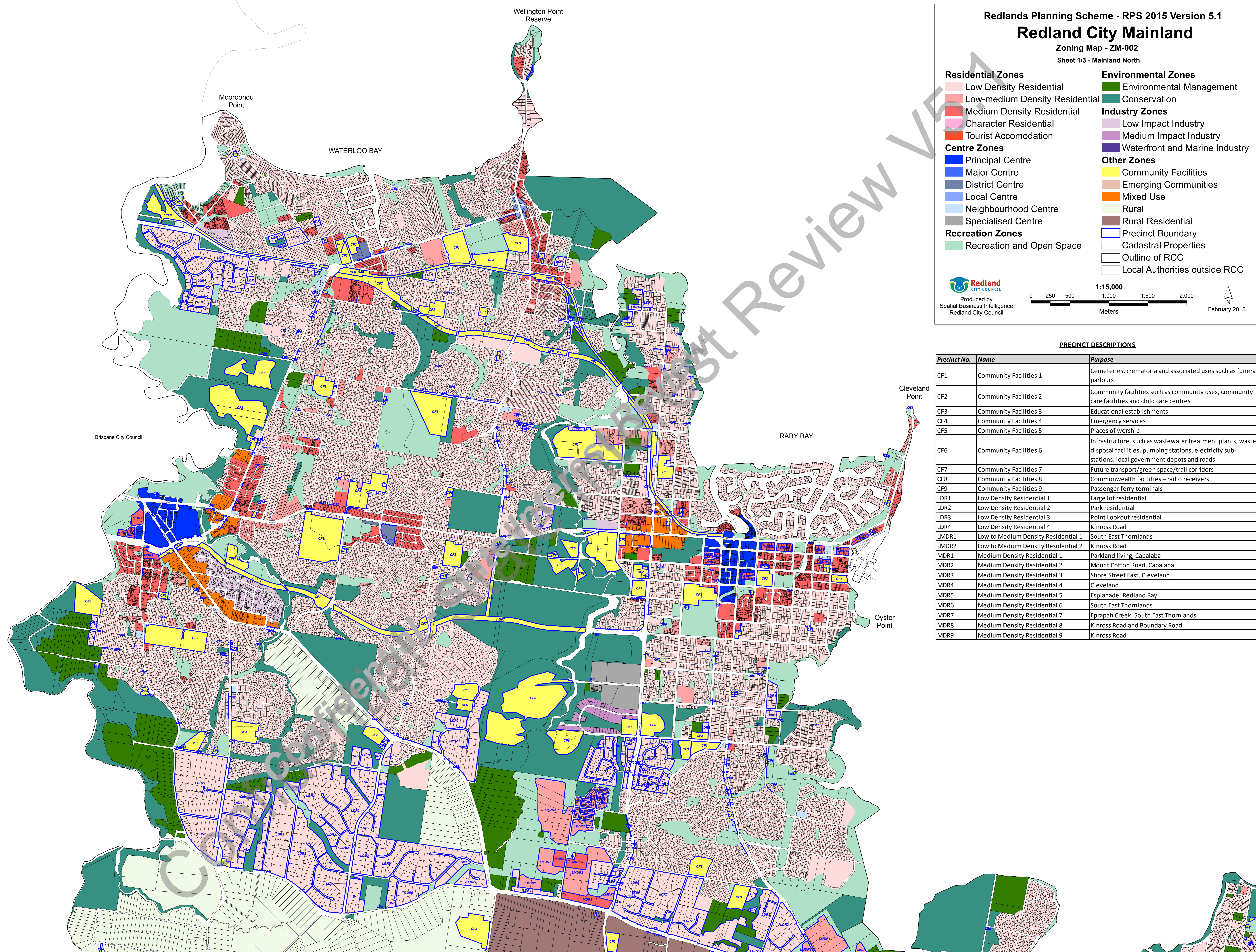
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Spatial Business Intelligence
Redland City Council



February 2015

PRECINCT DESCRIPTIONS

Precinct No.	Name	Purpose
CF1	Community Facilities 1	Cemeteries, crematoria and associated uses such as funeral parlours
CF2	Community Facilities 2	Community facilities such as community uses, community care facilities and child care centres
CF3	Community Facilities 3	Educational establishments
CF4	Community Facilities 4	Emergency services
CF5	Community Facilities 5	Places of worship
CF6	Community Facilities 6	Infrastructure, such as wastewater treatment plants, waste disposal facilities, pumping stations, electricity sub-stations, local government depots and roads
CF7	Community Facilities 7	Future transport/green space/trail corridors
CF8	Community Facilities 8	Commonwealth facilities – radio receivers
CF9	Community Facilities 9	Passenger ferry terminals
LDR1	Low Density Residential 1	Large lot residential
LDR2	Low Density Residential 2	Park residential
LDR3	Low Density Residential 3	Point Lookout residential
LDR4	Low Density Residential 4	Kinross Road
LMDR1	Low to Medium Density Residential 1	South East Thornlands
LMDR2	Low to Medium Density Residential 2	Kinross Road
MDR1	Medium Density Residential 1	Parkland living, Capalaba
MDR2	Medium Density Residential 2	Mount Cotton Road, Capalaba
MDR3	Medium Density Residential 3	Shore Street East, Cleveland
MDR4	Medium Density Residential 4	Cleveland
MDR5	Medium Density Residential 5	Esplanade, Redland Bay
MDR6	Medium Density Residential 6	South East Thornlands
MDR7	Medium Density Residential 7	Eprapah Creek, South East Thornlands
MDR8	Medium Density Residential 8	Kinross Road and Boundary Road
MDR9	Medium Density Residential 9	Kinross Road



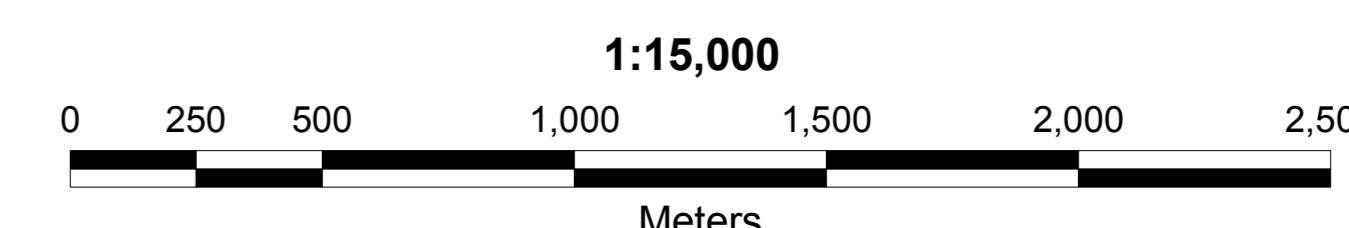
Redland City Mainland

Zoning Map - ZM-003
Sheet 2/3 - Mainland Central

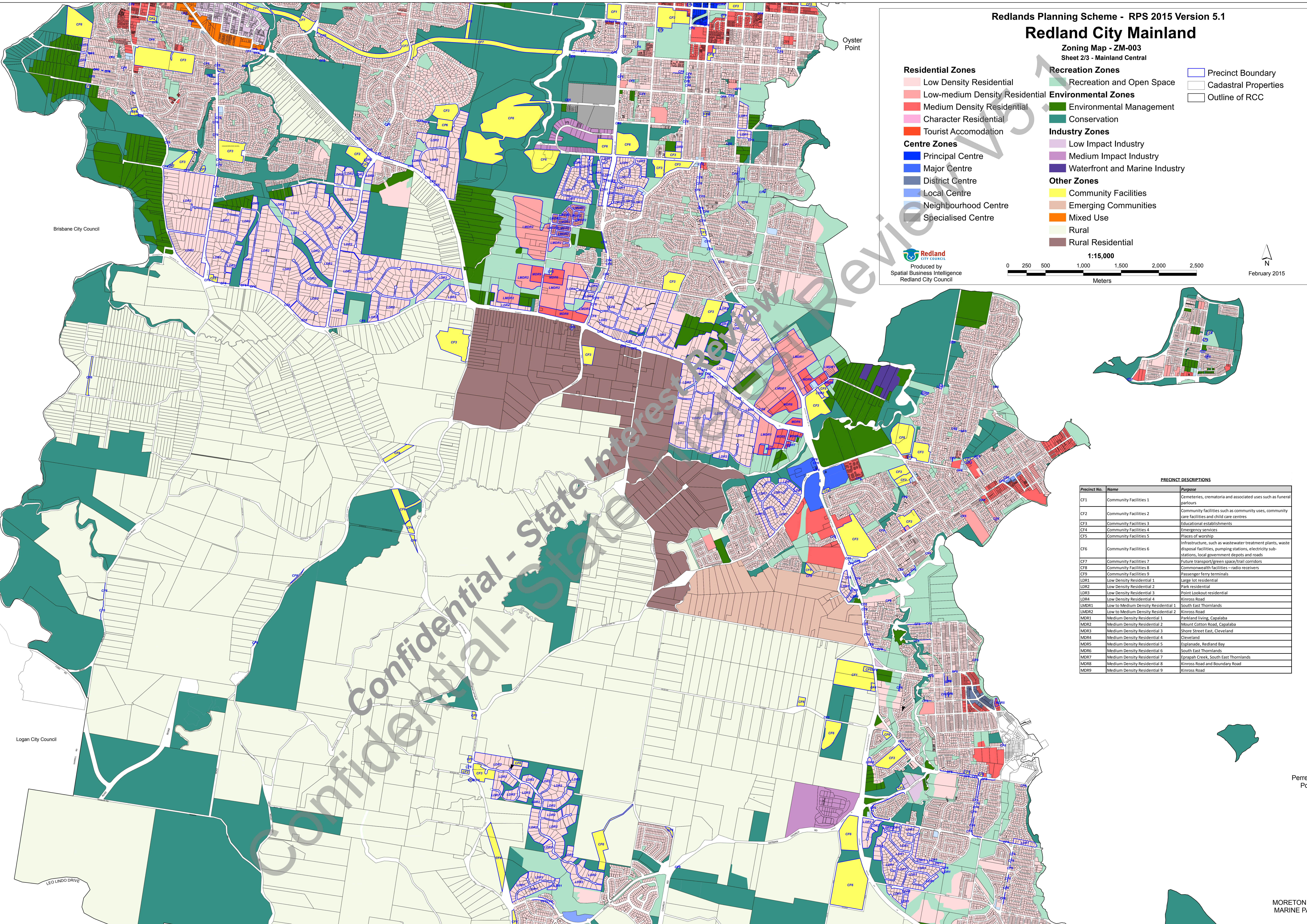
- Residential Zones**
 - Low Density Residential
 - Low-medium Density Residential
 - Medium Density Residential
 - Character Residential
 - Tourist Accommodation
- Centre Zones**
 - Principal Centre
 - Major Centre
 - District Centre
 - Local Centre
 - Neighbourhood Centre
 - Specialised Centre
- Recreation Zones**
 - Recreation and Open Space
- Environmental Zones**
 - Environmental Management
 - Conservation
- Industry Zones**
 - Low Impact Industry
 - Medium Impact Industry
 - Waterfront and Marine Industry
- Other Zones**
 - Community Facilities
 - Emerging Communities
 - Mixed Use
 - Rural
 - Rural Residential

- Precinct Boundary
- Cadastral Properties
- Outline of RCC

Redland City Council
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February 2015



PRECINCT DESCRIPTIONS

Precinct No.	Name	Purpose
CF1	Community Facilities 1	Cemeteries, crematoria and associated uses such as funeral parlours
CF2	Community Facilities 2	Community facilities such as community uses, community care facilities and child care centres
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CF4	Community Facilities 4	Emergency services
CF5	Community Facilities 5	Places of worship
CF6	Community Facilities 6	Infrastructure, such as wastewater treatment plants, waste disposal facilities, pumping stations, electricity substations, local government depots and roads
CF7	Community Facilities 7	Future transport/green space/trail corridors
CF8	Community Facilities 8	Commonwealth facilities - radio receivers
CF9	Community Facilities 9	Passenger ferry terminals
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LDR2	Low Density Residential 2	Park residential
LDR3	Low Density Residential 3	Point Lookout residential
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LMDR1	Low to Medium Density Residential 1	South East Thornlands
LMDR2	Low to Medium Density Residential 2	Kinross Road
MDR1	Medium Density Residential 1	Parkland living, Capalaba
MDR2	Medium Density Residential 2	Mount Cotton Road, Capalaba
MDR3	Medium Density Residential 3	Shore Street East, Cleveland
MDR4	Medium Density Residential 4	Cleveland
MDR5	Medium Density Residential 5	Esplanade, Redland Bay
MDR6	Medium Density Residential 6	South East Thornlands
MDR7	Medium Density Residential 7	Eppah Creek, South East Thornlands
MDR8	Medium Density Residential 8	Kinross Road and Boundary Road
MDR9	Medium Density Residential 9	Kinross Road

Brisbane City Council

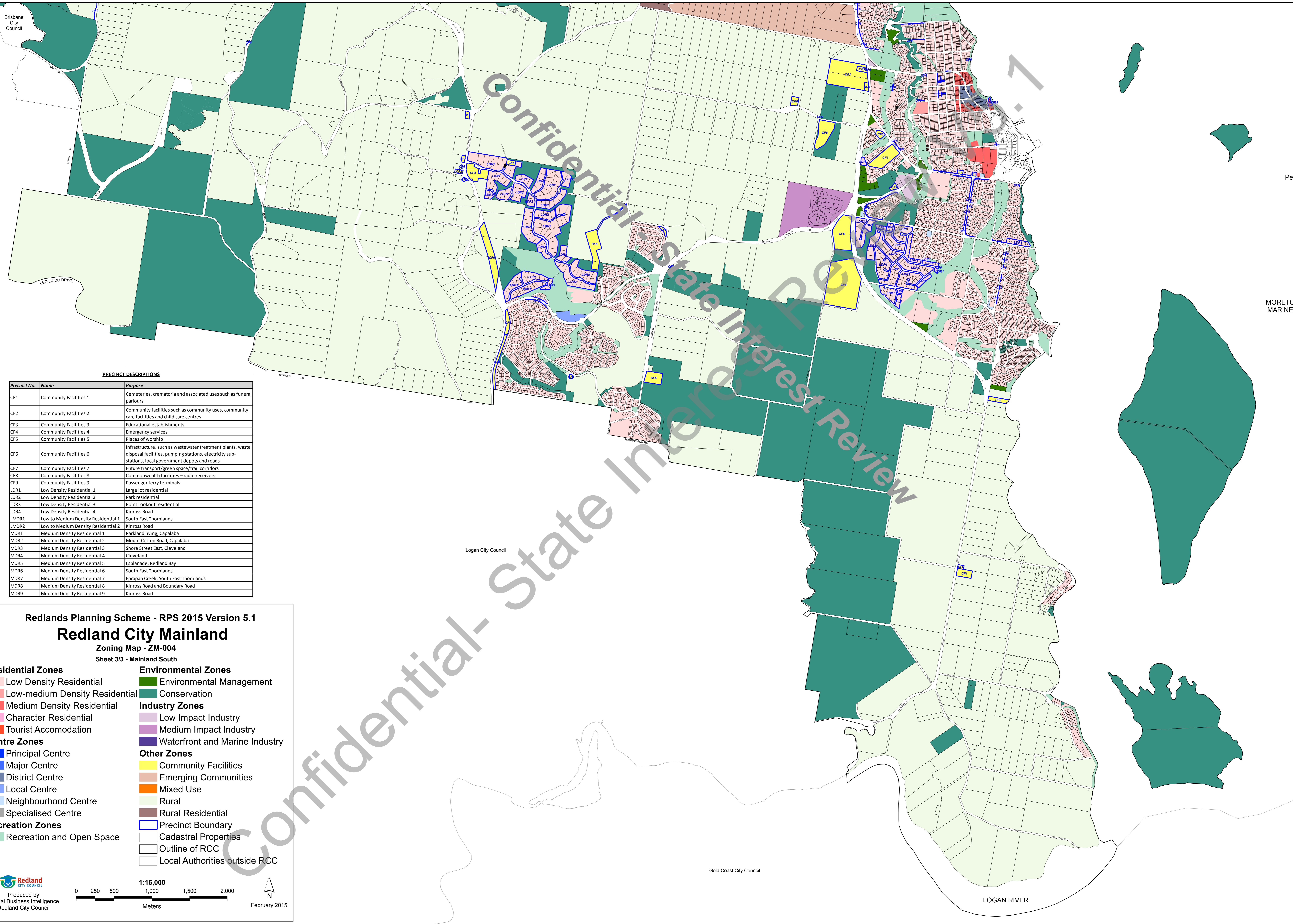
Logan City Council

Perrebe Point

MORETON BAY MARINE PARK

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PRECINCT DESCRIPTIONS

Precinct No.	Name	Purpose
CF1	Community Facilities 1	Cemeteries, crematoria and associated uses such as funeral parlours
CF2	Community Facilities 2	Community facilities such as community uses, community care facilities and child care centres
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MDR6	Medium Density Residential 6	South East Thornlands
MDR7	Medium Density Residential 7	Epraph Creek, South East Thornlands
MDR8	Medium Density Residential 8	Kinross Road and Boundary Road
MDR9	Medium Density Residential 9	Kinross Road

Redlands Planning Scheme - RPS 2015 Version 5.1

Redland City Mainland

Zoning Map - ZM-004

Sheet 3/3 - Mainland South

- Residential Zones**
 - Low Density Residential
 - Low-medium Density Residential
 - Medium Density Residential
 - Character Residential
 - Tourist Accommodation
- Centre Zones**
 - Principal Centre
 - Major Centre
 - District Centre
 - Local Centre
 - Neighbourhood Centre
 - Specialised Centre
- Recreation Zones**
 - Recreation and Open Space
- Environmental Zones**
 - Environmental Management
 - Conservation
- Industry Zones**
 - Low Impact Industry
 - Medium Impact Industry
 - Waterfront and Marine Industry
- Other Zones**
 - Community Facilities
 - Emerging Communities
 - Mixed Use
 - Rural
 - Rural Residential
- Boundary and Outline**
 - Precinct Boundary
 - Cadastral Properties
 - Outline of RCC
 - Local Authorities outside RCC

Gold Coast City Council

LOGAN RIVER

MORETO MARINE


Brisbane City Council

Logan City Council


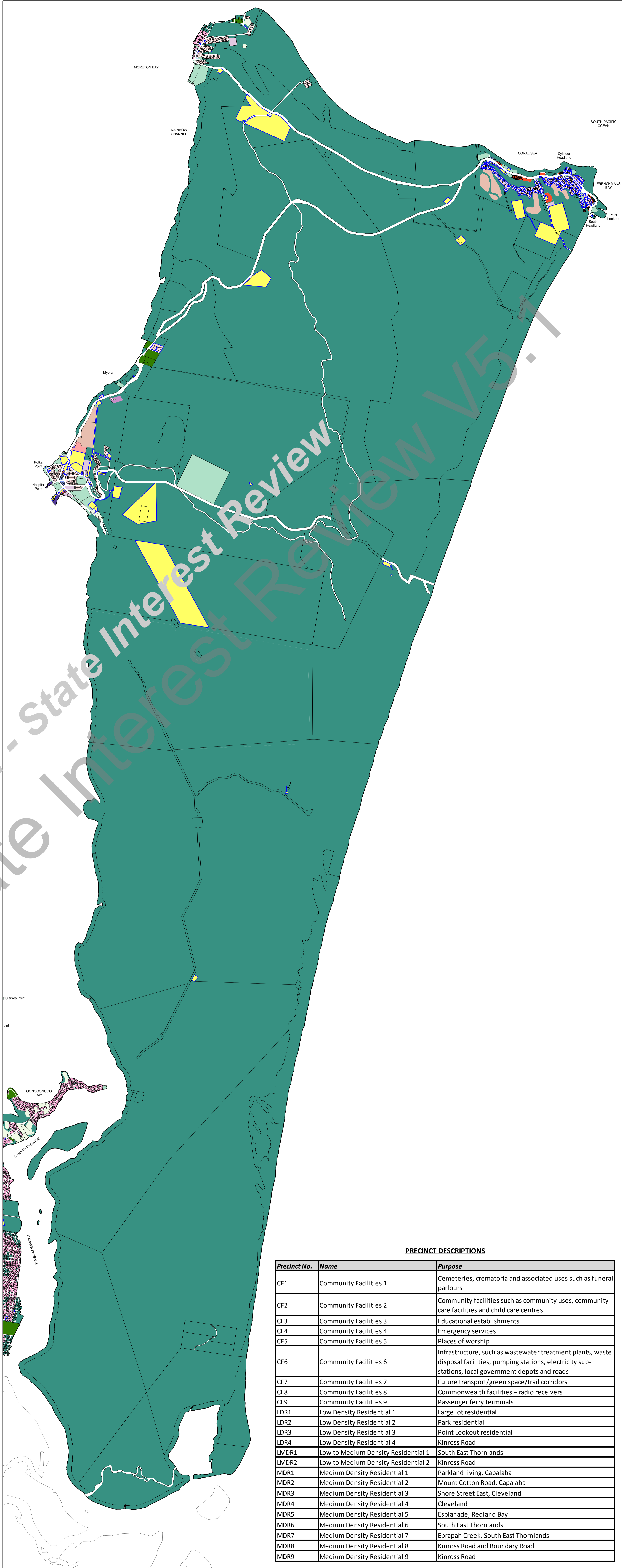
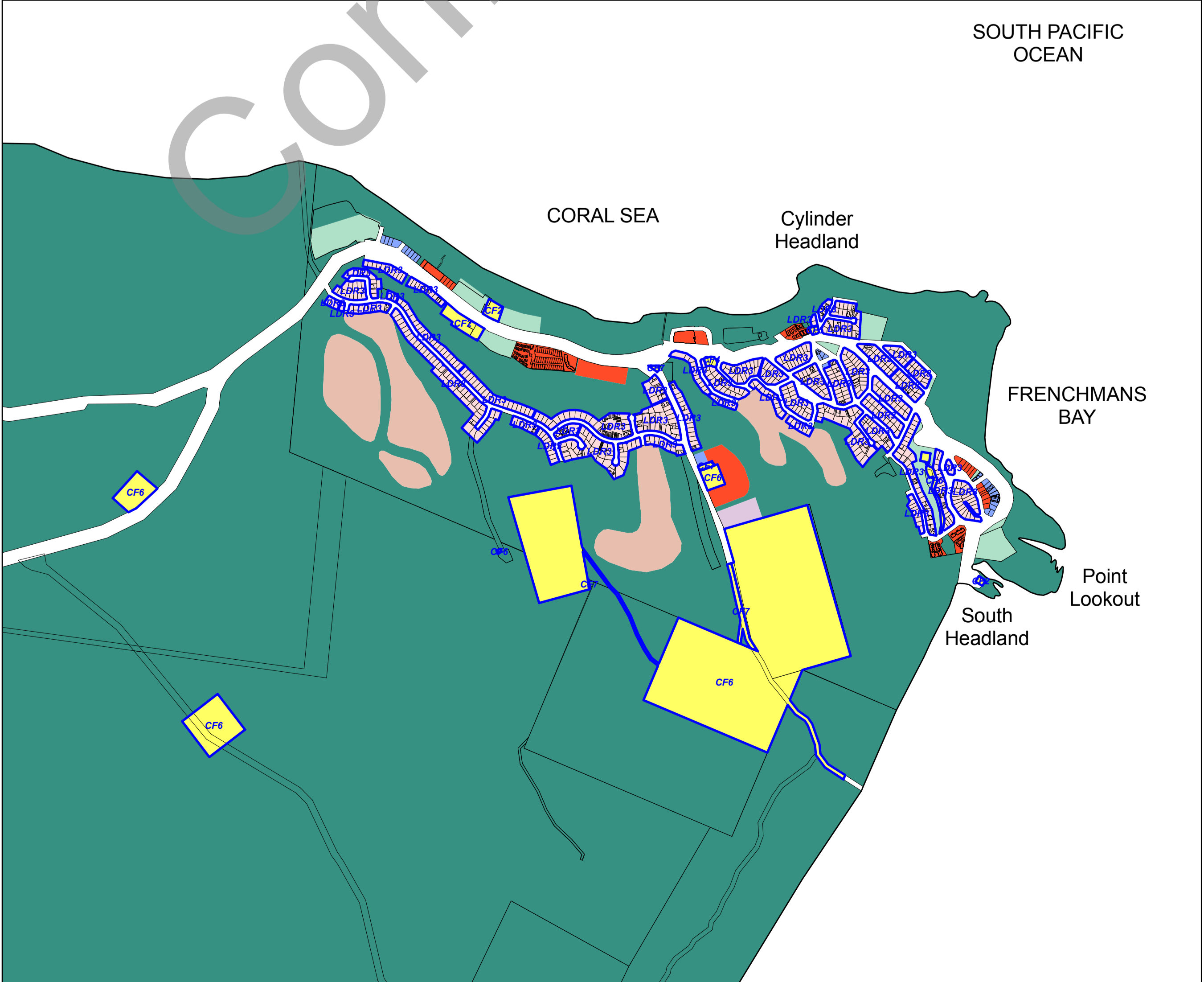
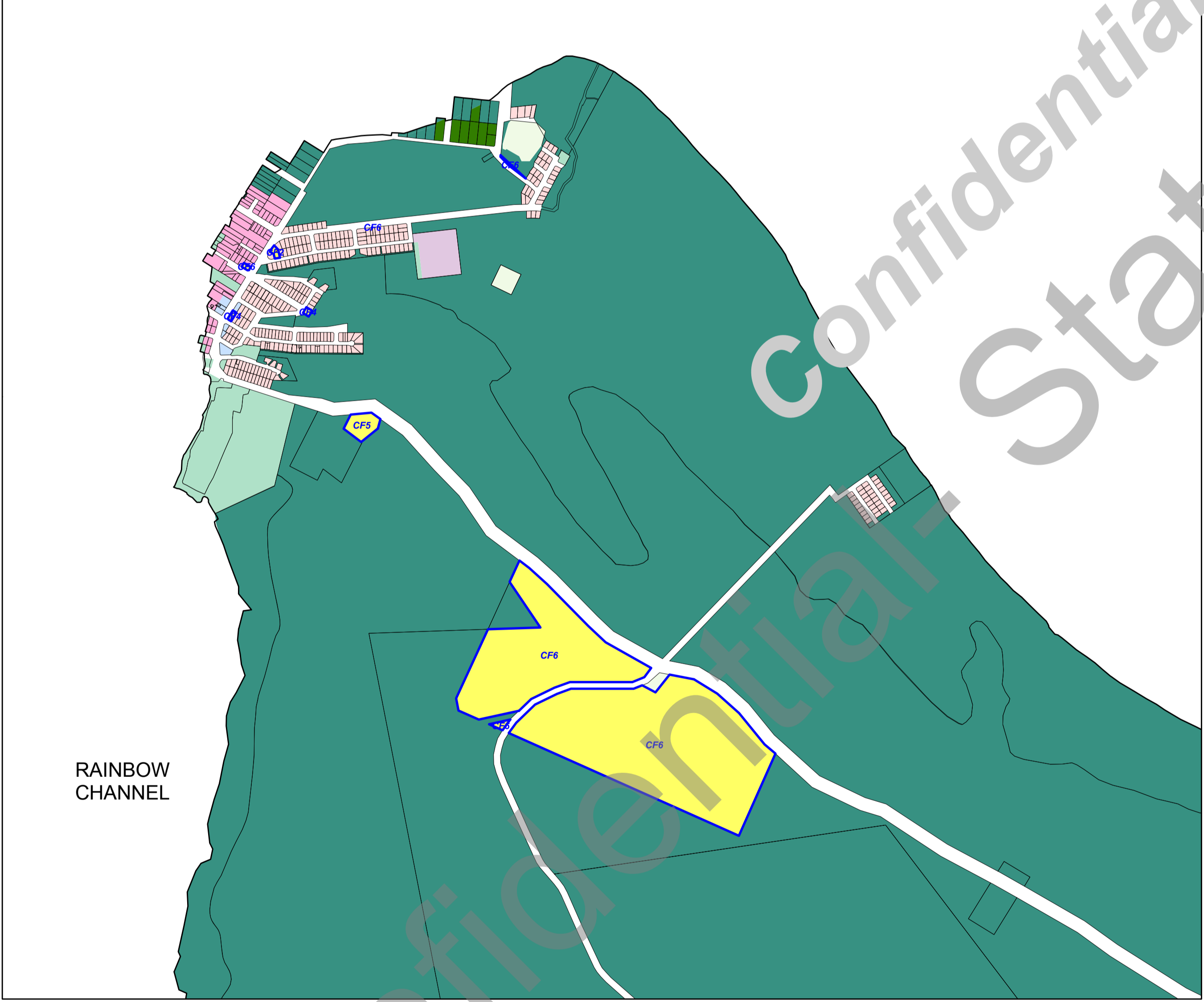
North Stradbroke Island

Zoning Map - ZM-005

- | | | | | |
|---|---|---|---|--|
| Residential Zones | Recreation Zones | Environmental Zones | Industry Zones | Other Zones |
| <ul style="list-style-type: none"> Low Density Residential Low-medium Density Residential Medium Density Residential Character Residential Tourist Accommodation | <ul style="list-style-type: none"> Recreation and Open Space Environmental Management Conservation | <ul style="list-style-type: none"> Low Impact Industry Medium Impact Industry Waterfront and Marine Industry | <ul style="list-style-type: none"> Community Facilities Emerging Communities Mixed Use Rural Rural Residential | <ul style="list-style-type: none"> Precinct Boundary Cadastral Properties Outline of RCC Local Authorities outside RCC |


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February 2015

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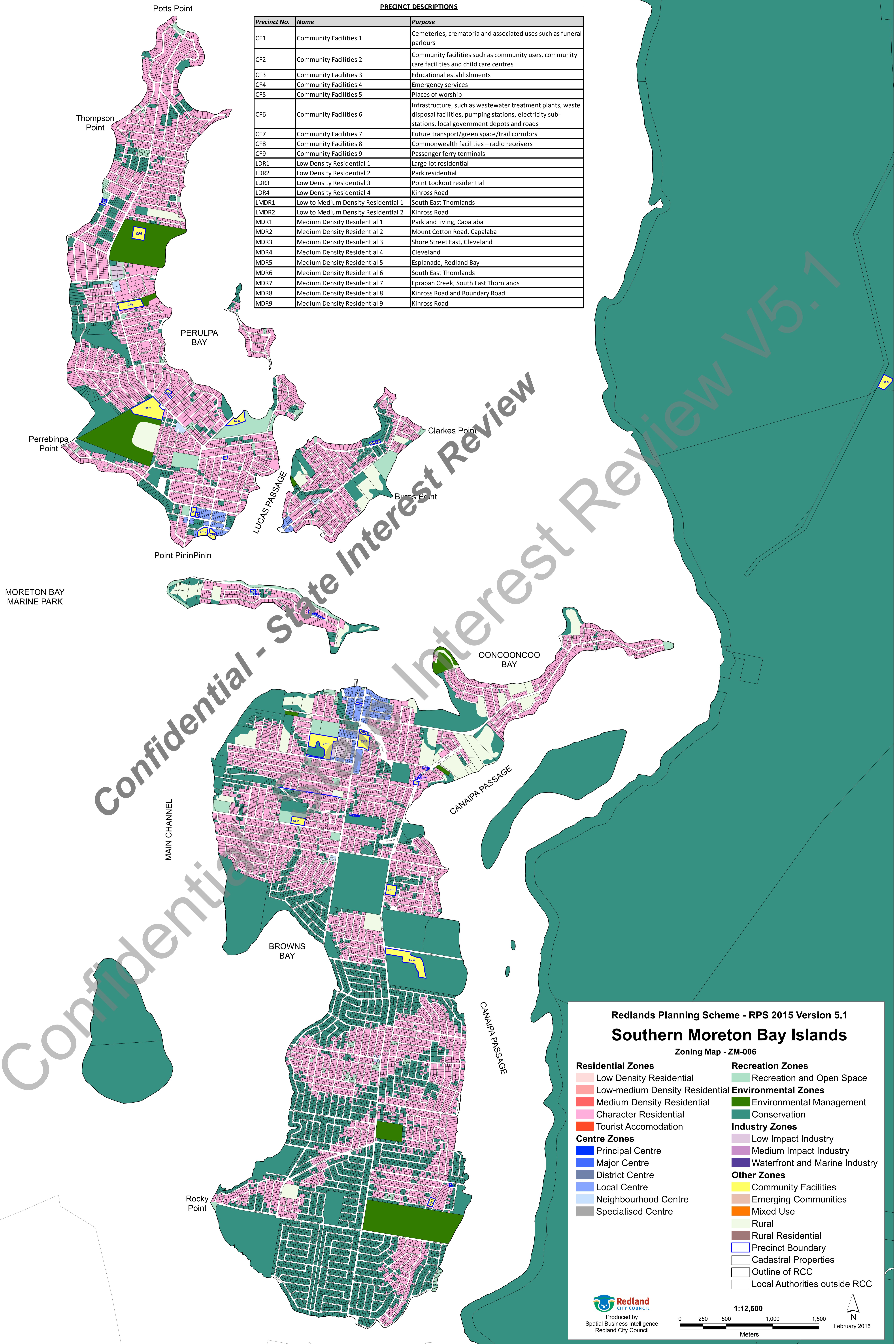



PRECINCT DESCRIPTIONS

Precinct No.	Name	Purpose
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MDR8	Medium Density Residential 8	Kinross Road and Boundary Road
MDR9	Medium Density Residential 9	Kinross Road

PRECINCT DESCRIPTIONS

Precinct No.	Name	Purpose
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MDR6	Medium Density Residential 6	South East Thornlands
MDR7	Medium Density Residential 7	Eprapah Creek, South East Thornlands
MDR8	Medium Density Residential 8	Kinross Road and Boundary Road
MDR9	Medium Density Residential 9	Kinross Road



Redlands Planning Scheme - RPS 2015 Version 5.1
Southern Moreton Bay Islands

Zoning Map - ZM-006

- Residential Zones**
 - Low Density Residential
 - Low-medium Density Residential
 - Medium Density Residential
 - Character Residential
 - Tourist Accommodation
- Centre Zones**
 - Principal Centre
 - Major Centre
 - District Centre
 - Local Centre
 - Neighbourhood Centre
 - Specialised Centre
- Recreation Zones**
 - Recreation and Open Space
- Environmental Zones**
 - Environmental Management
 - Conservation
- Industry Zones**
 - Low Impact Industry
 - Medium Impact Industry
 - Waterfront and Marine Industry
- Other Zones**
 - Community Facilities
 - Emerging Communities
 - Mixed Use
 - Rural
 - Rural Residential
- Boundary and Property Lines**
 - Precinct Boundary
 - Cadastral Properties
 - Outline of RCC
 - Local Authorities outside RCC

AIRPORT ENVIRONS OVERLAY

Overlay Map - OM-001

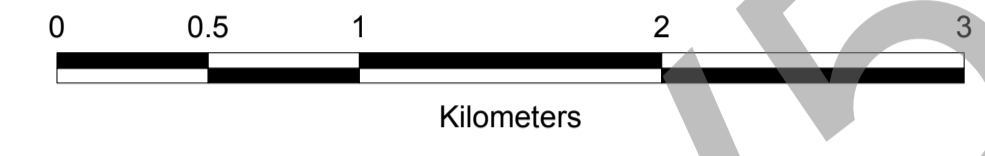
Sheet 1/2

- Obstacle Limitation Surface Contour (m AHD)
- Obstacle Limitation Surface
- Wildlife Hazard Buffer 13k
- Birkdale Area A
- Birkdale Area B
- Birkdale Area C
- Birkdale Area D
- Birkdale Area E
- Mt Hardgrave Radar Area of Interest
- Cadastral Properties
- Outline of RCC
- Local Authorities outside RCC



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SCALE 1:25,000

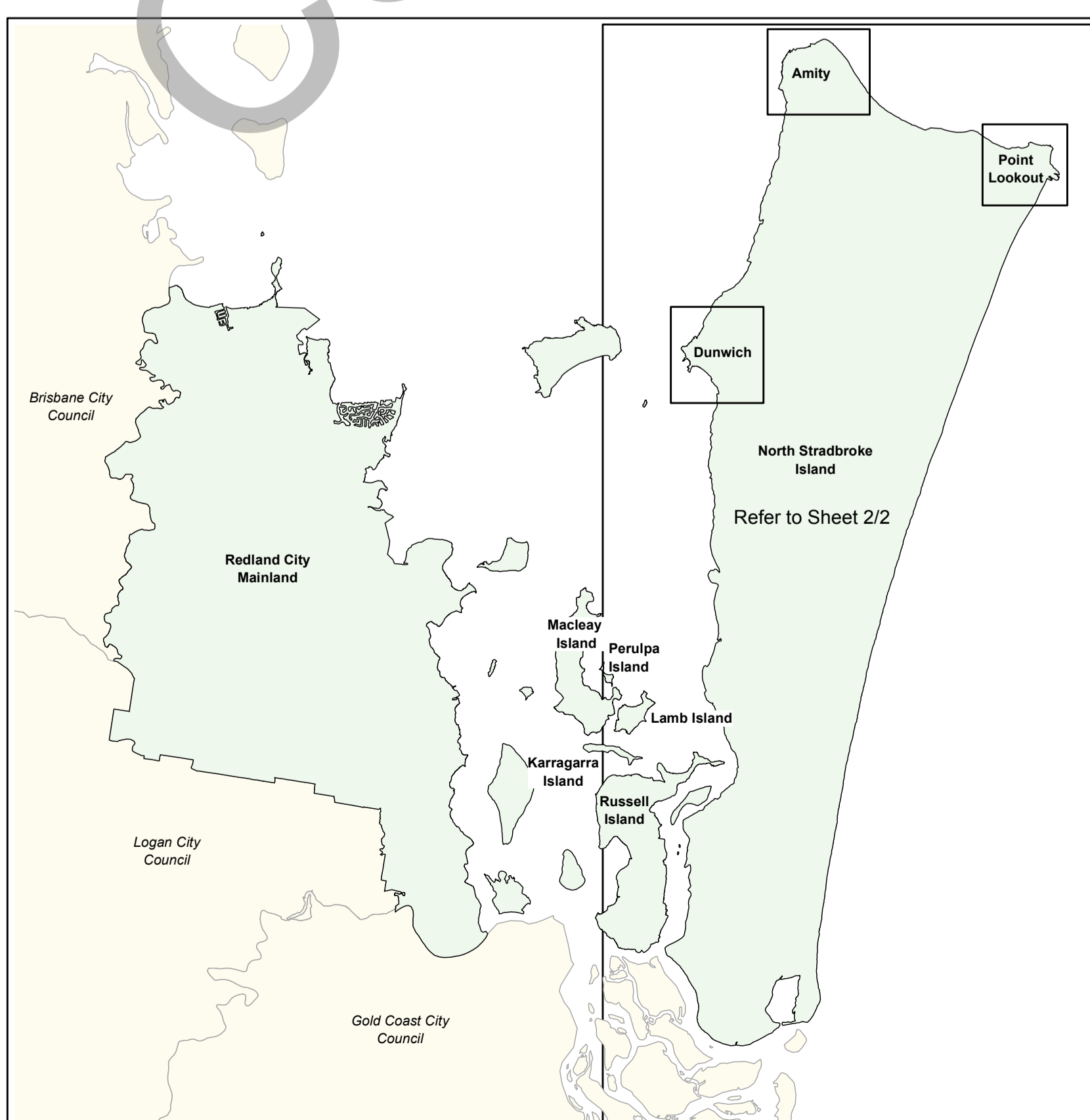


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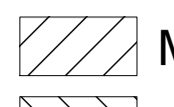
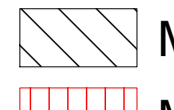


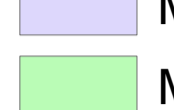
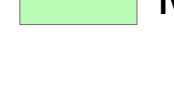
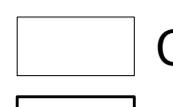




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AIRPORT ENVIRONS OVERLAY

Overlay Map - OM-002

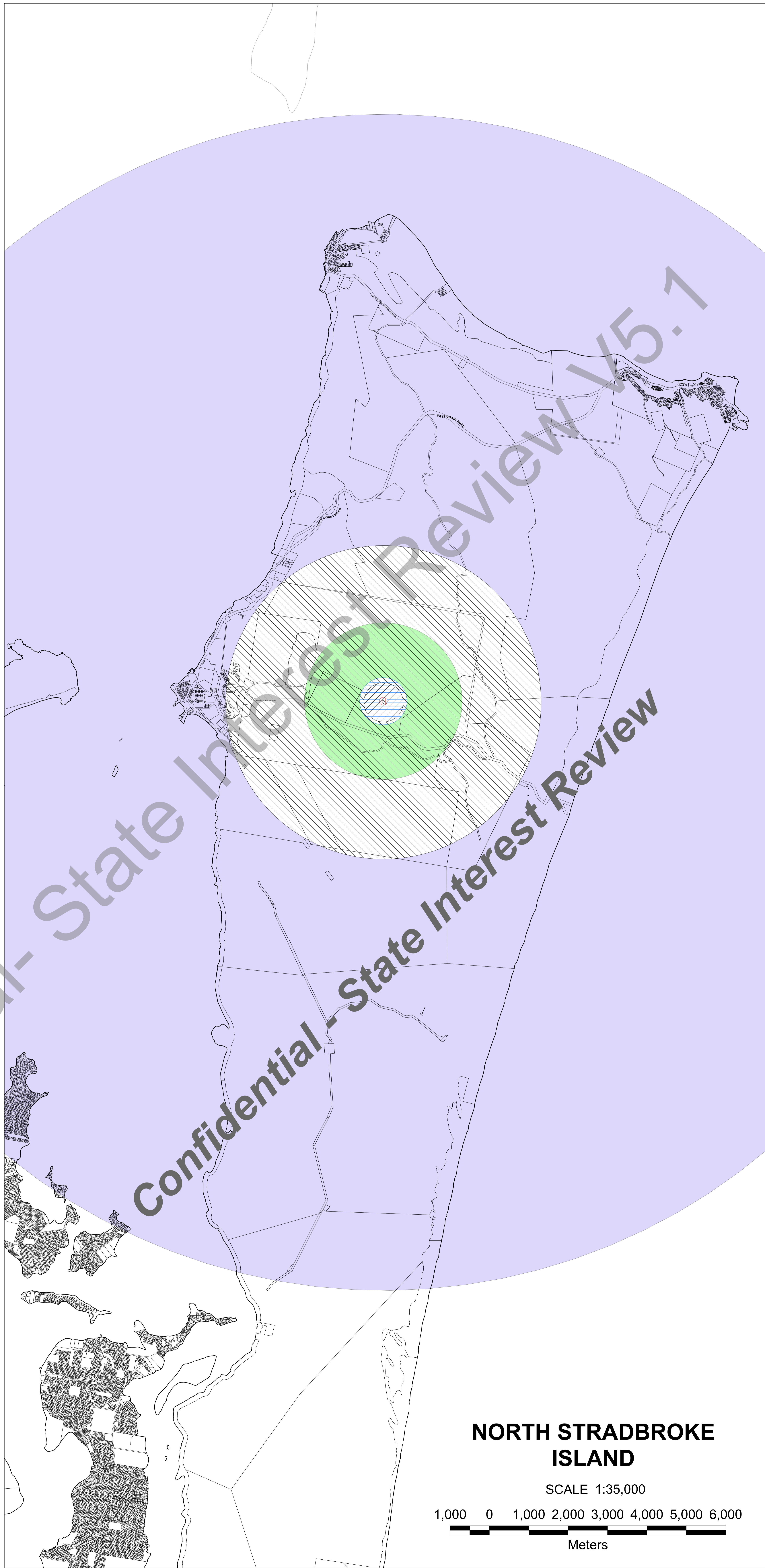
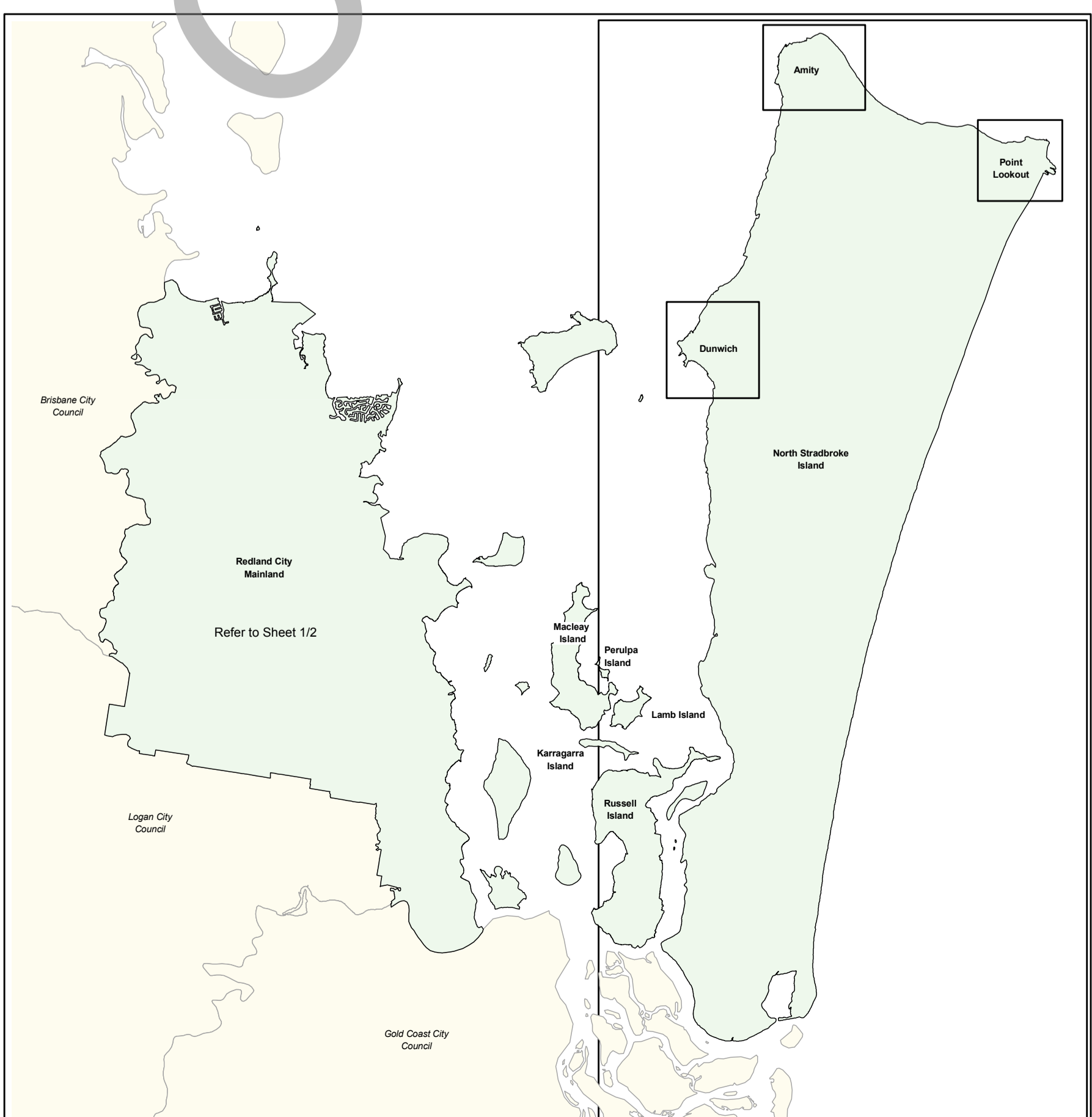
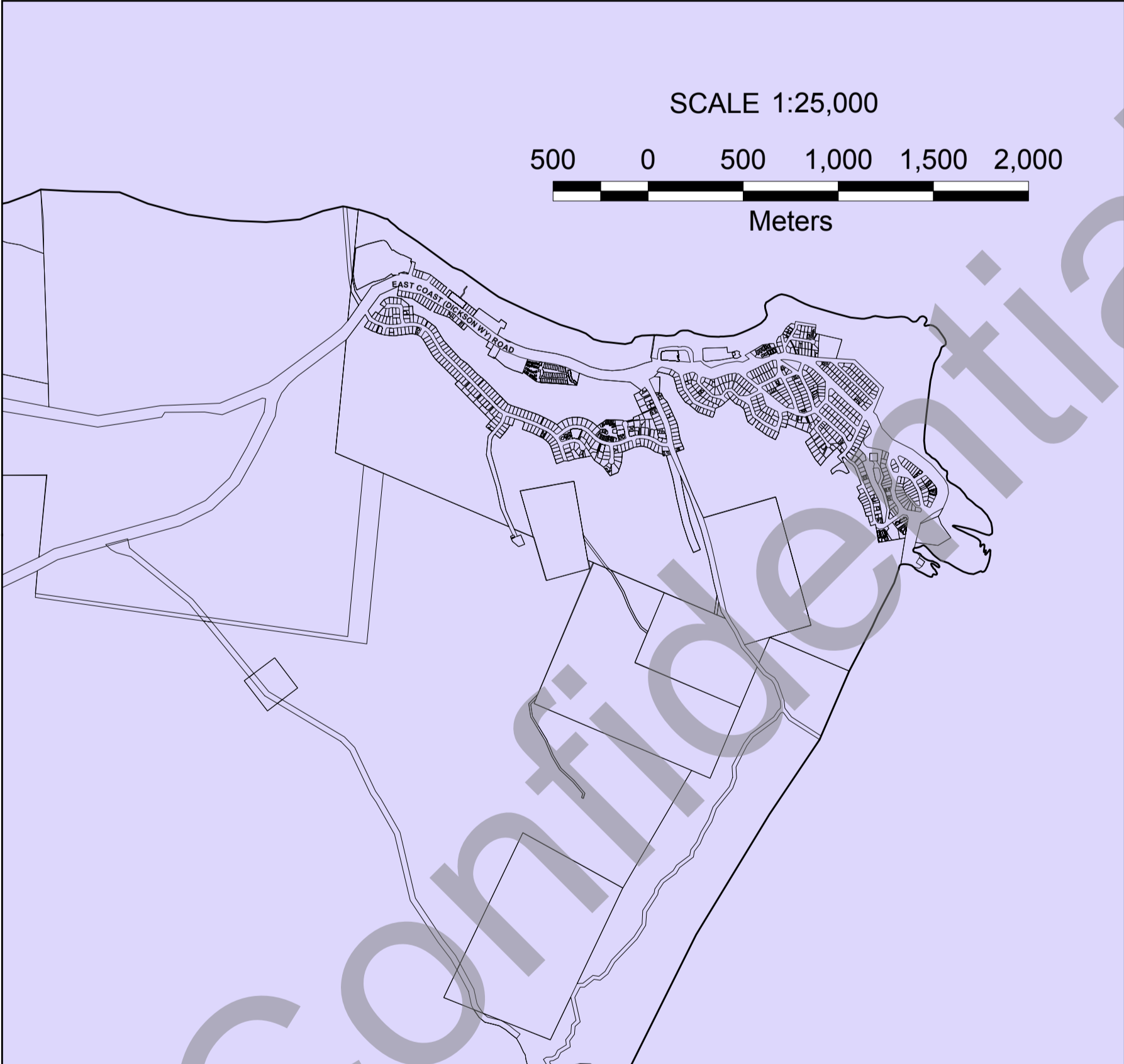
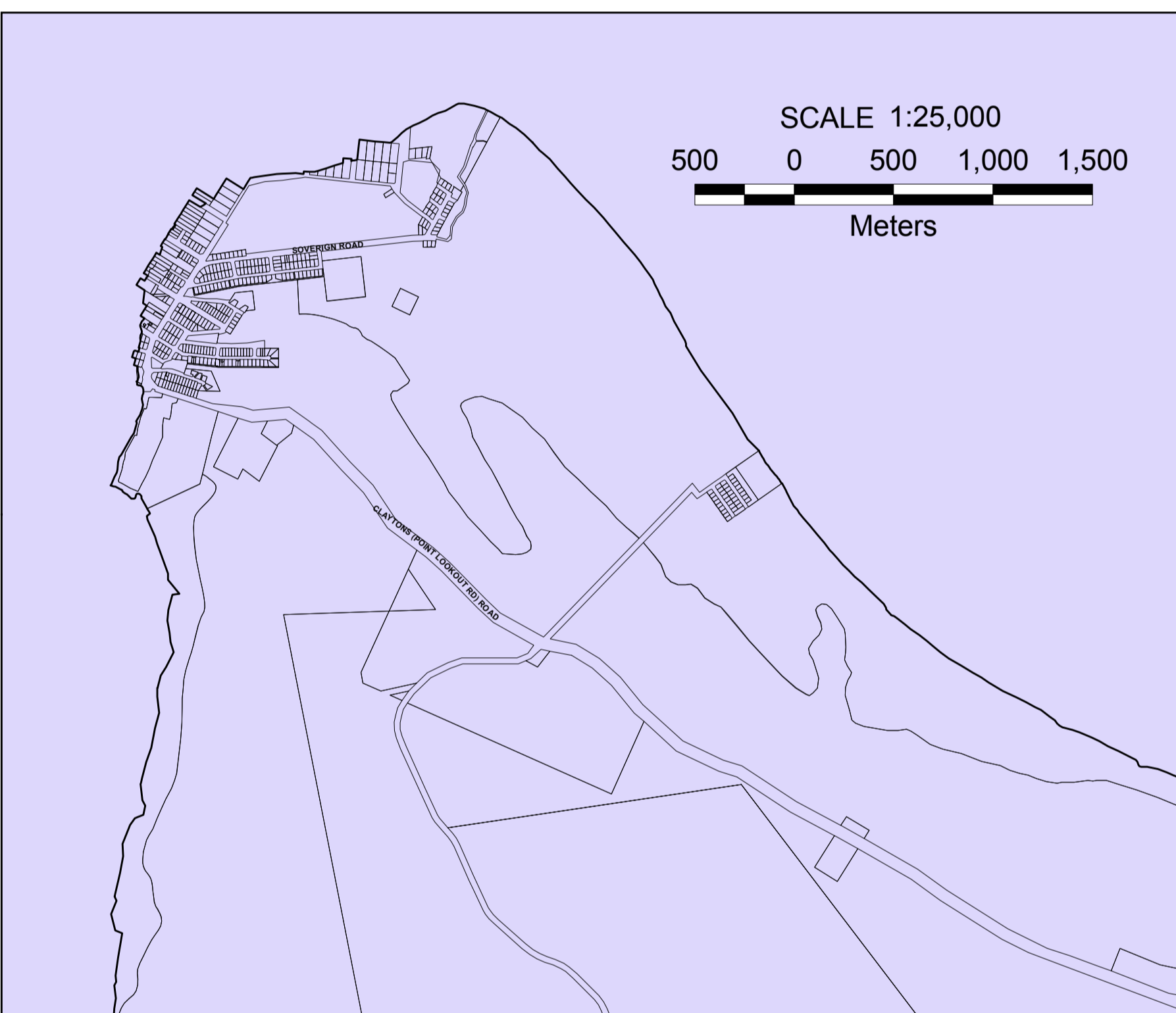
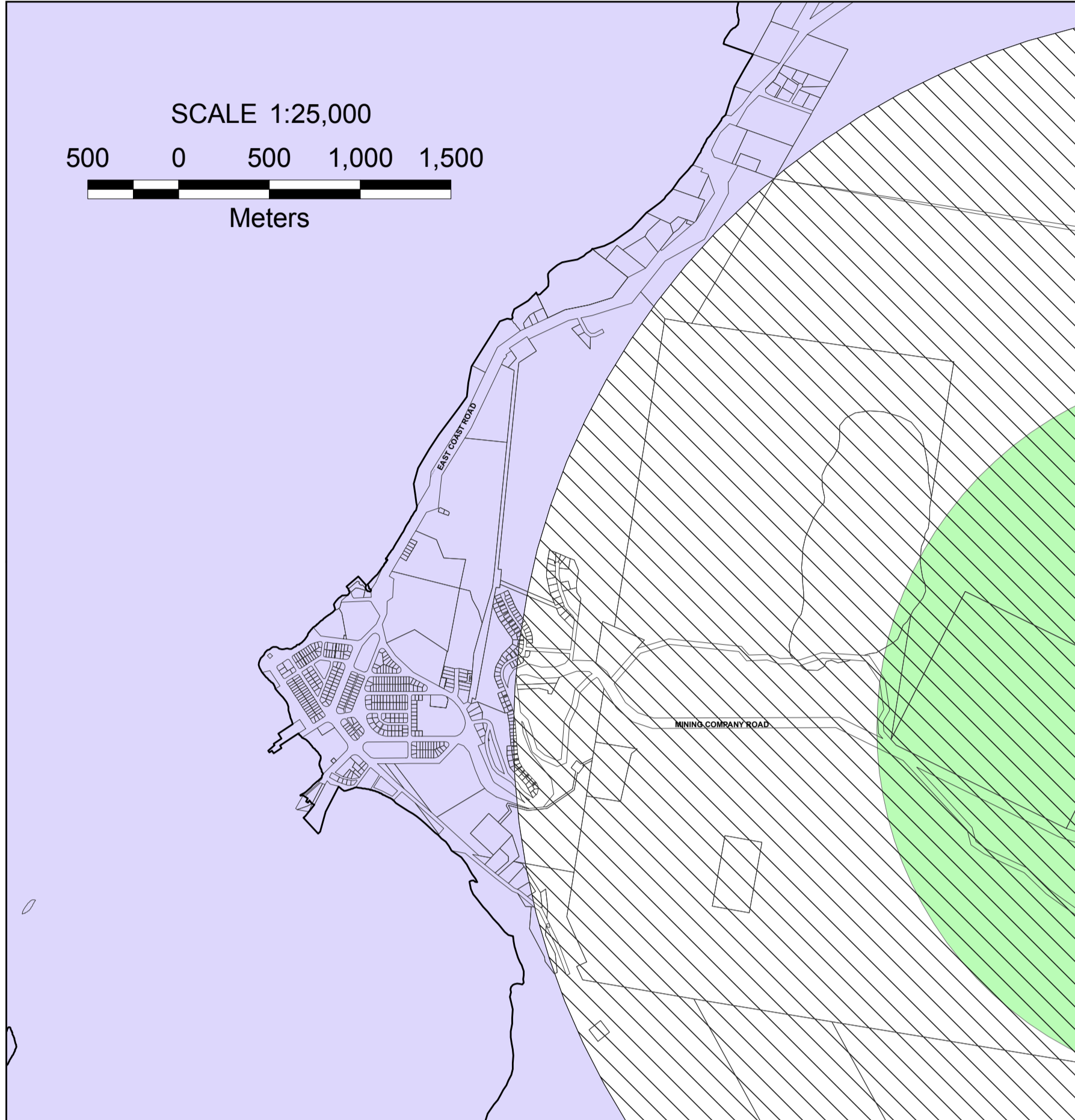
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-  Mt Hardgrave Radar Zone A
-  Mt Hardgrave Radar Zone A/B
-  Mt Hardgrave VHF Zone A
-  Mt Hardgrave VHF Zone A/B
-  Mt Hardgrave Radar Area of Interest
-  Mt Hardgrave VHF Area of Interest
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC



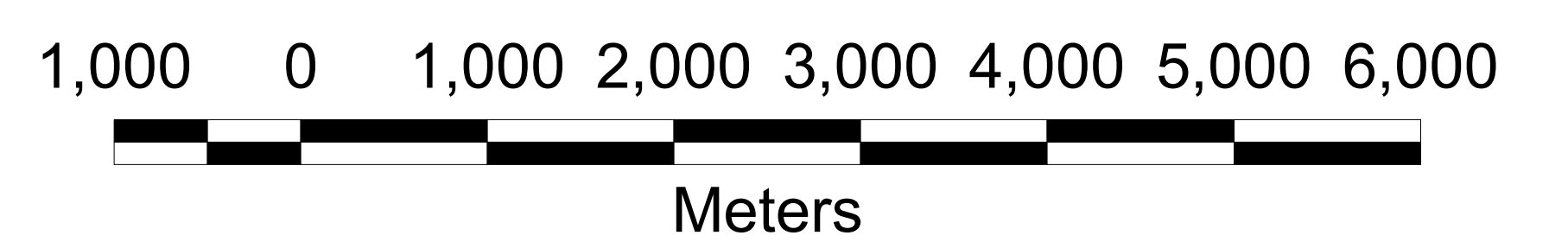
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NORTH STRADBROKE ISLAND

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BUSHFIRE HAZARD OVERLAY

Overlay Map - OM-003

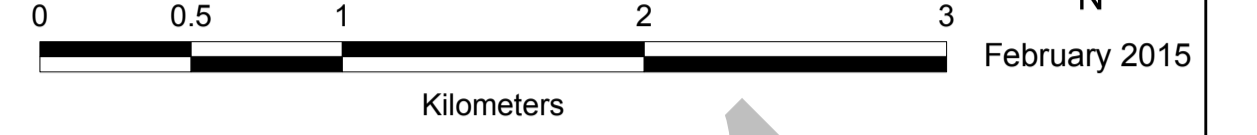
Sheet 1/2

- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer
- Cadastral Properties
- Outline of RCC



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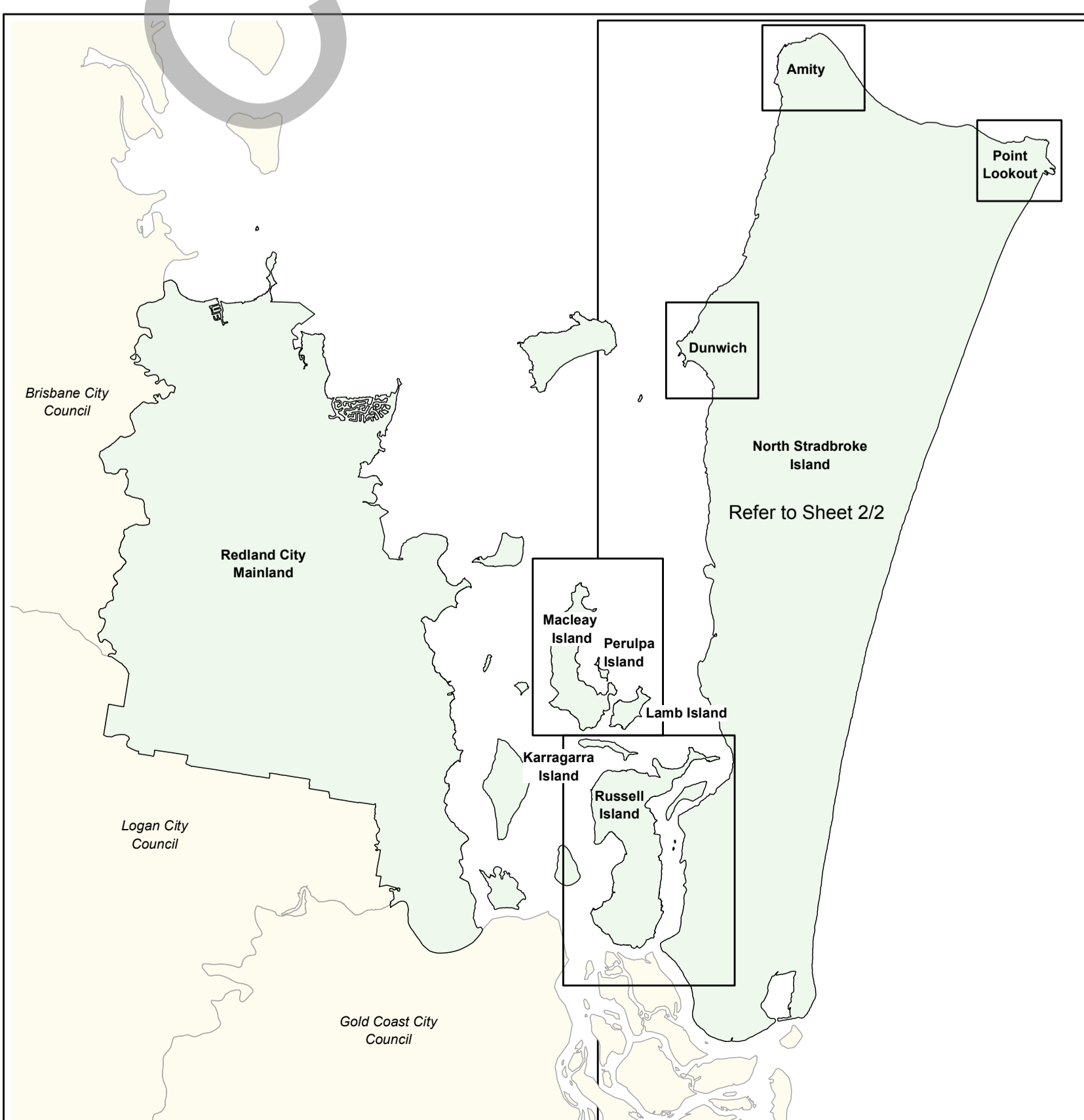
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BUSHFIRE HAZARD OVERLAY

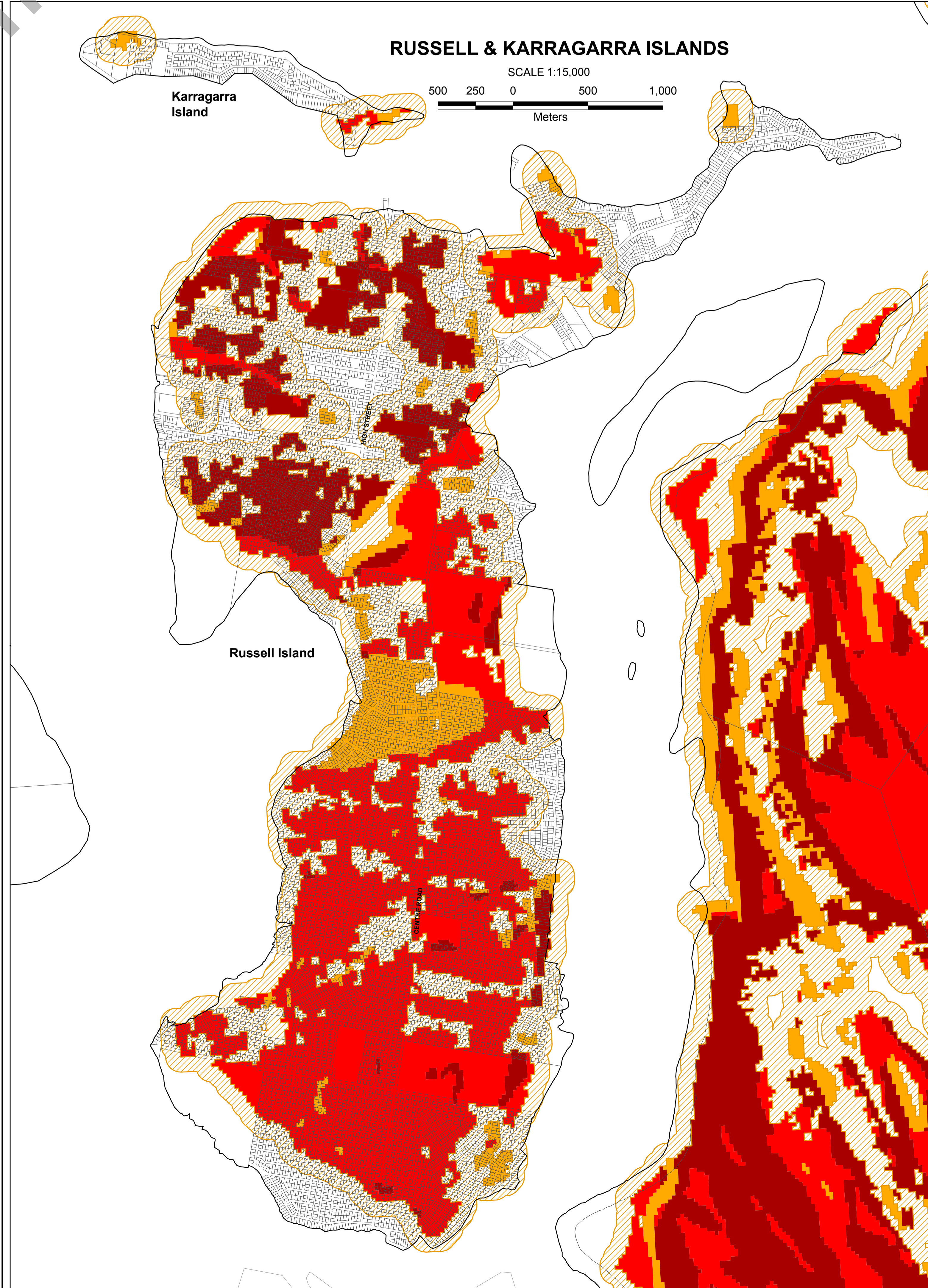
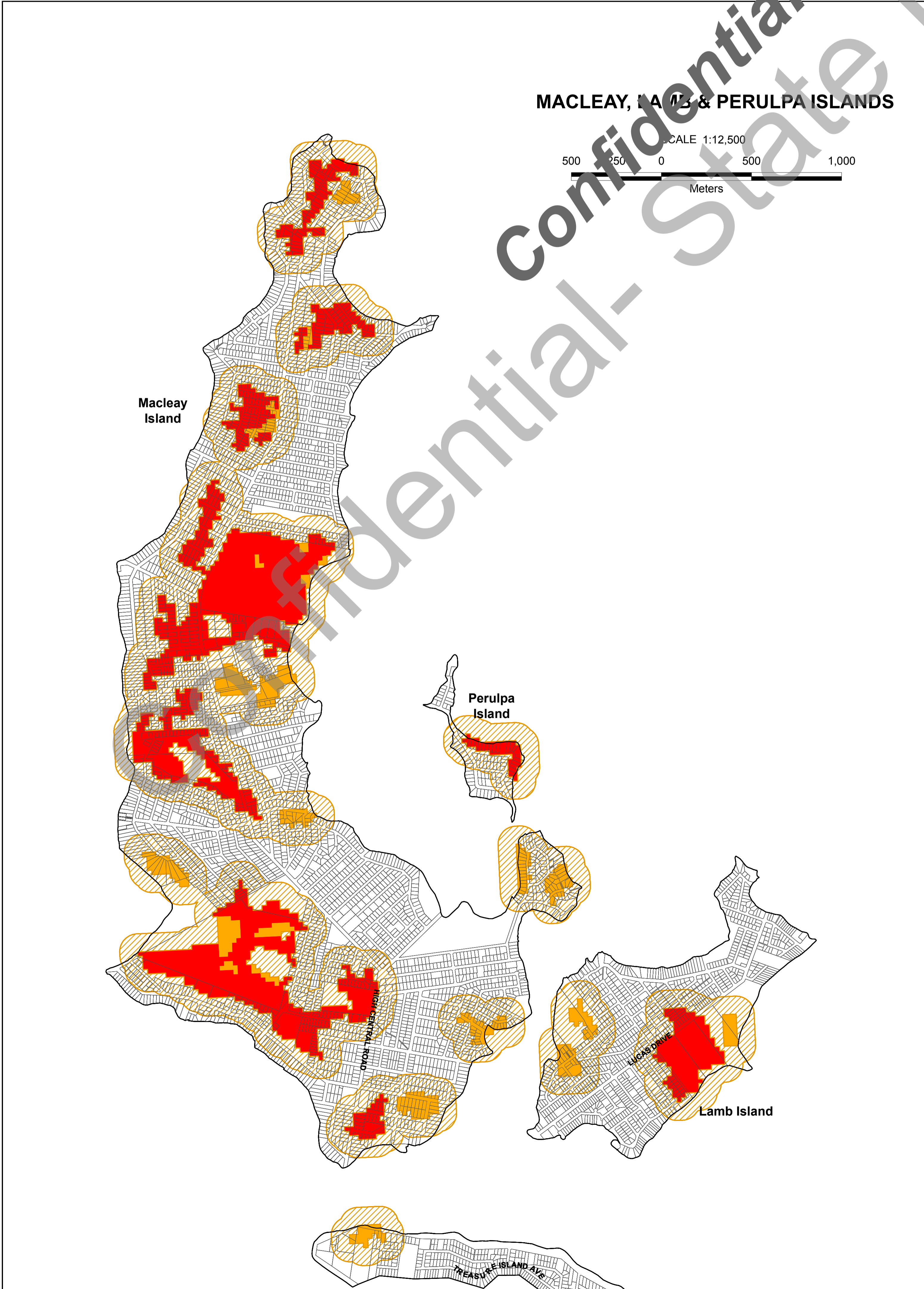
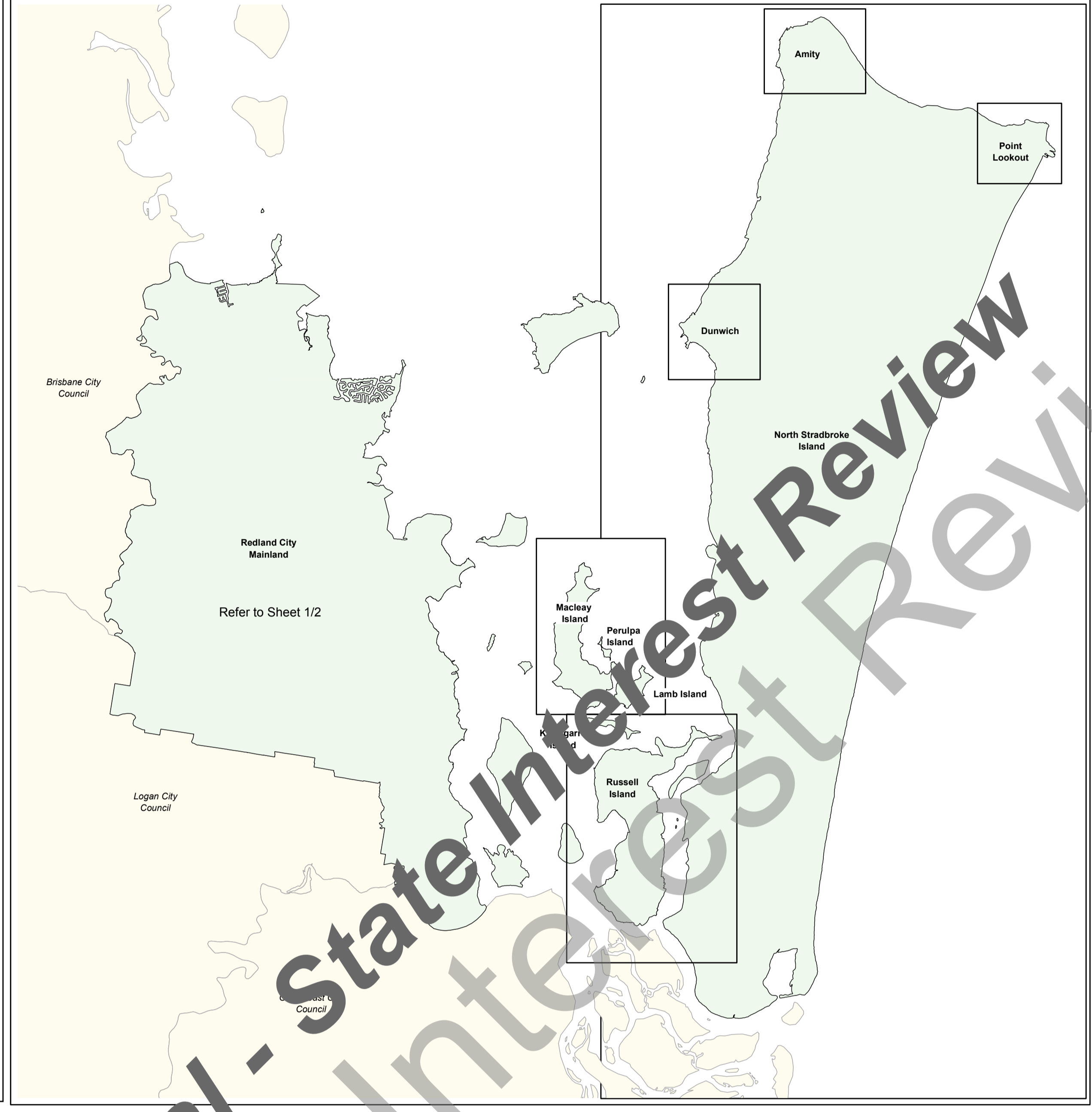
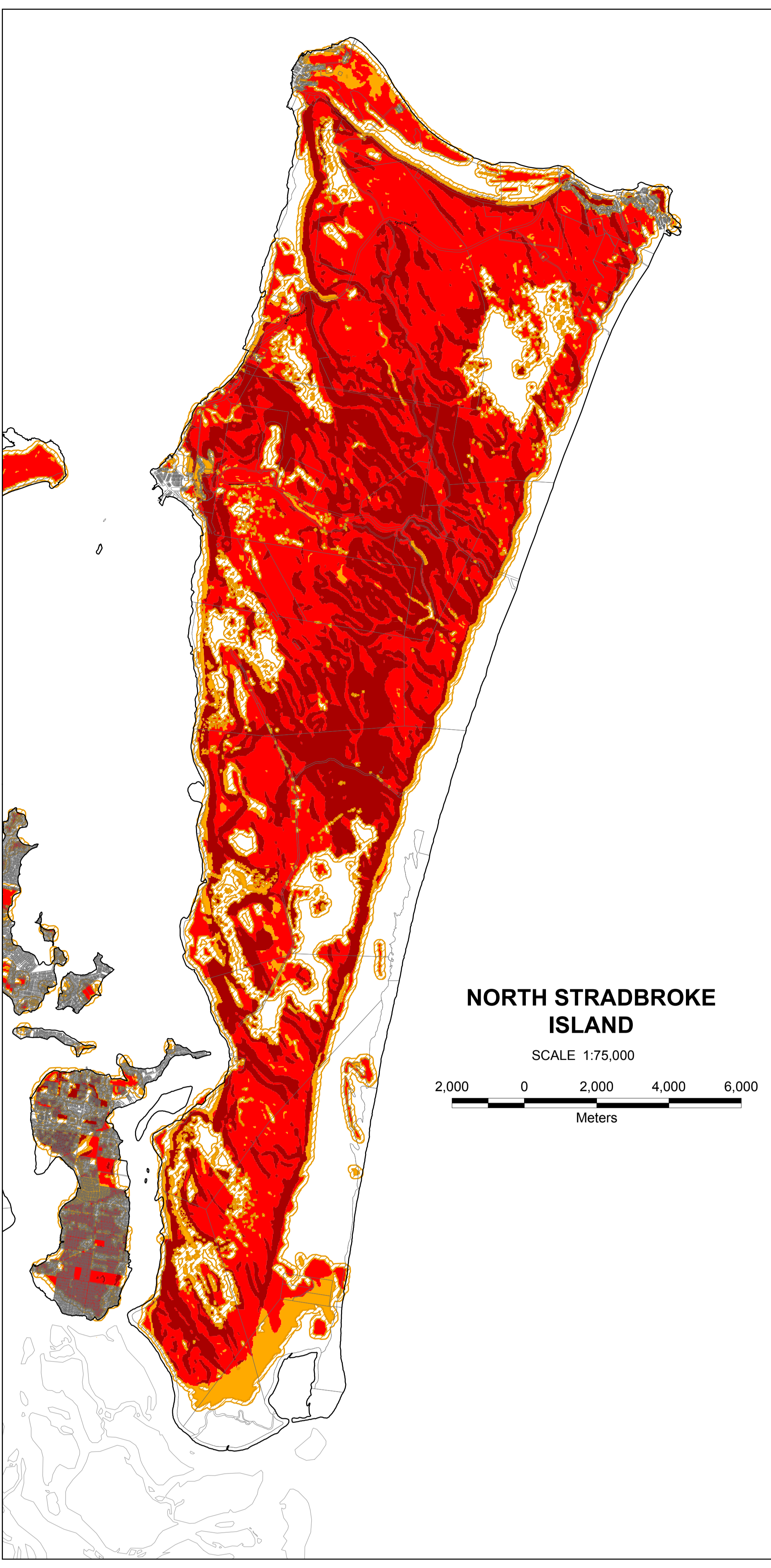
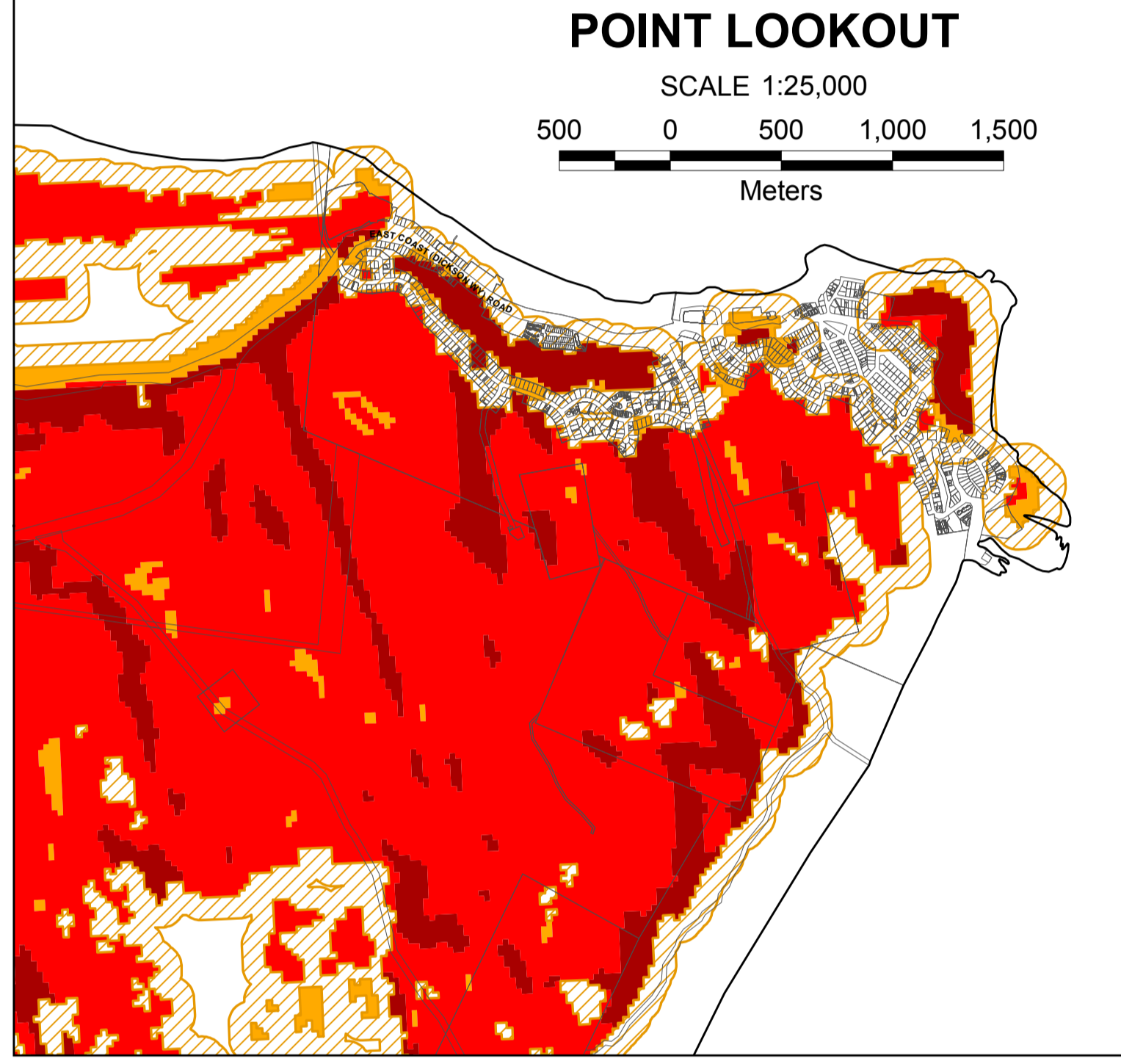
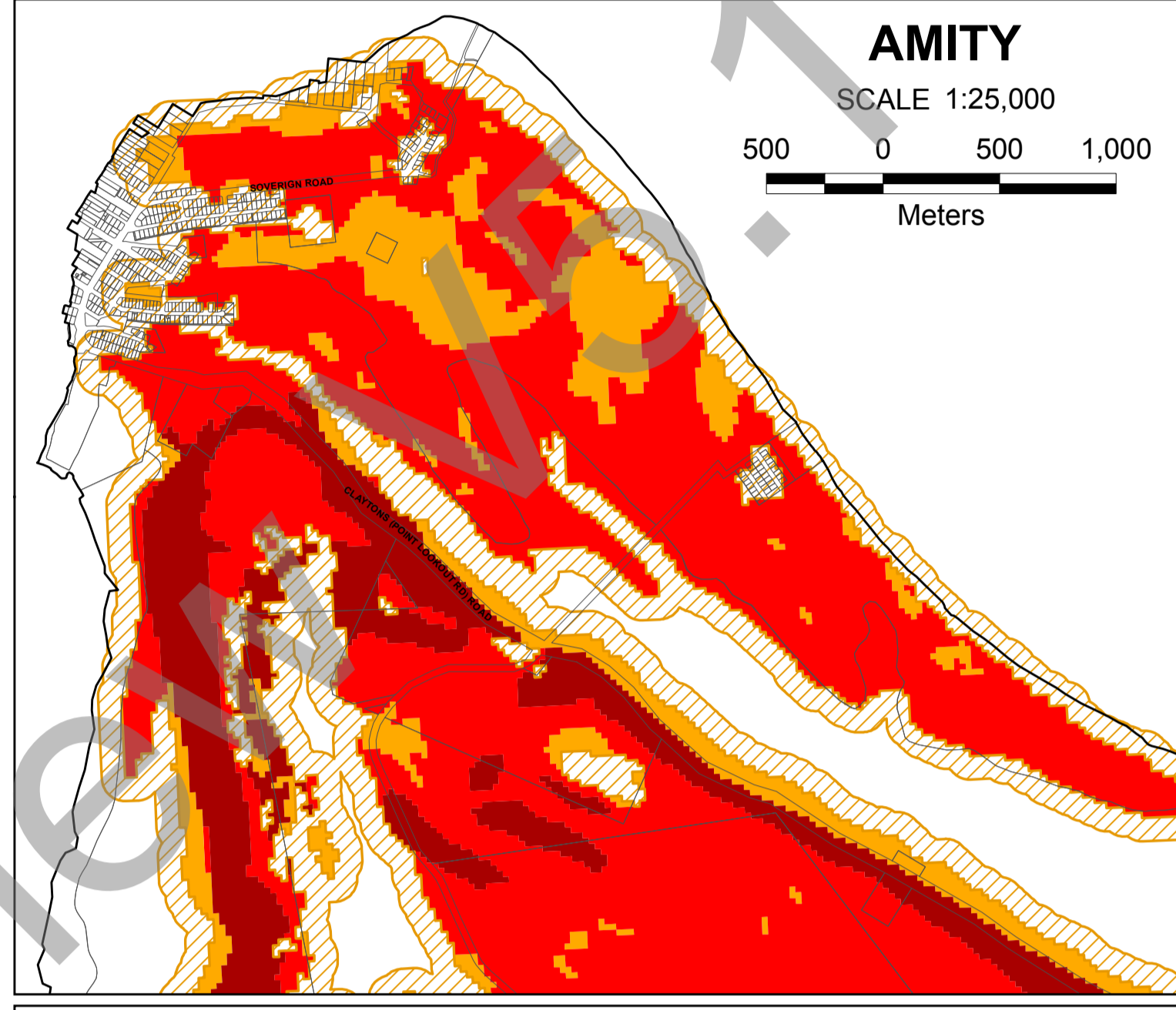
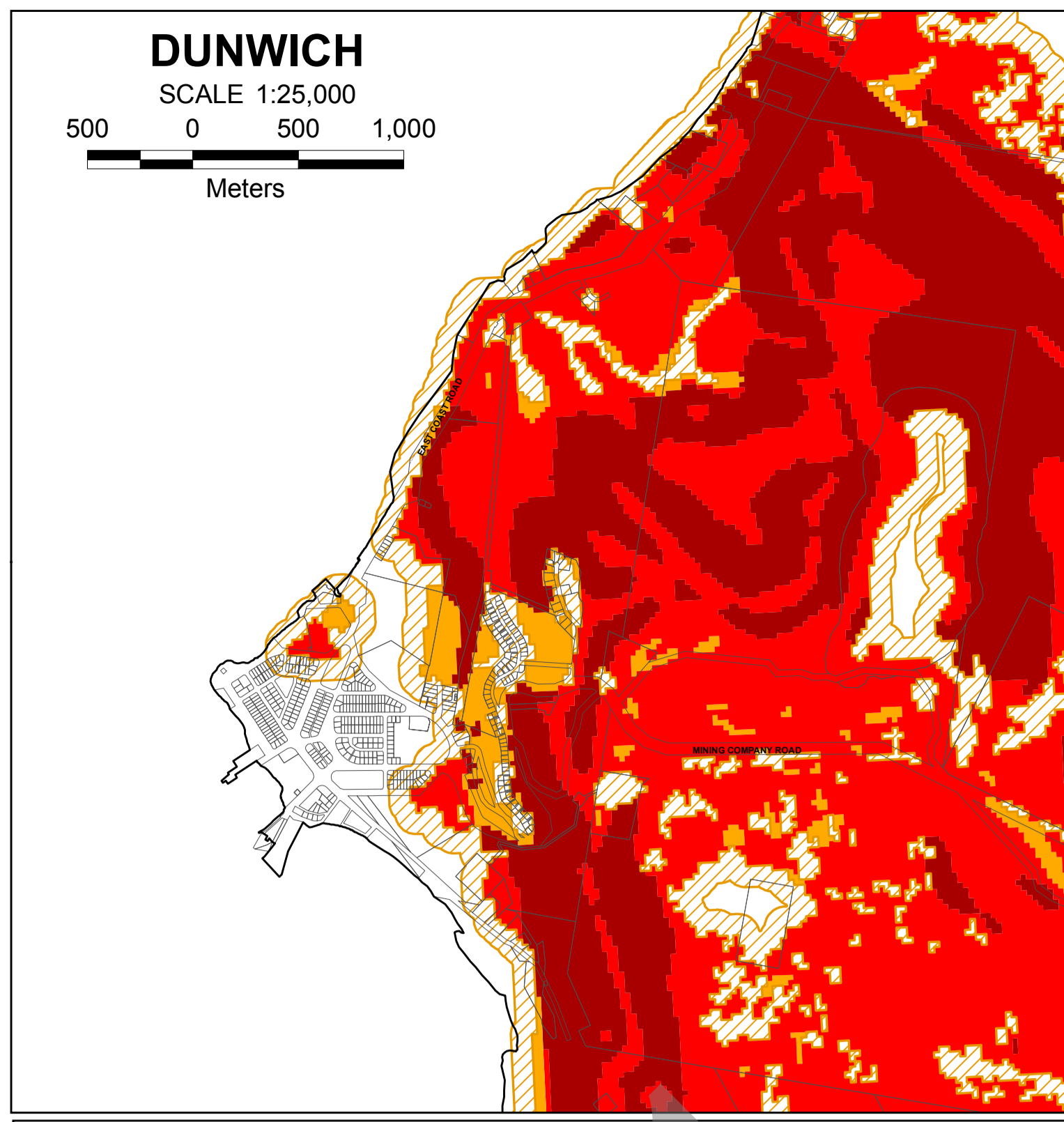
Overlay Map - OM-004
Sheet 2/2

- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Cadastral Properties
- Outline of RCC
- Local Authorities outside RCC
- Potential Impact Buffer



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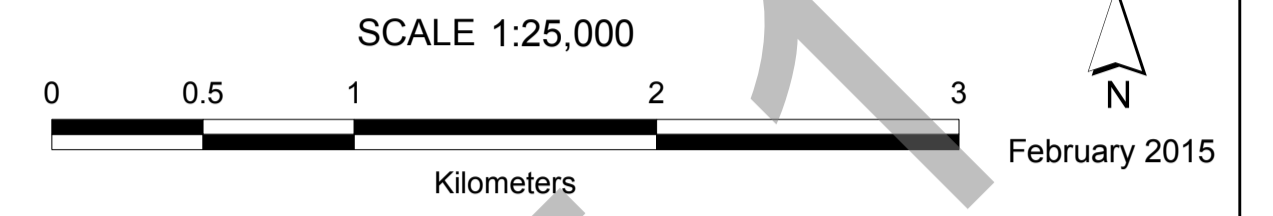
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COASTAL PROTECTION (EROSION PRONE AREAS)
OVERLAY

Overlay Map - OM-005
Sheet 1/2

- Outline of RCC
- Cadastral Properties
- Erosion Prone Area
- Coastal Management District
- Local Authorities outside RCC

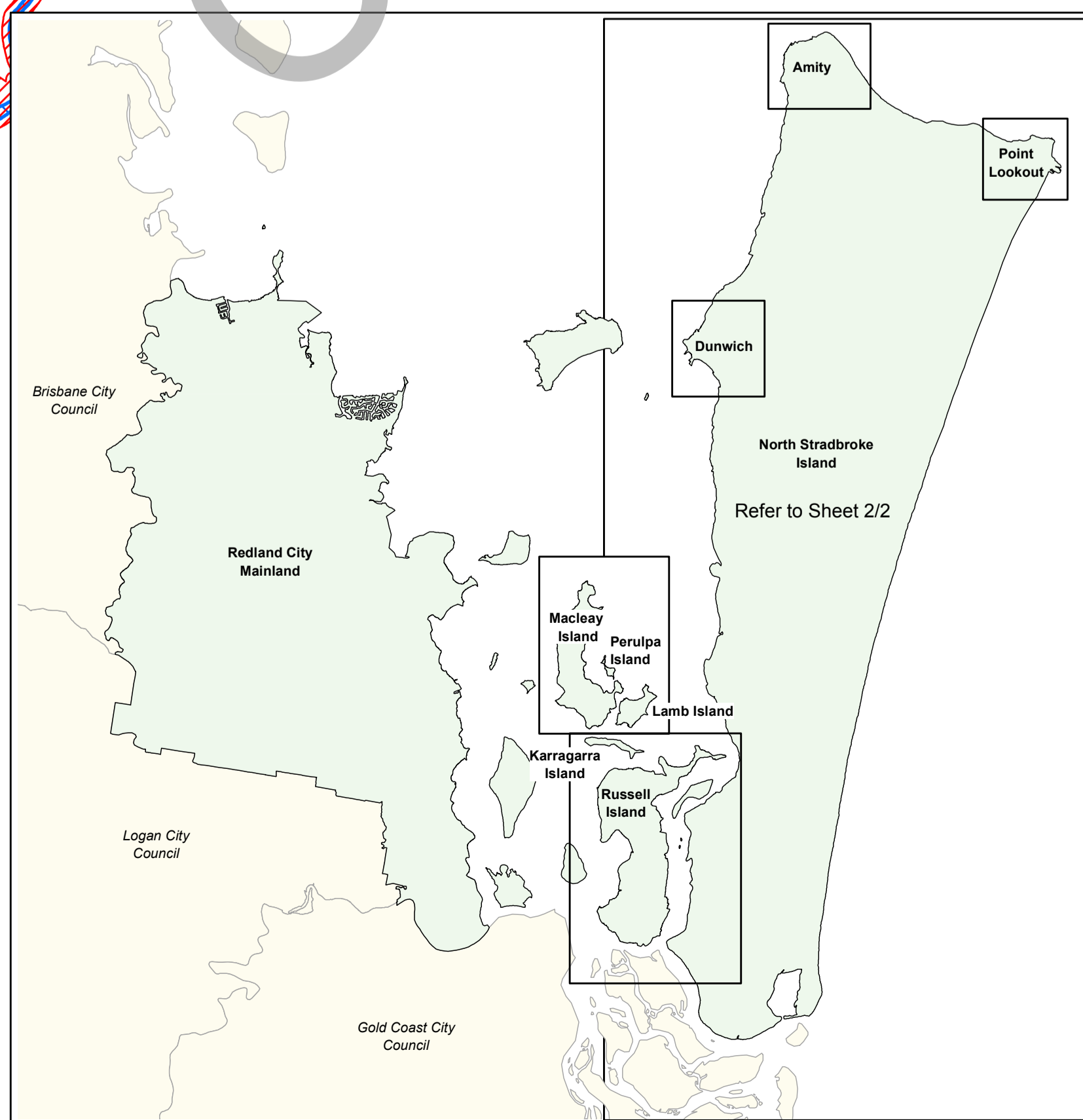
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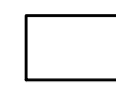




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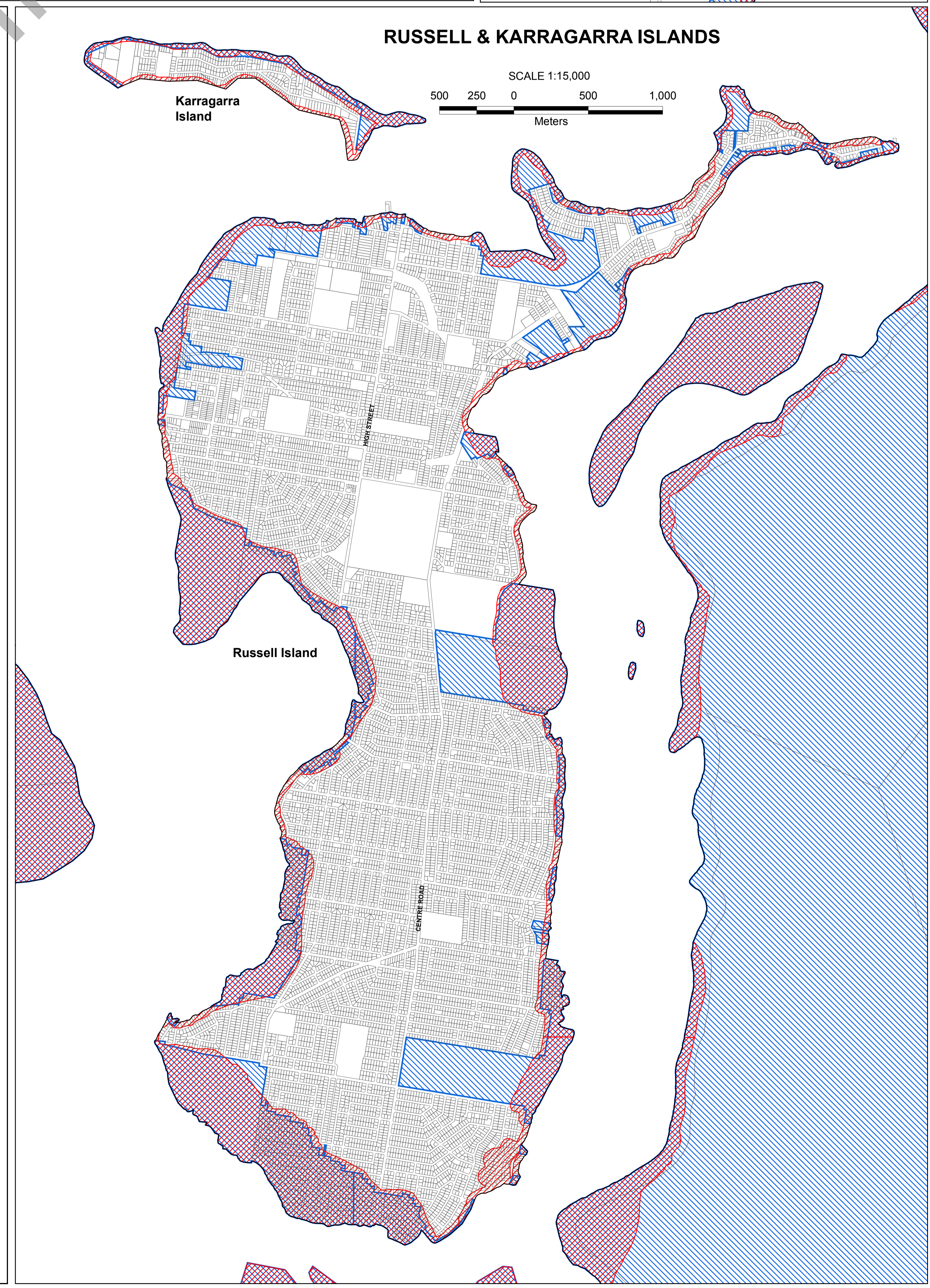
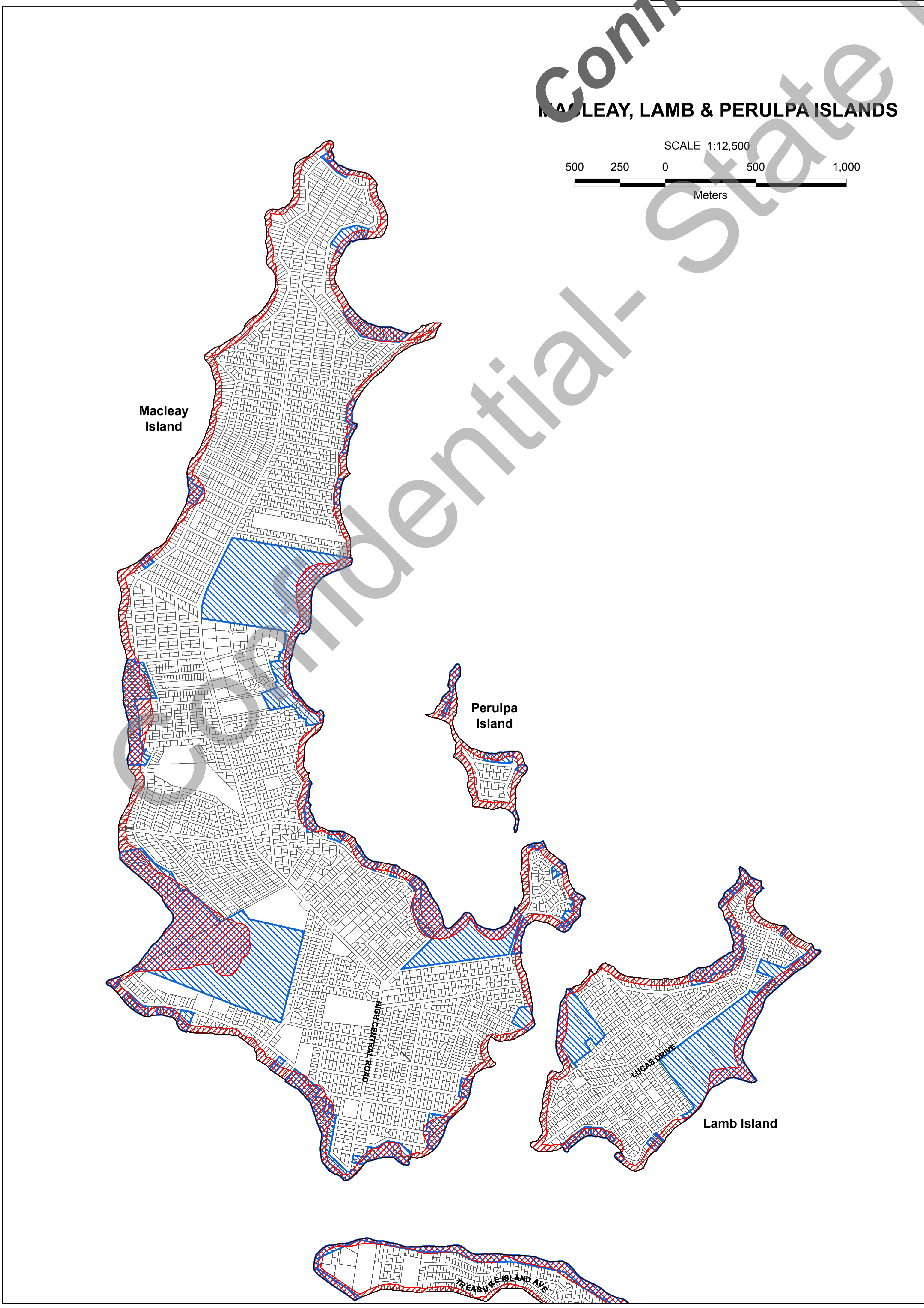
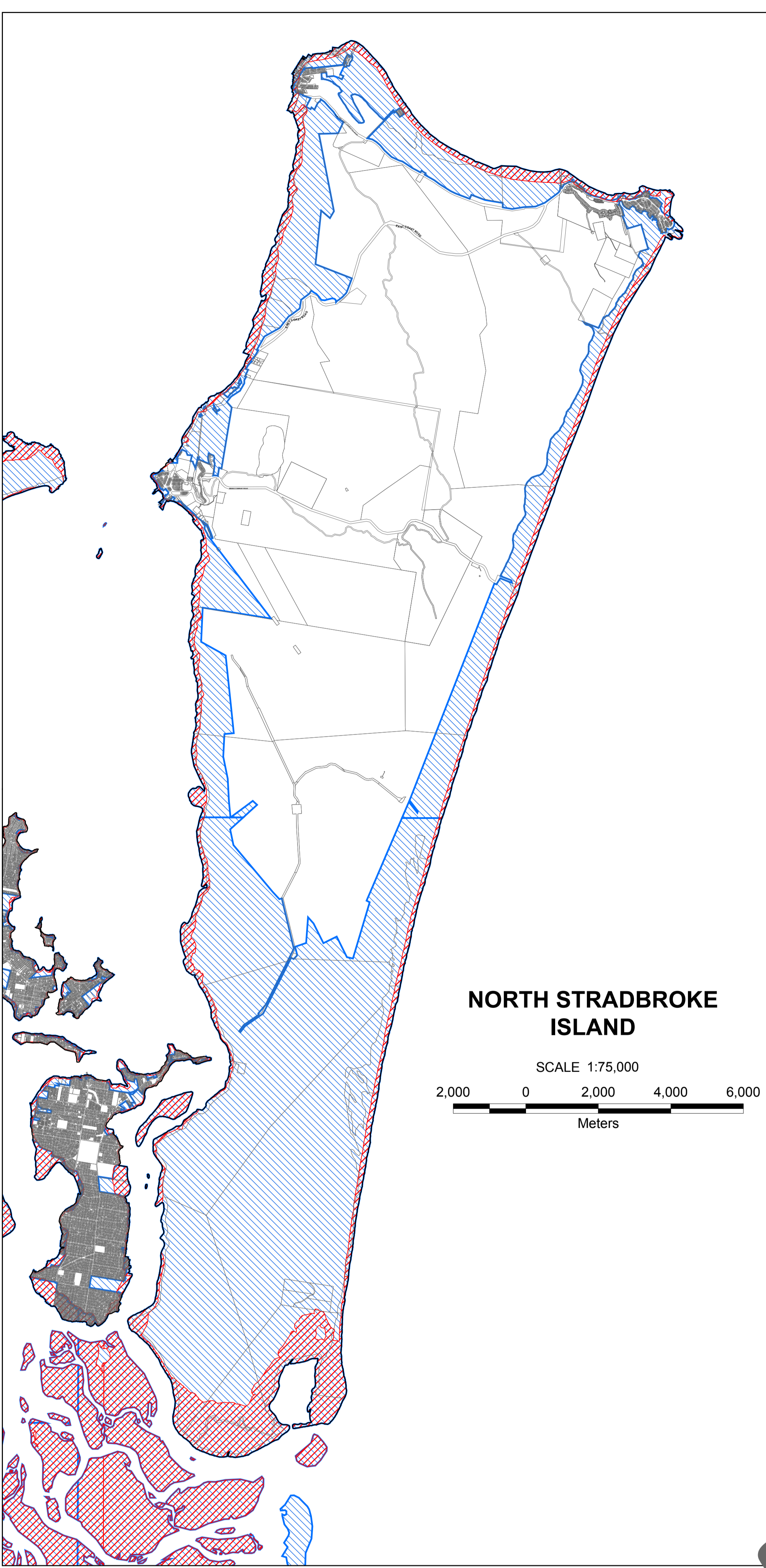
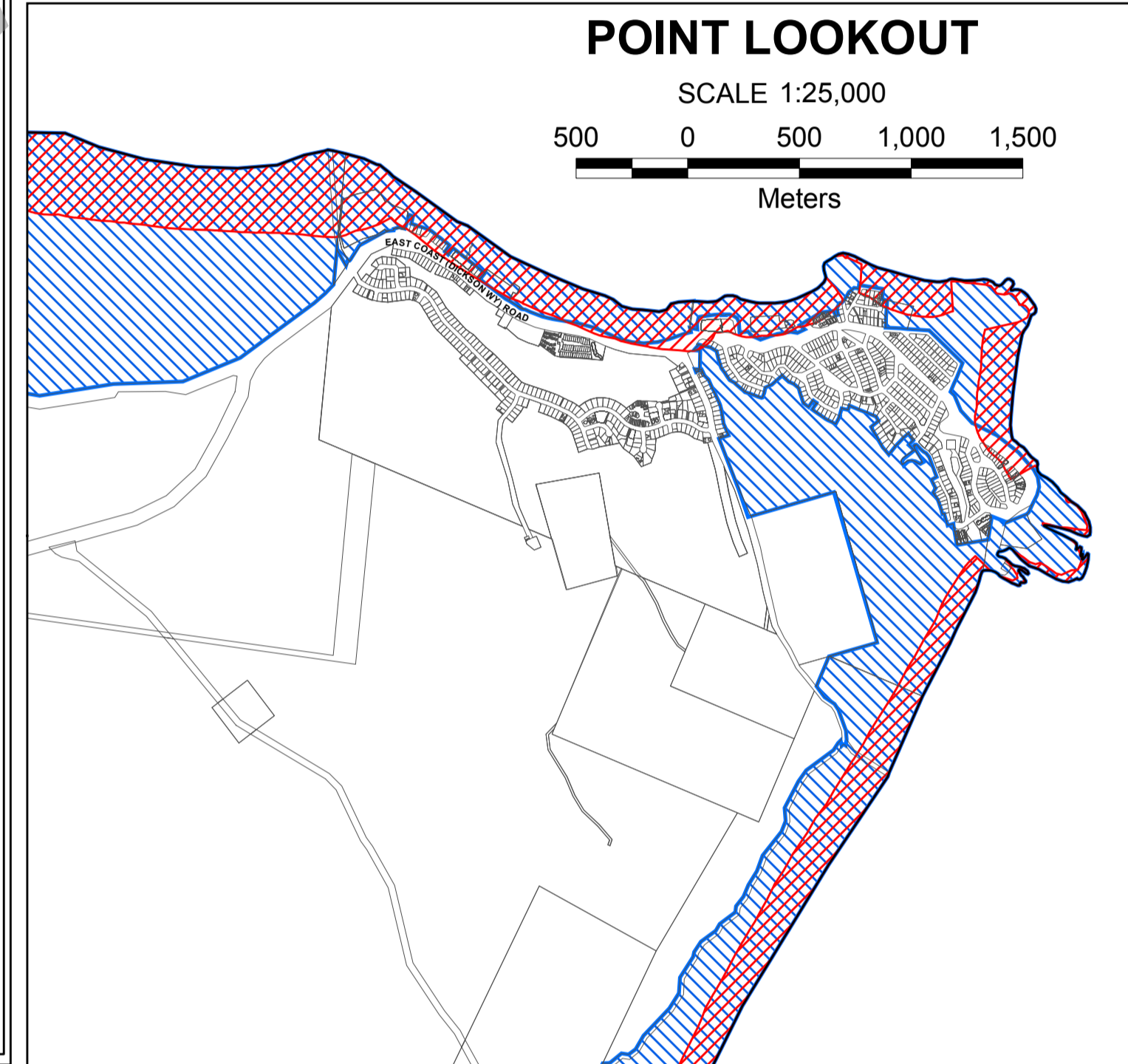
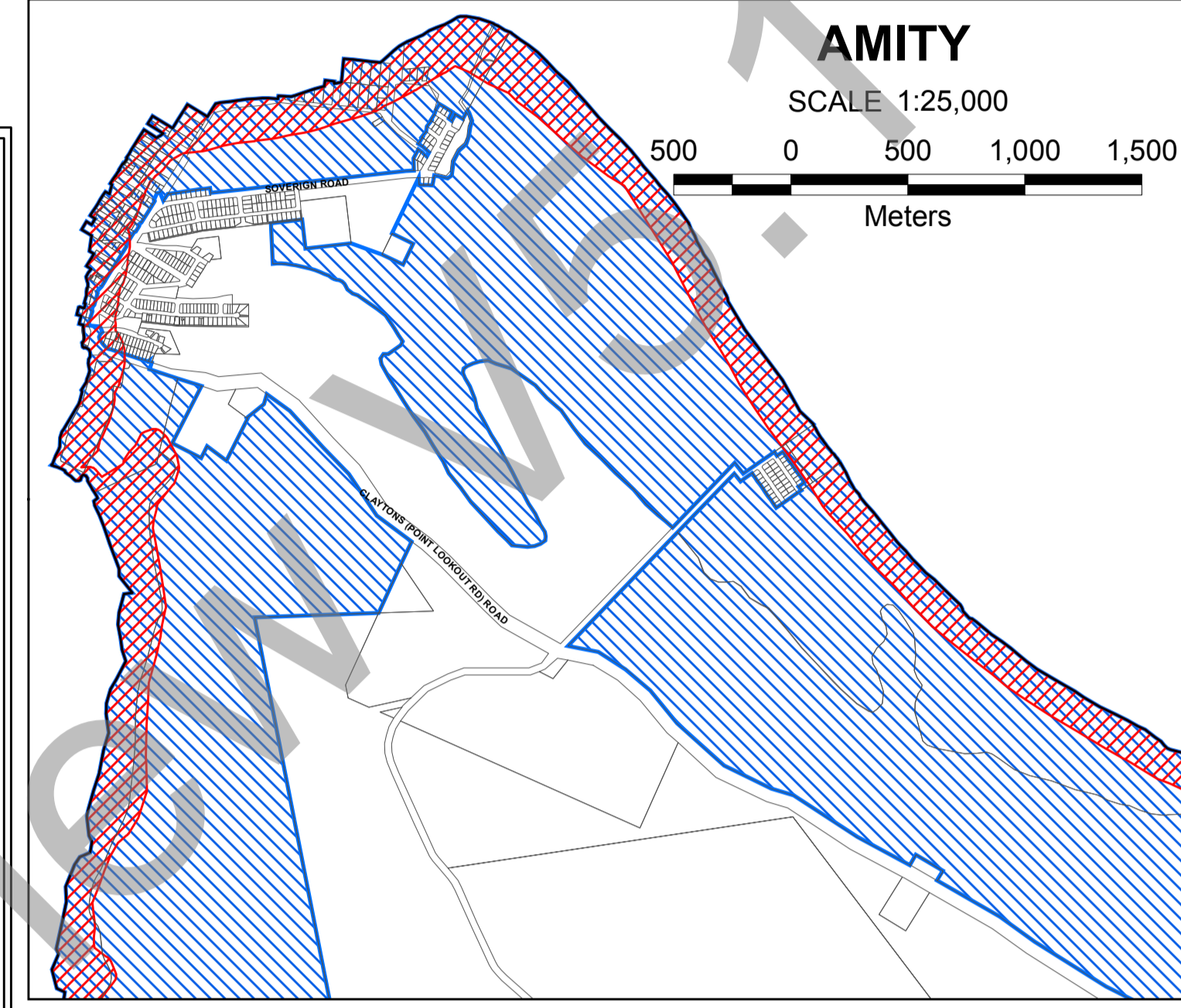
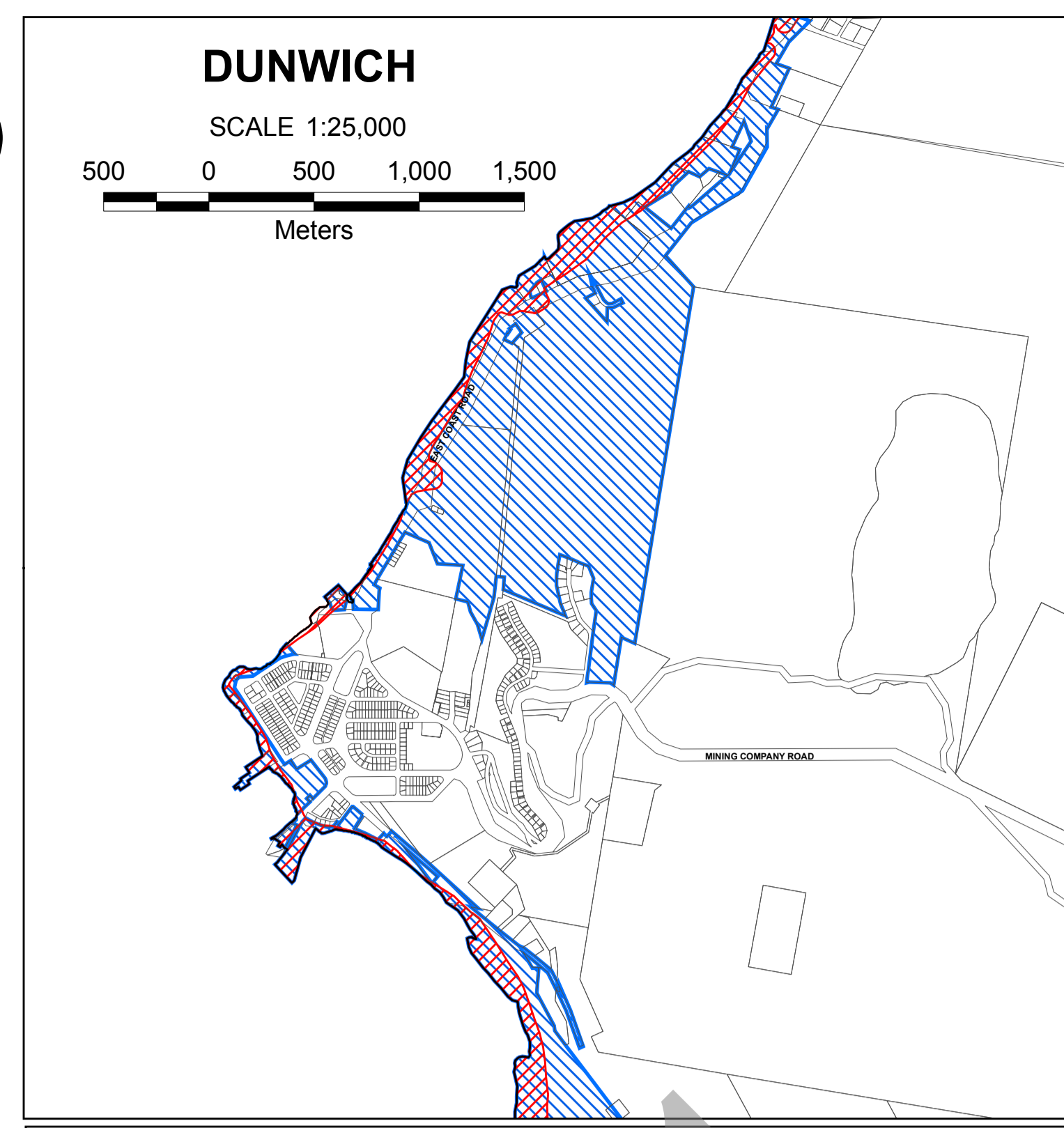
COASTAL PROTECTION (EROSION PRONE AREAS) OVERLAY

Overlay Map - OM-006
Sheet 2/2

-  Outline of RCC
-  Cadastral Properties
-  Erosion Prone Area
-  Coastal Management District
-  Local Authorities outside RCC



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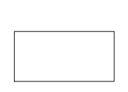
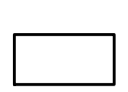


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Redlands Planning Scheme - RPS 2015 Version 5.1
**ENVIRONMENTAL SIGNIFICANCE
OVERLAY**

Overlay Map - OM-007

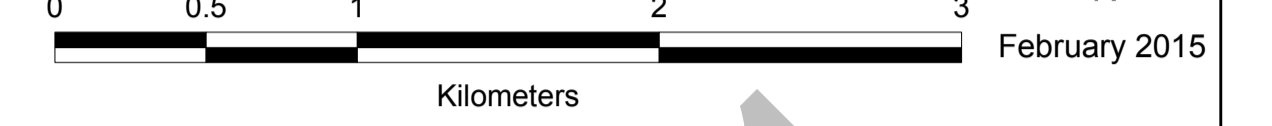
Sheet 1/2

- Matters of State Environmental Significance (MSES) 
- Matters of Local Environmental Significance (MLES) 
- Cadastral Properties 
- Outline of RCC 



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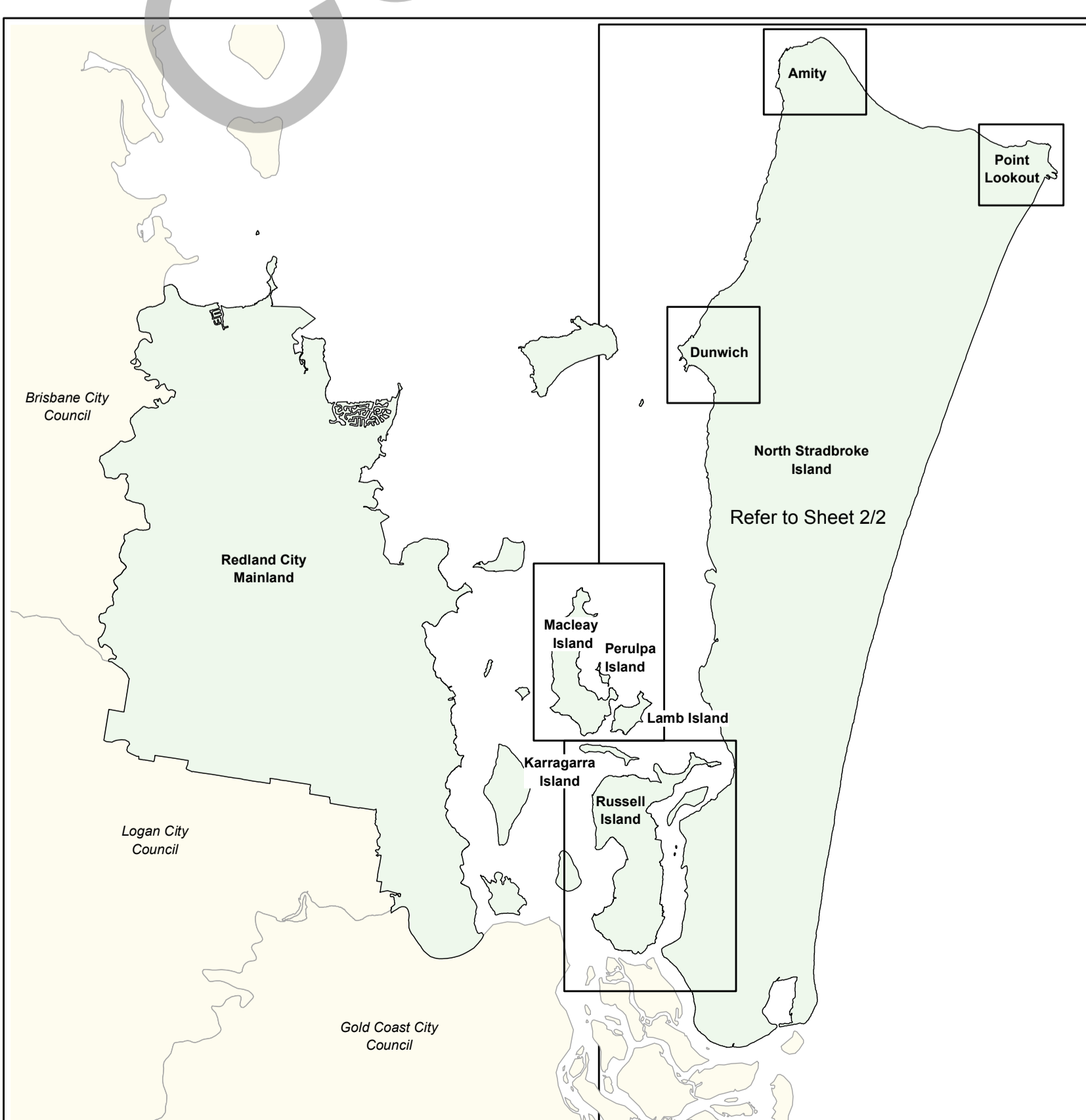
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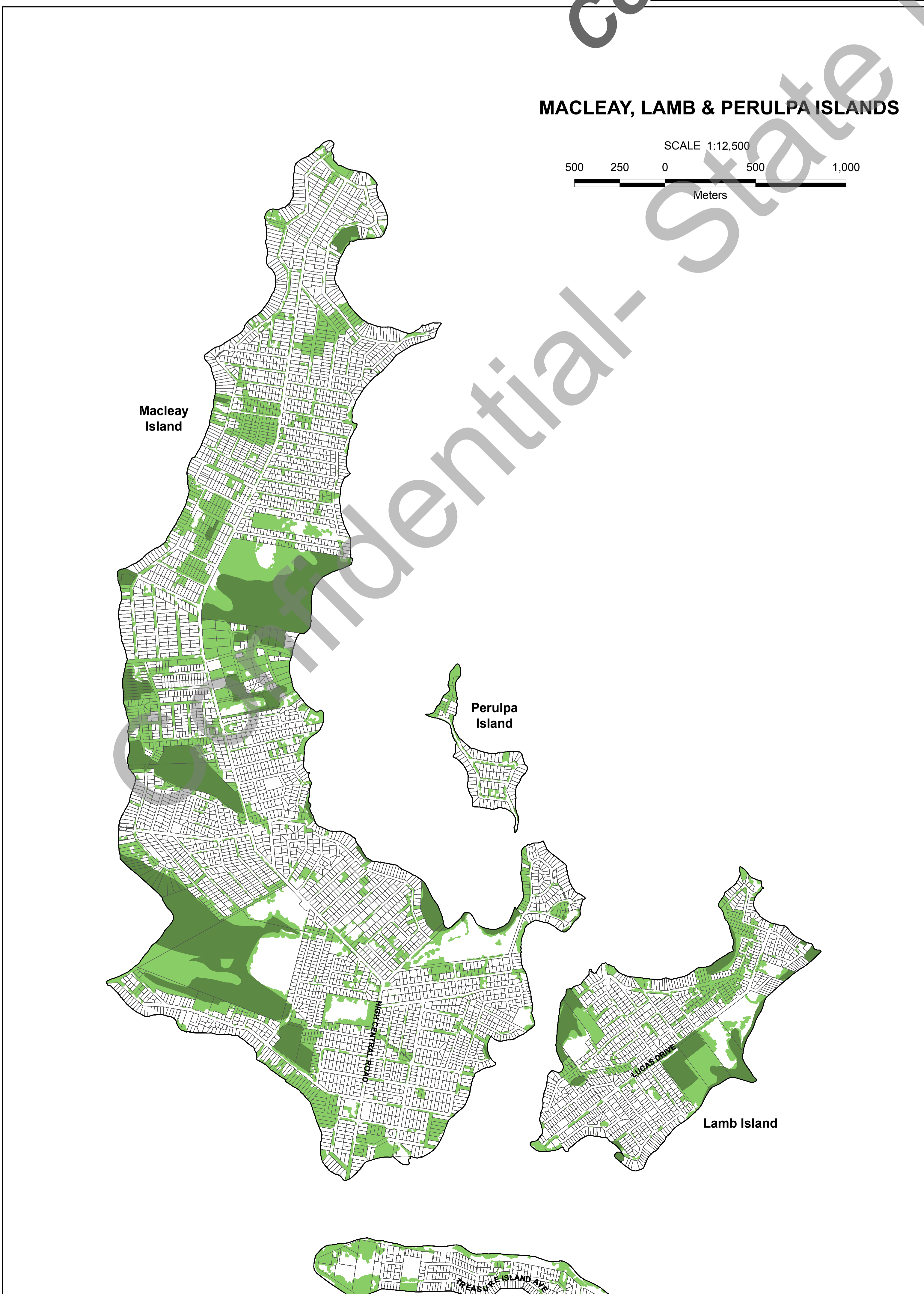
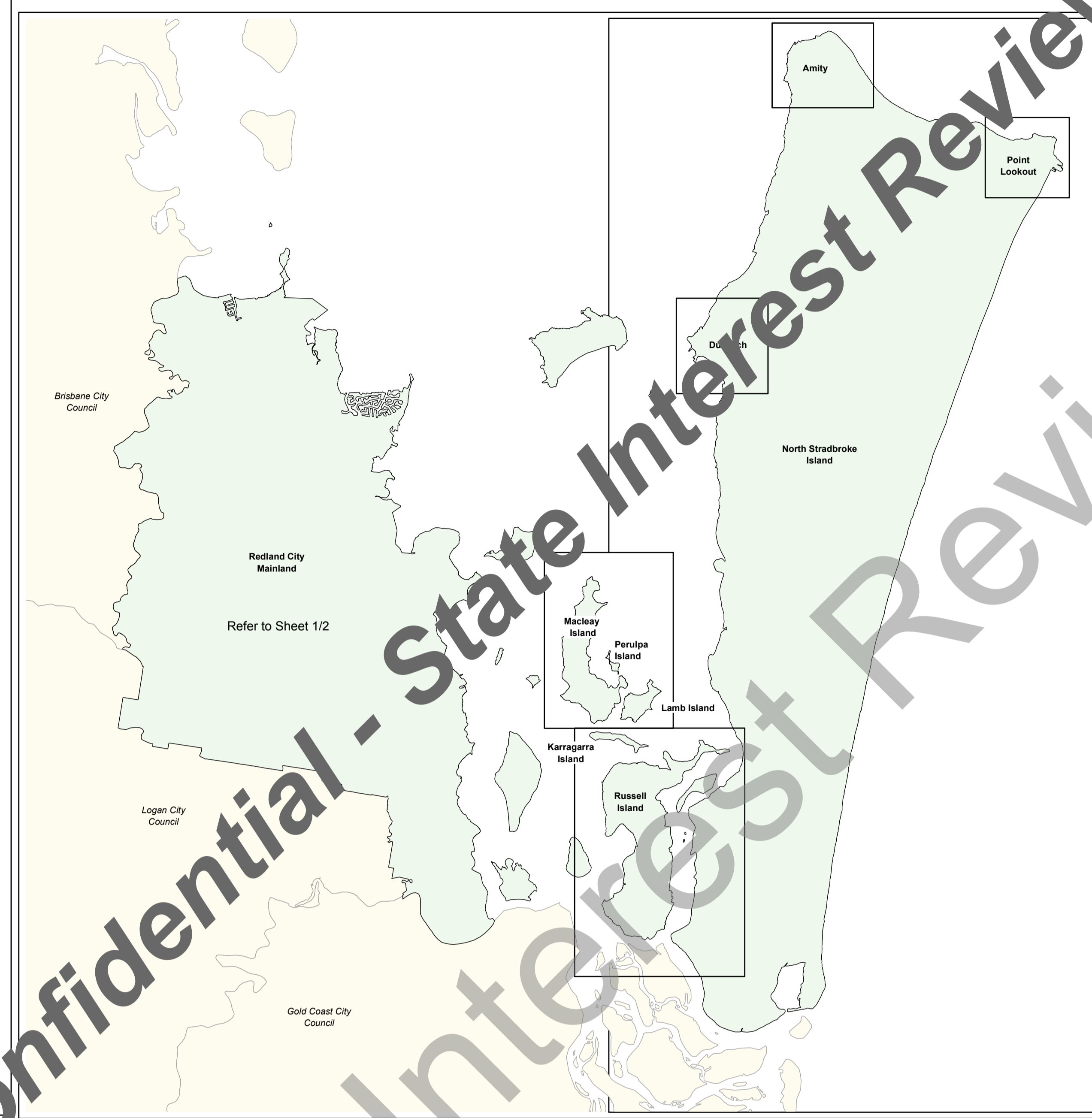
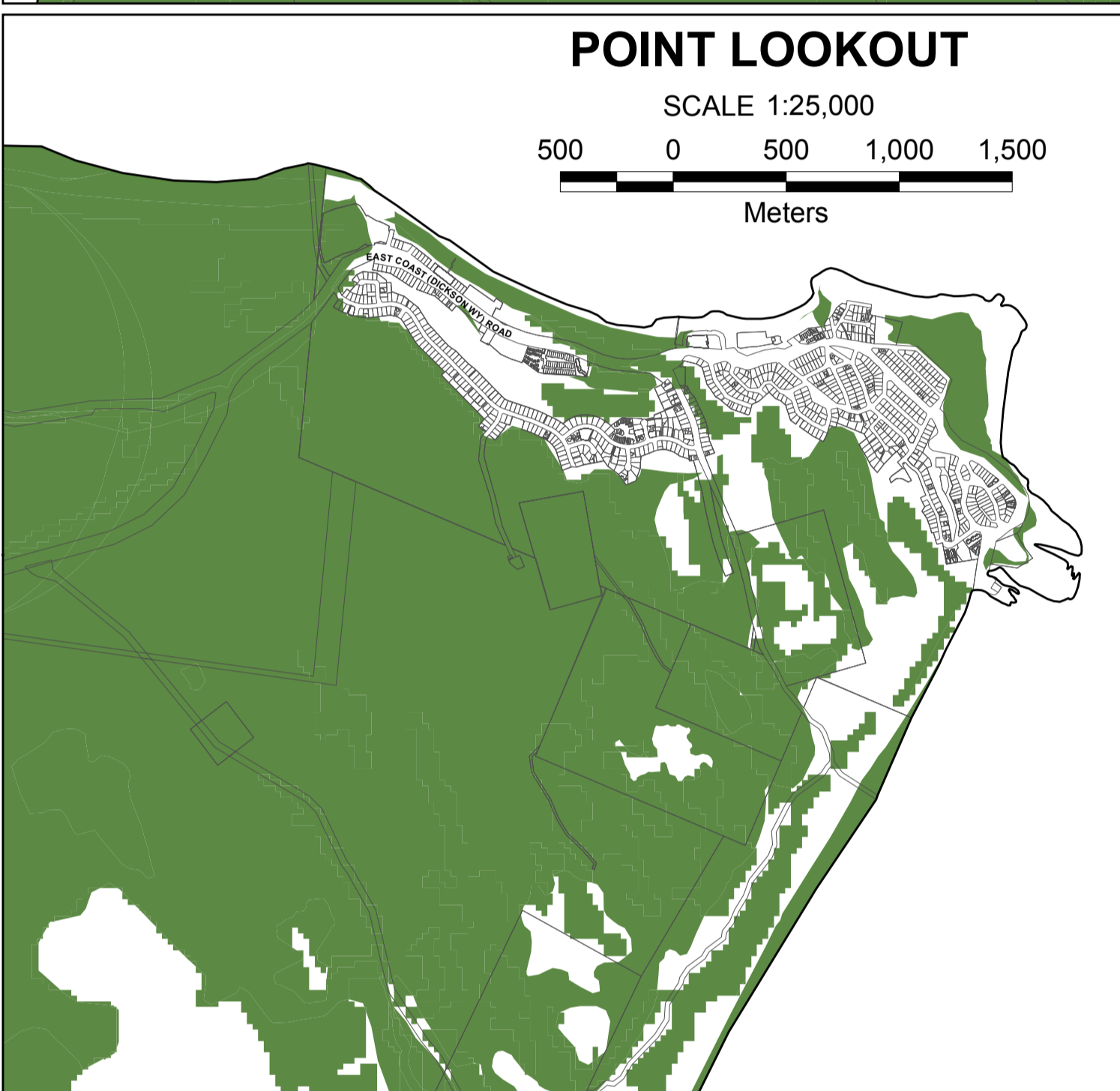
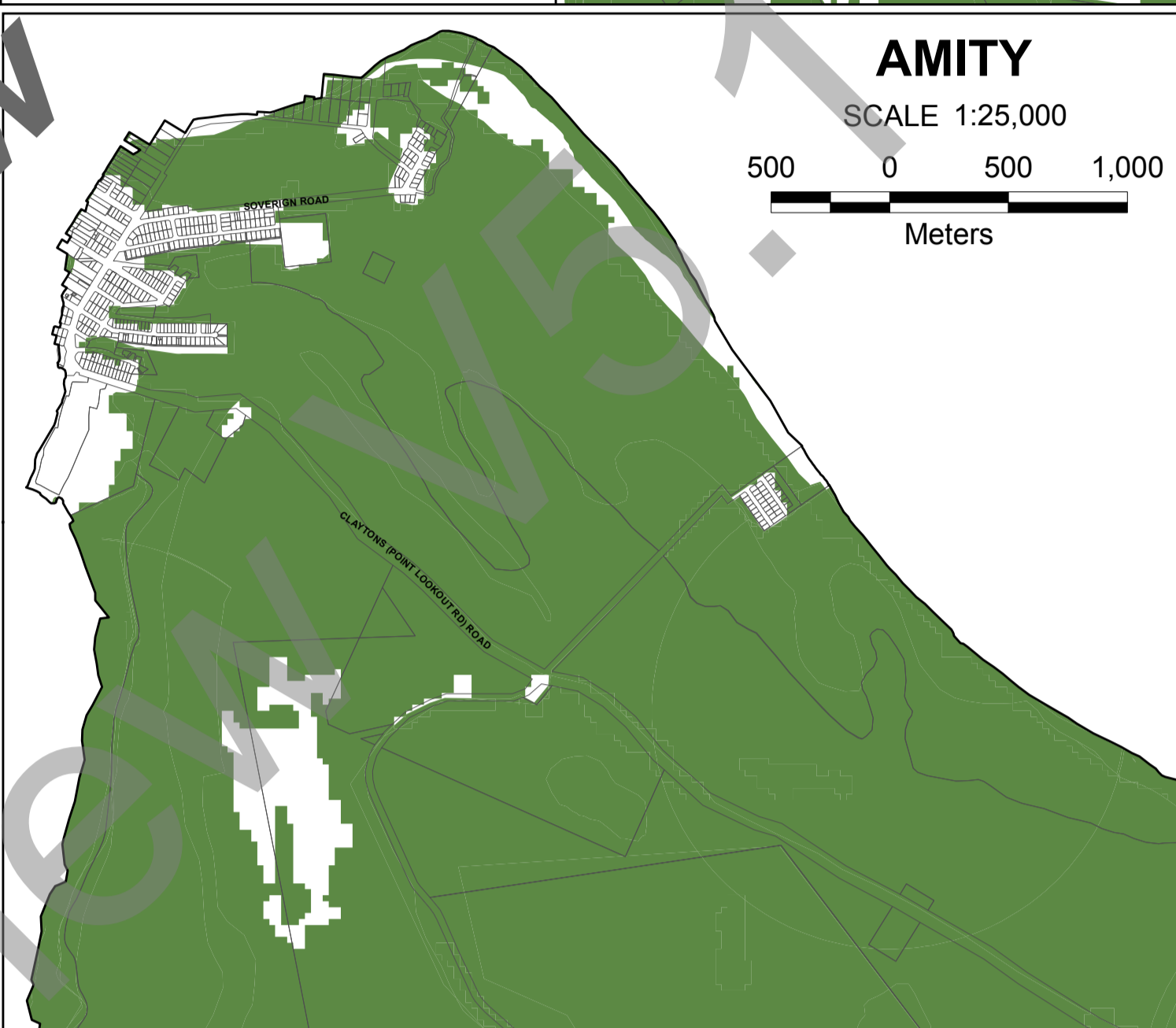
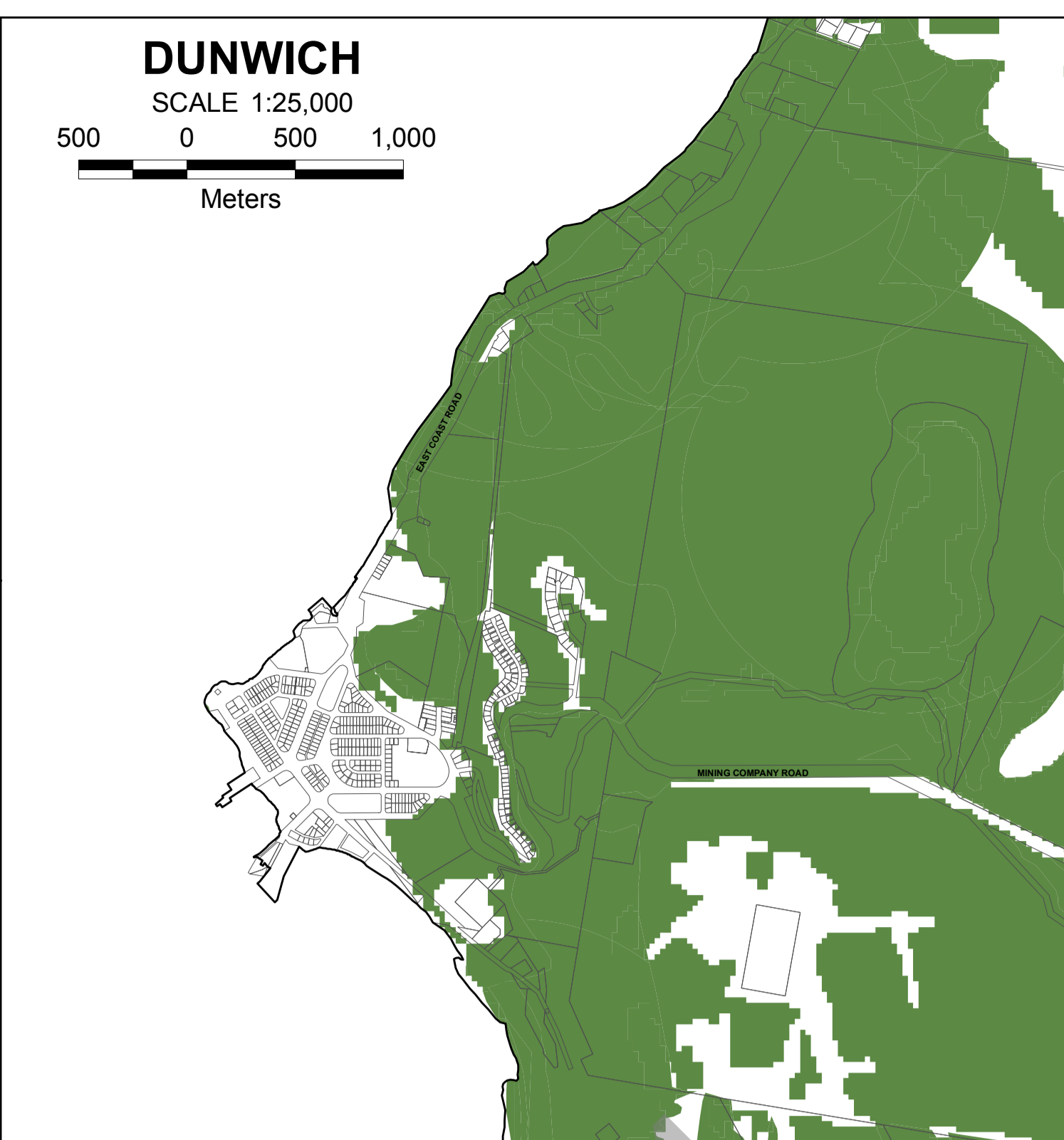
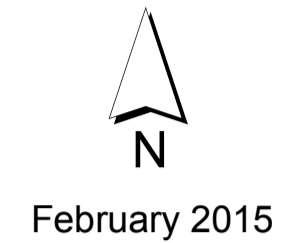
Redlands Planning Scheme - RPS 2015 Version 5.1
ENVIRONMENTAL SIGNIFICANCE OVERLAY

Overlay Map - OM-008
Sheet 2/2

- Matters of State Environmental Significance (MSES)
- Matters of Local Environmental Significance (MLES)
- Cadastral Properties
- Outline of RCC
- Local Authorities outside RCC



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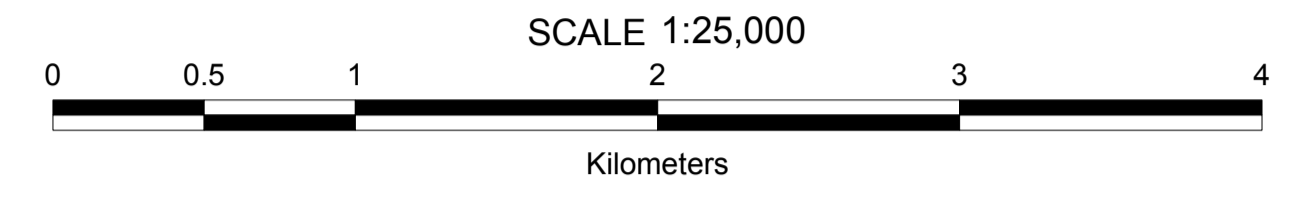


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Redlands Planning Scheme - RPS 2015 Version 5.1
EXTRACTIVE RESOURCES OVERLAY

Overlay Map - OM-009
Sheet 1/2

- Key Regional Resource/Processing Area
- Key Regional Resource Separation Area
- Local Resource/Processing Area
- Local Resource Separation Area
- Transport Route Separation Area
- Mining Tenement
- Transport Route
- Cadastral Properties
- Outline of RCC
- Local Authorities outside RCC

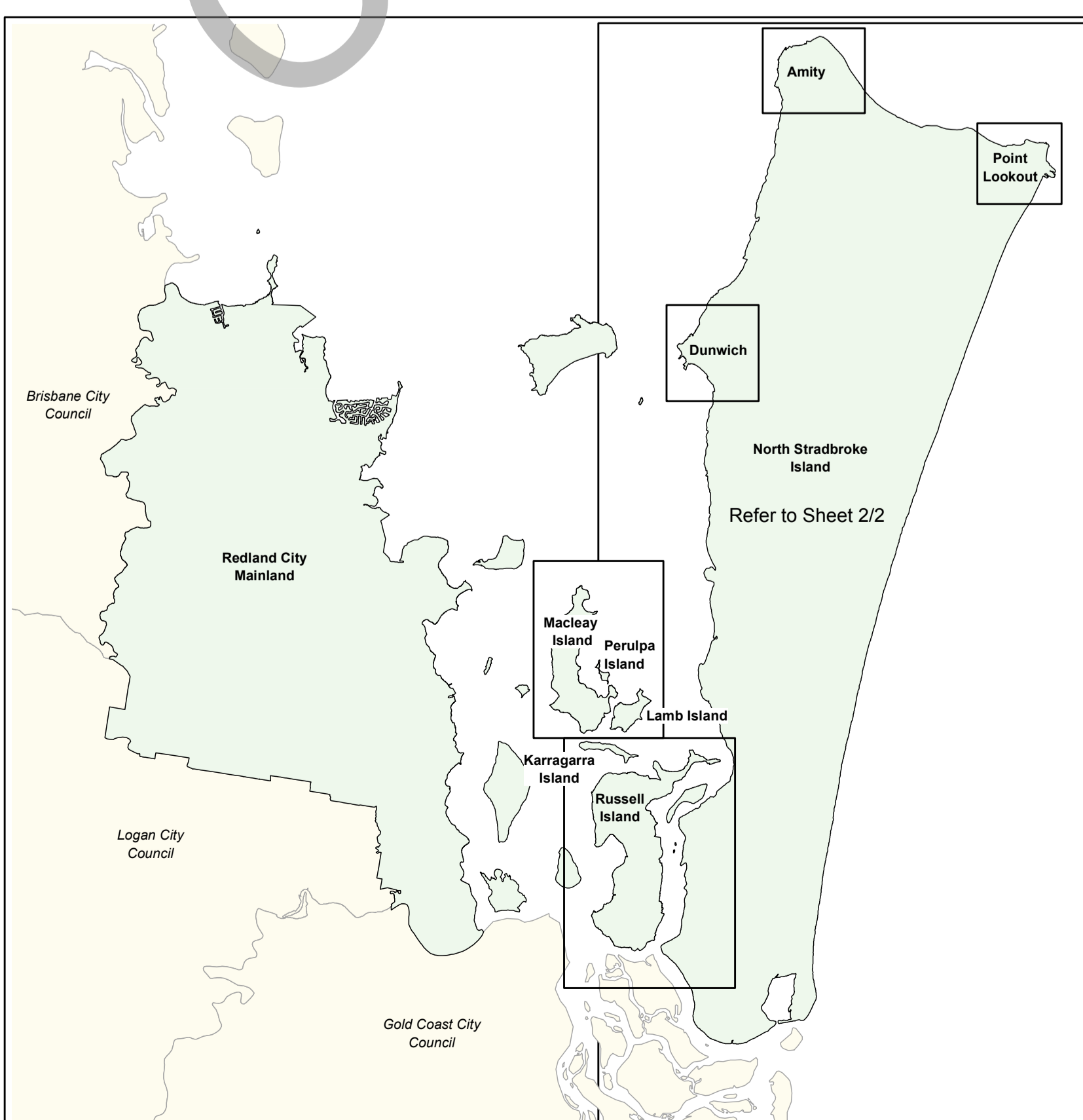


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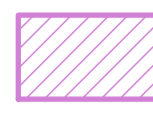
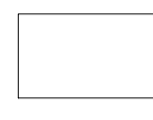




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EXTRACTIVE RESOURCES OVERLAY

Overlay Map - OM-010

Sheet 2/2

-  Mining Tenement
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC

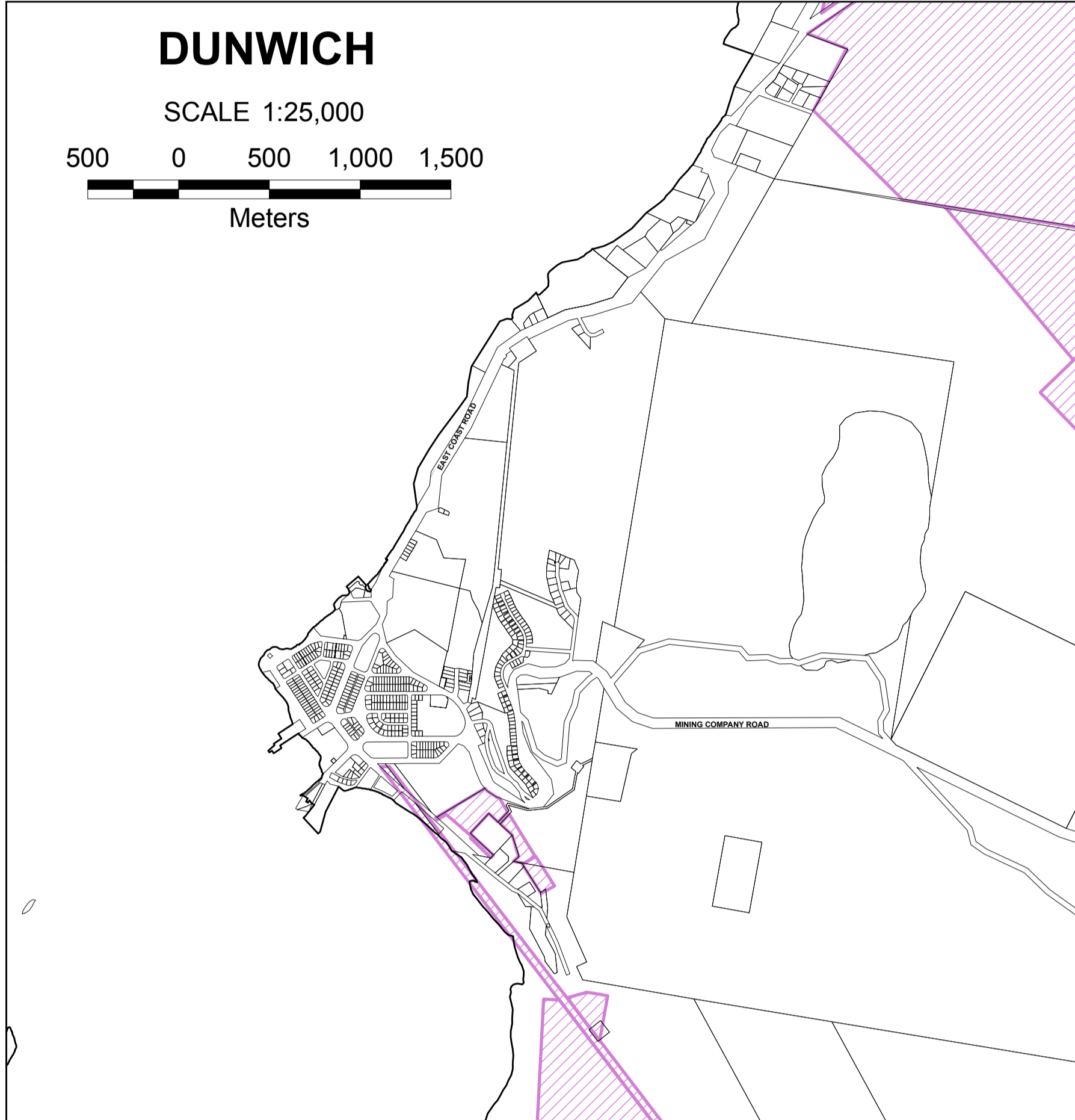
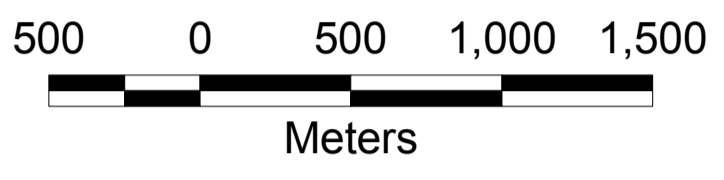


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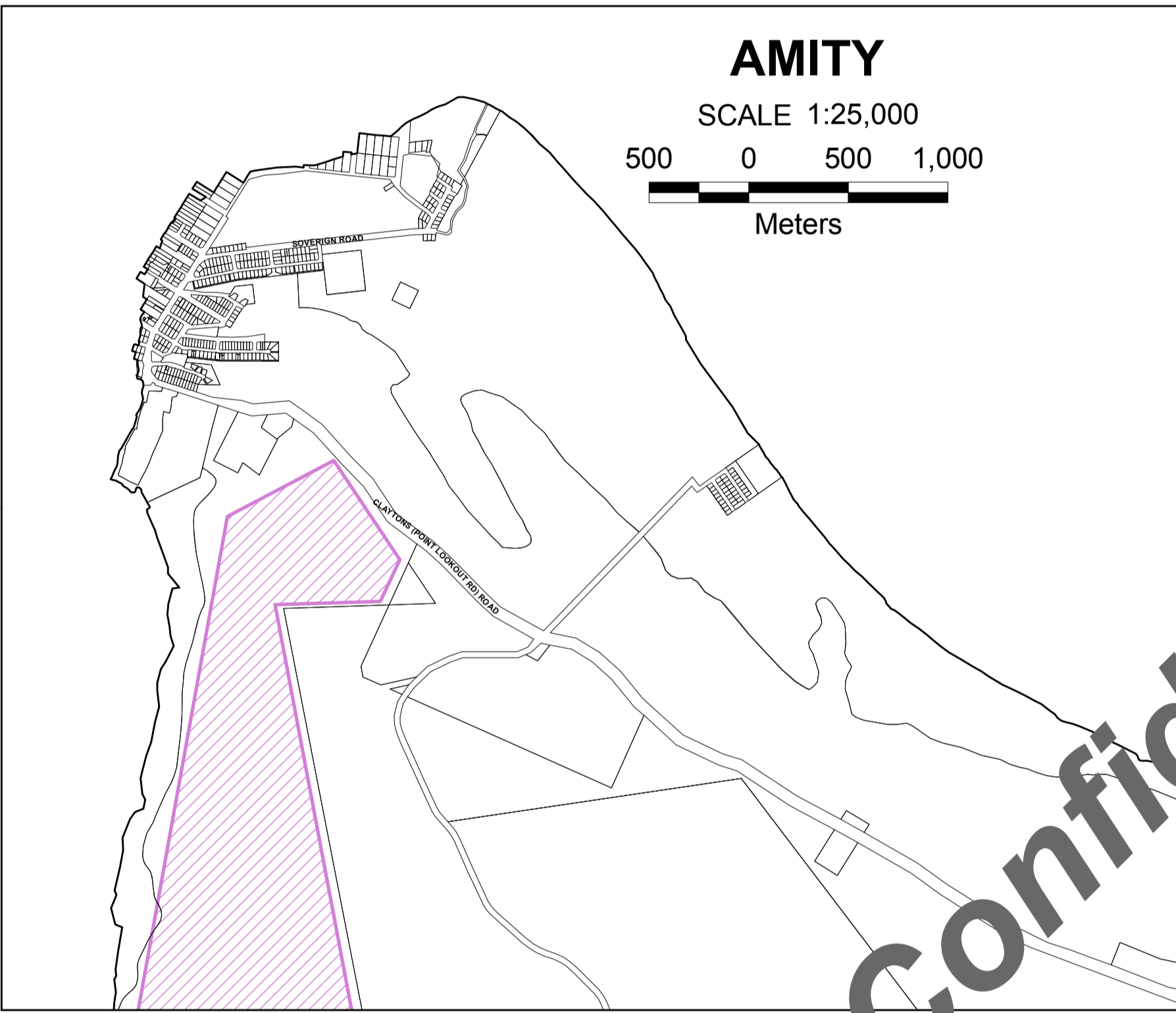
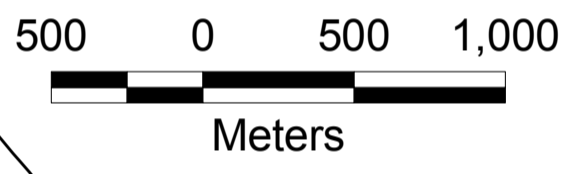
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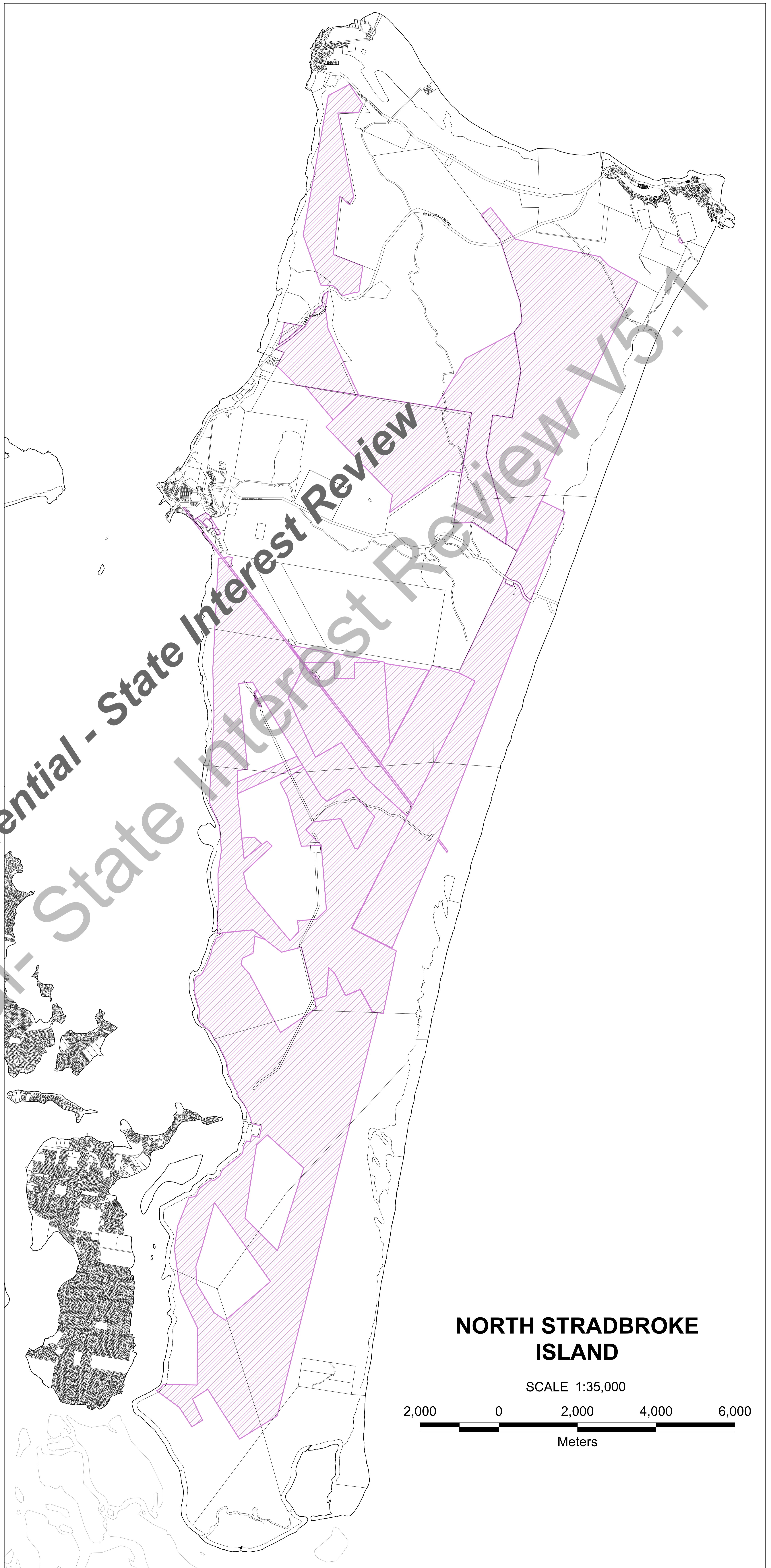
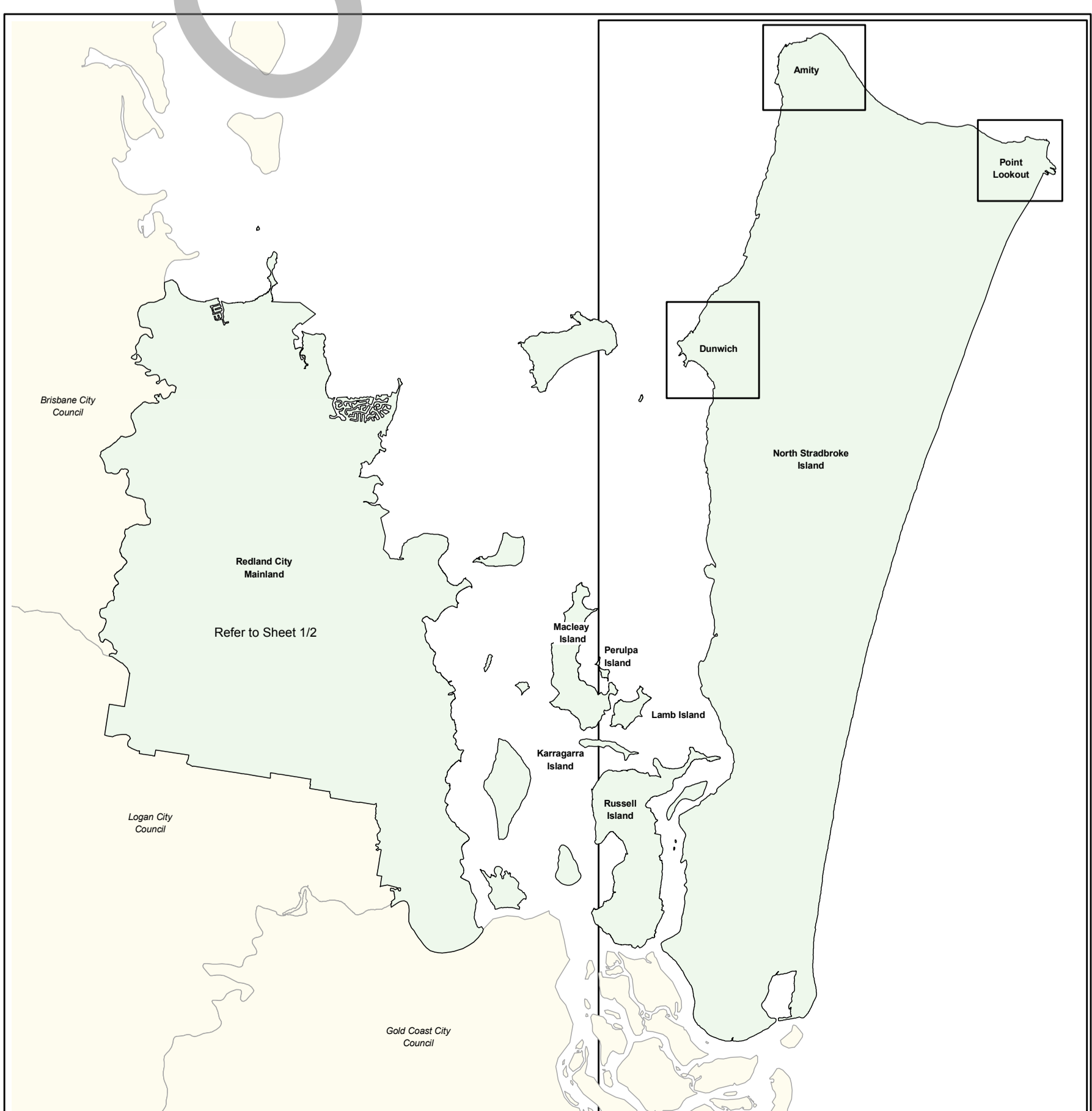
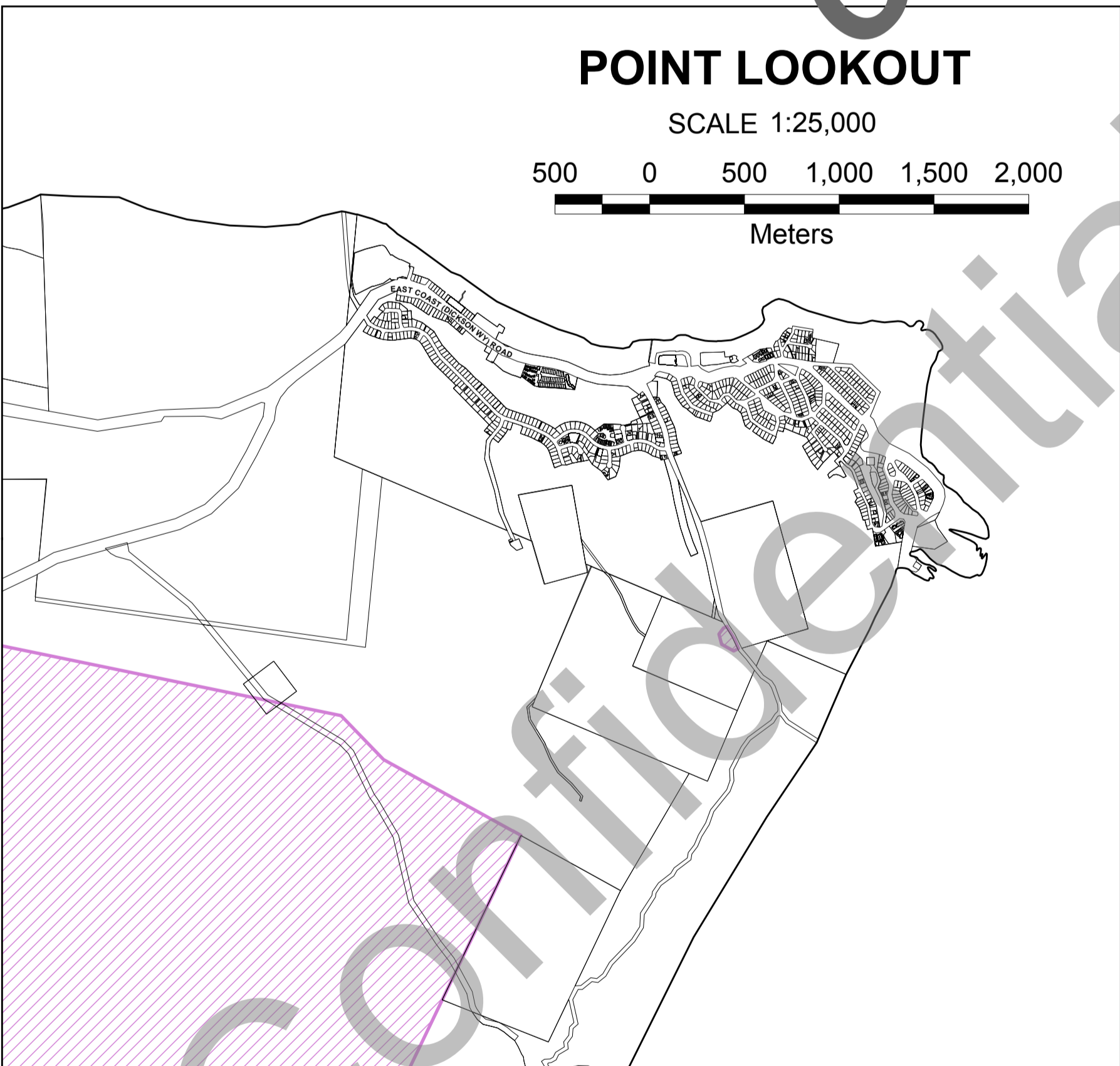
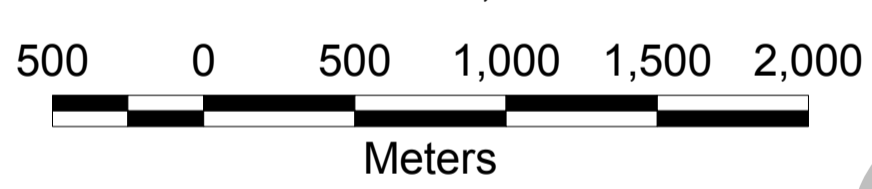
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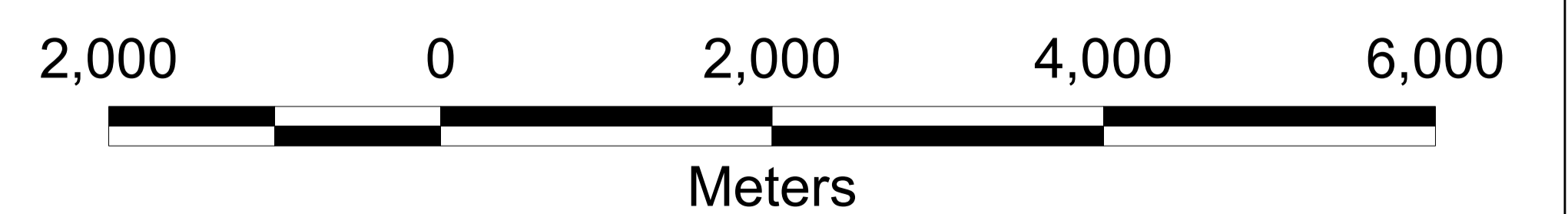
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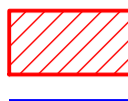


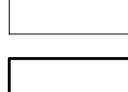


NORTH STRADBROKE ISLAND

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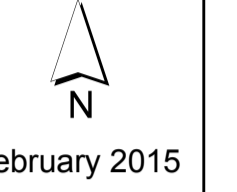
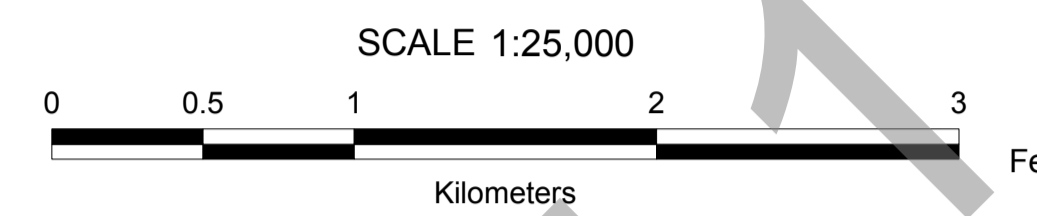


Redlands Planning Scheme - RPS 2015 Version 5.1
FLOOD AND STORM TIDE HAZARD OVERLAY

Overlay Map - OM-011
Sheet 1/2

-  Drainage Constrained Land
-  Coastal Hazard - Storm Tide Inundation Area
-  Flood Prone Area
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC

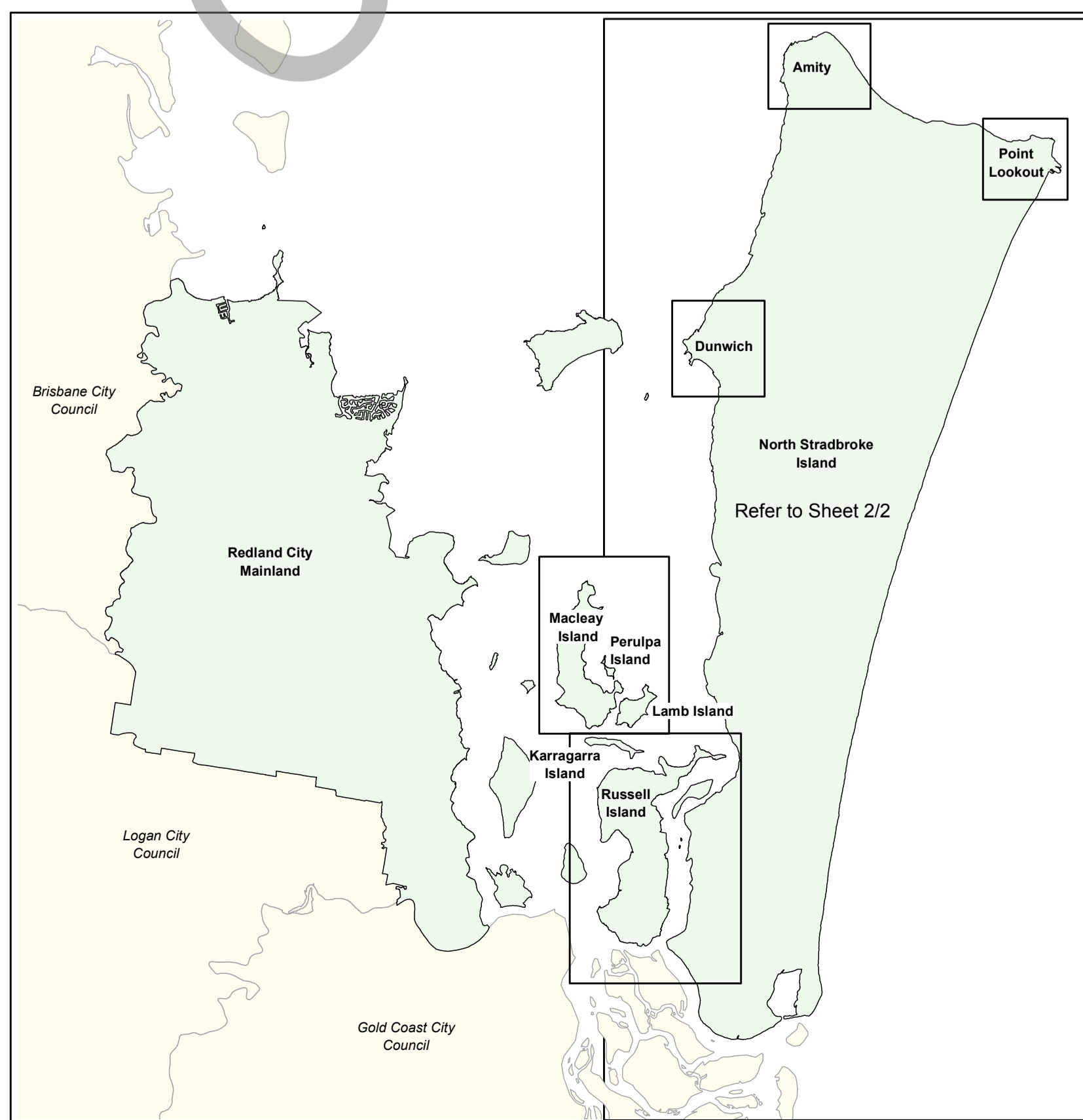
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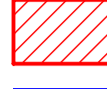





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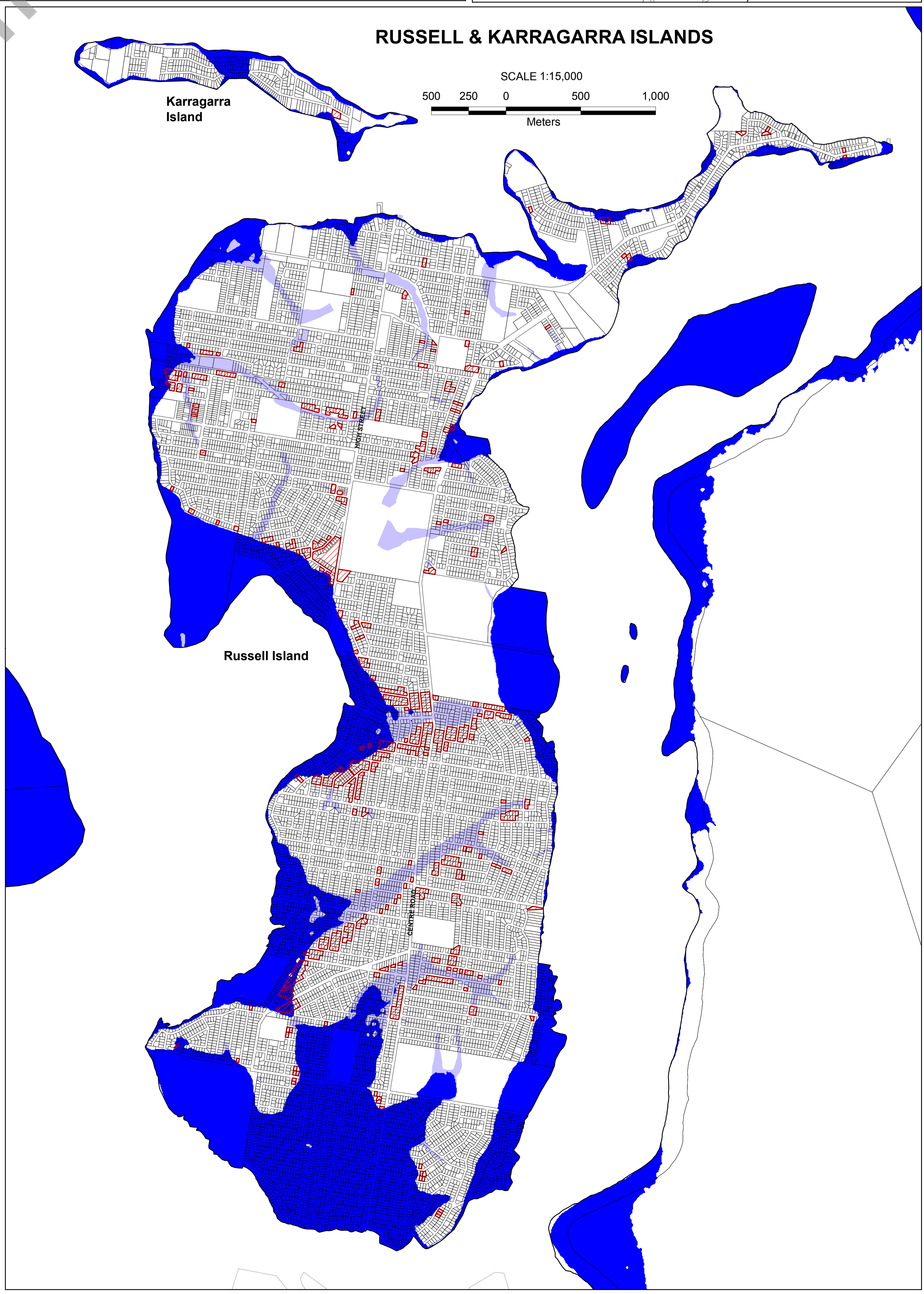
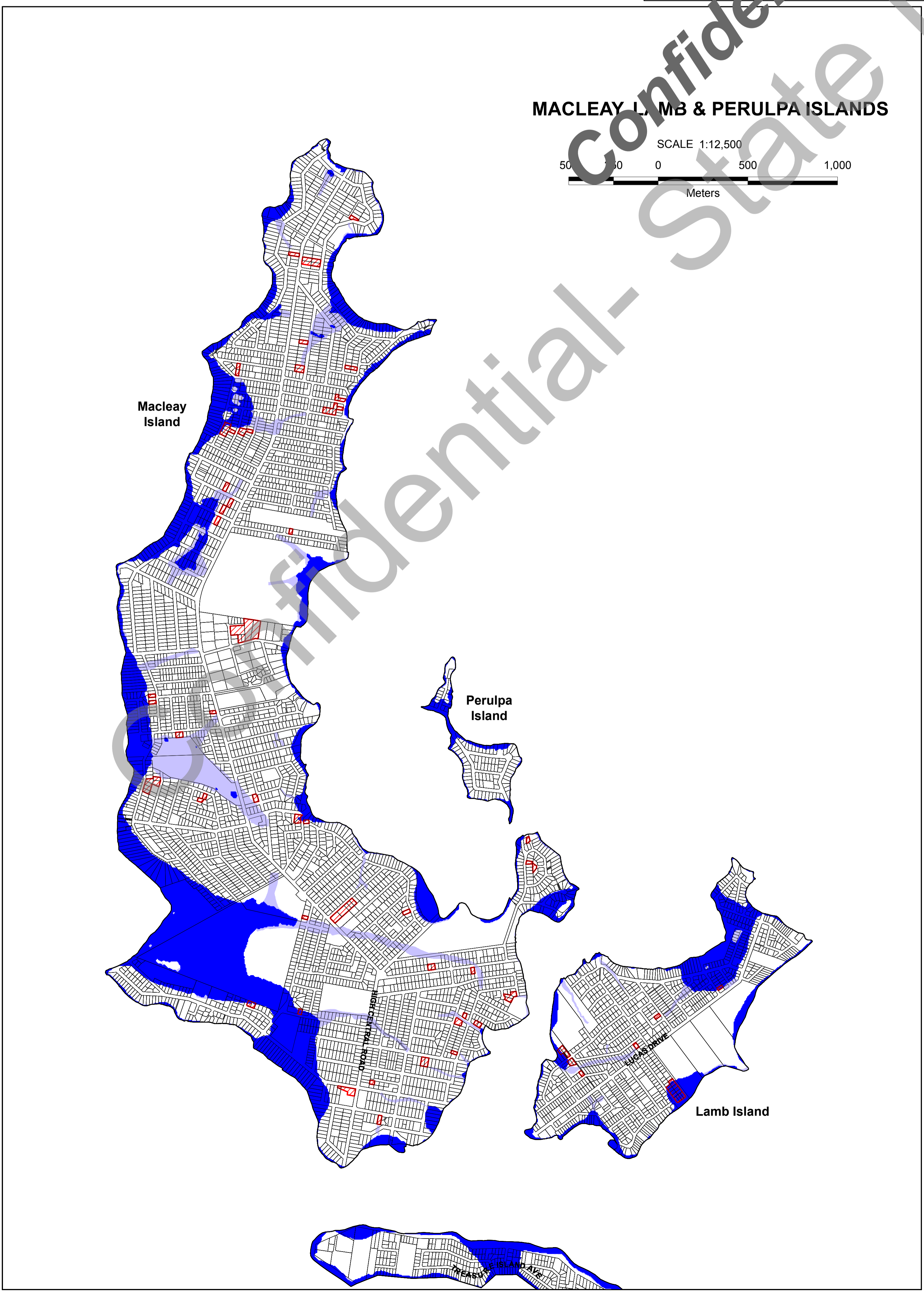
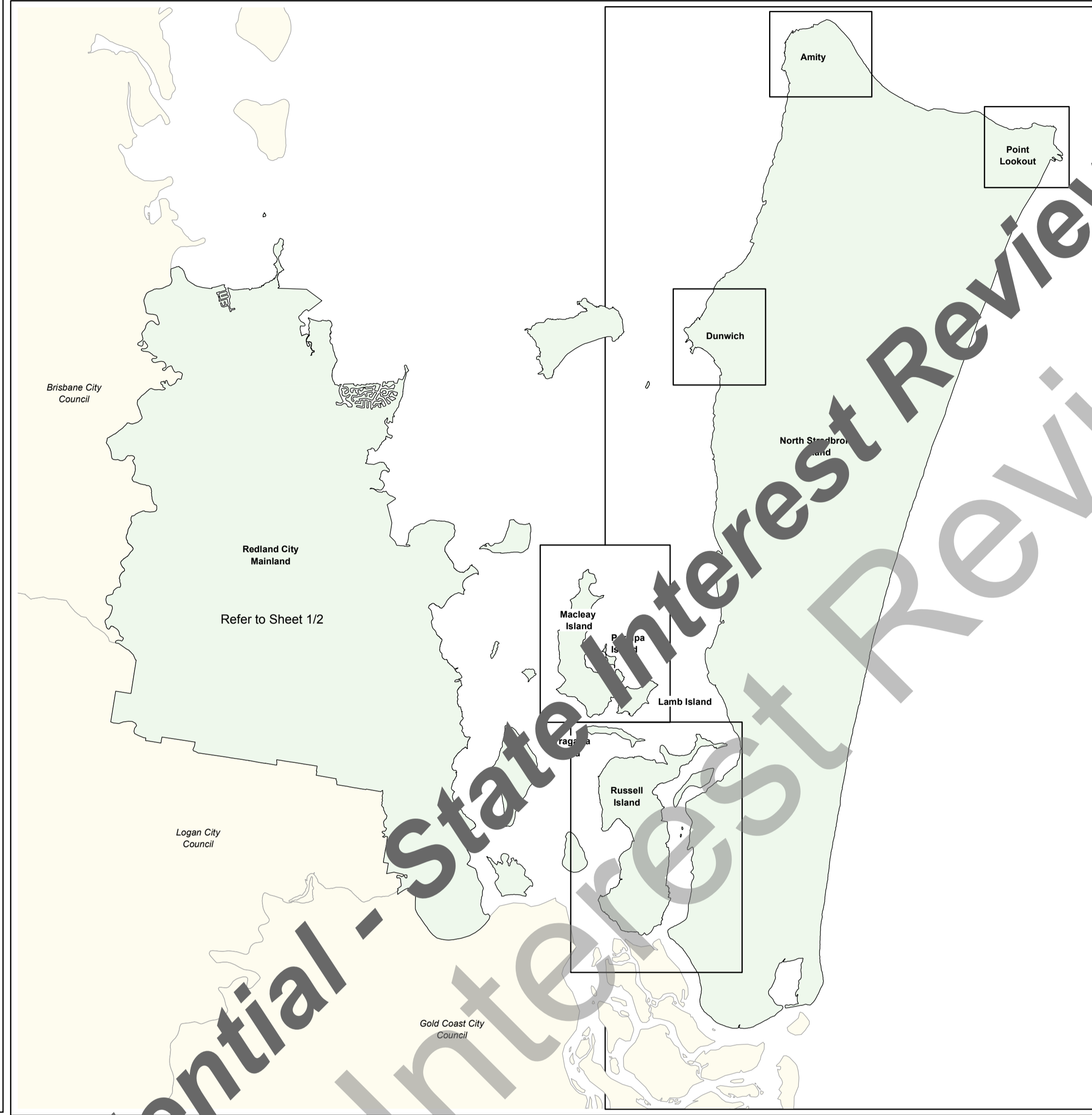
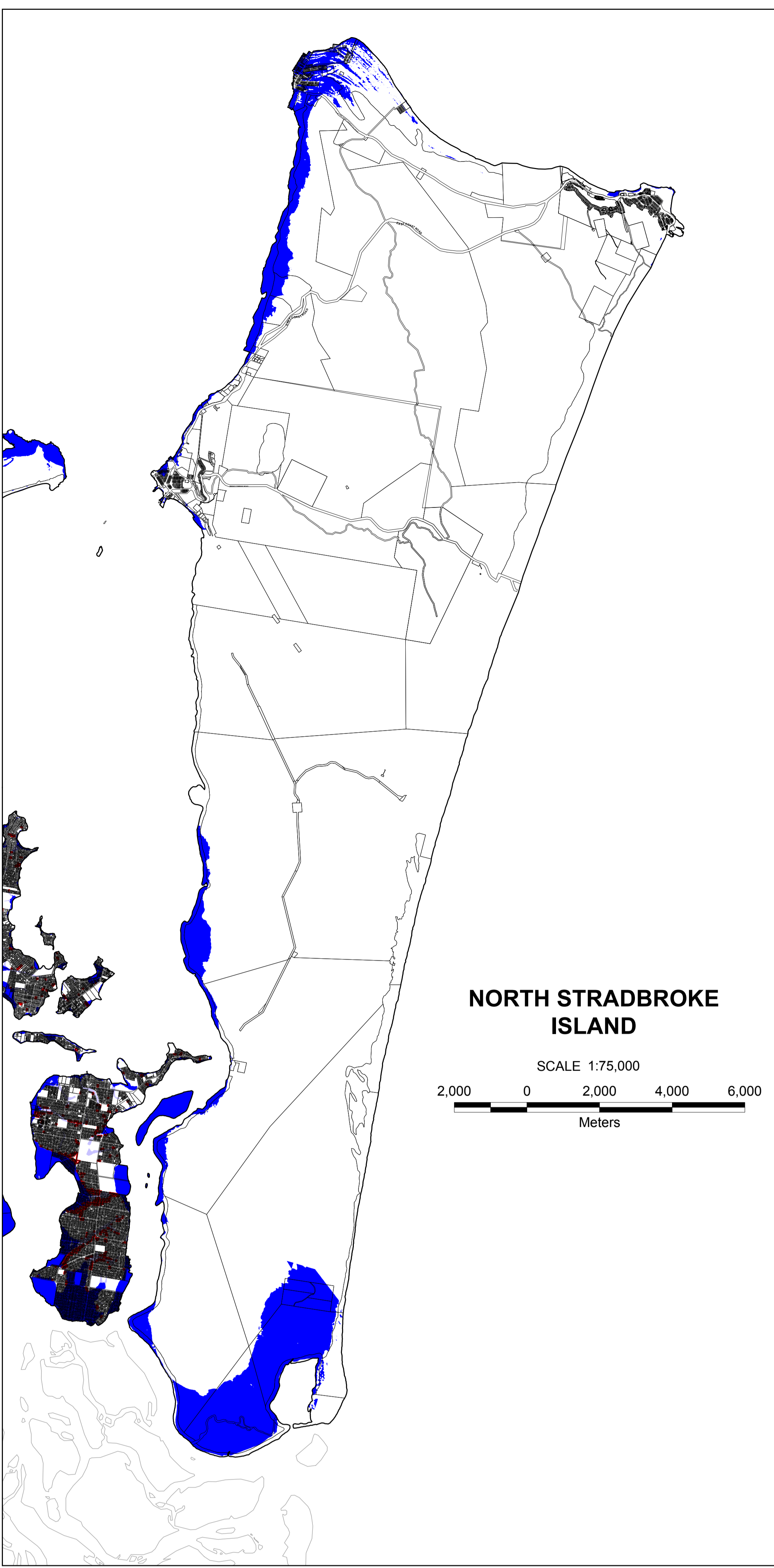
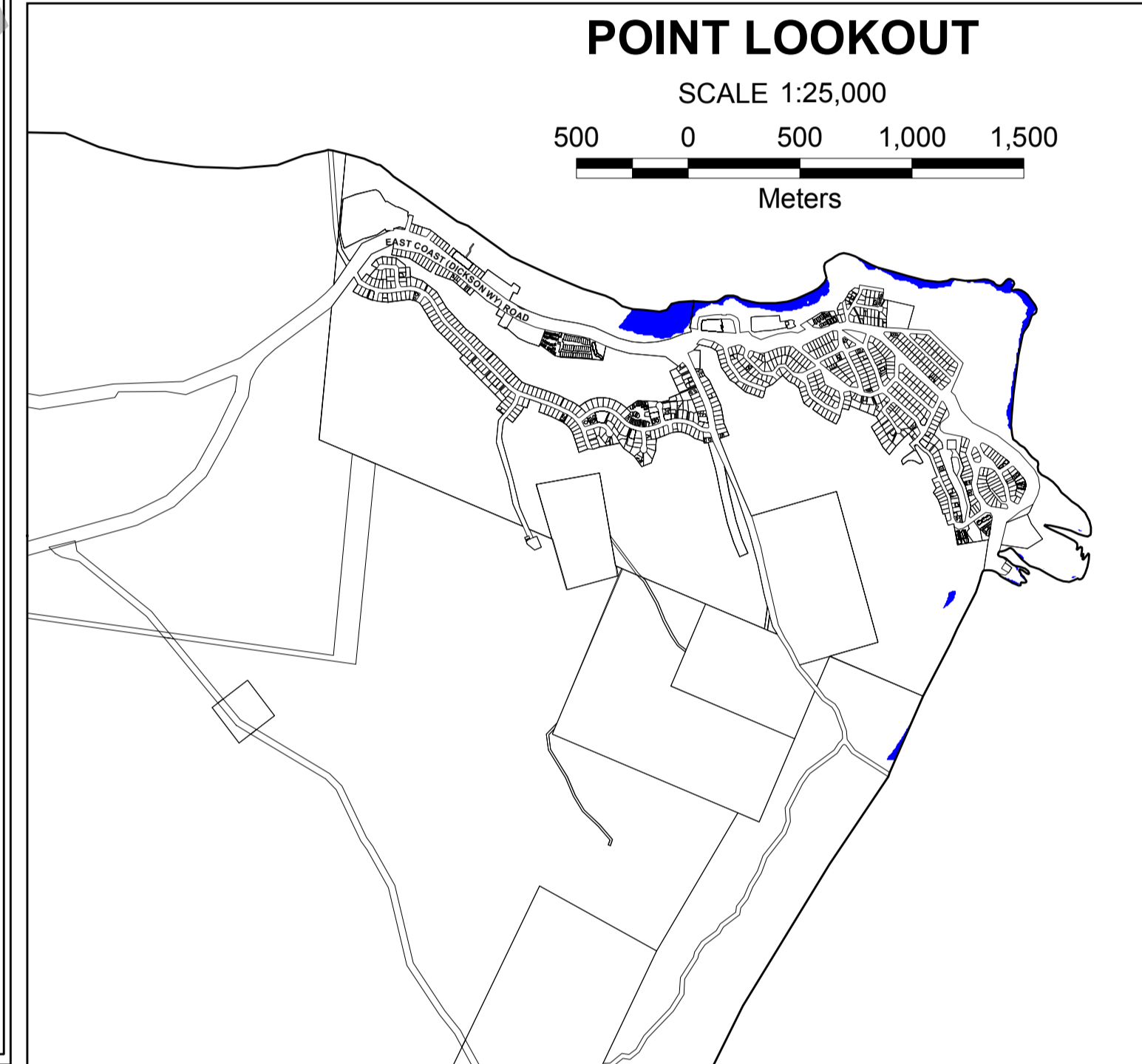
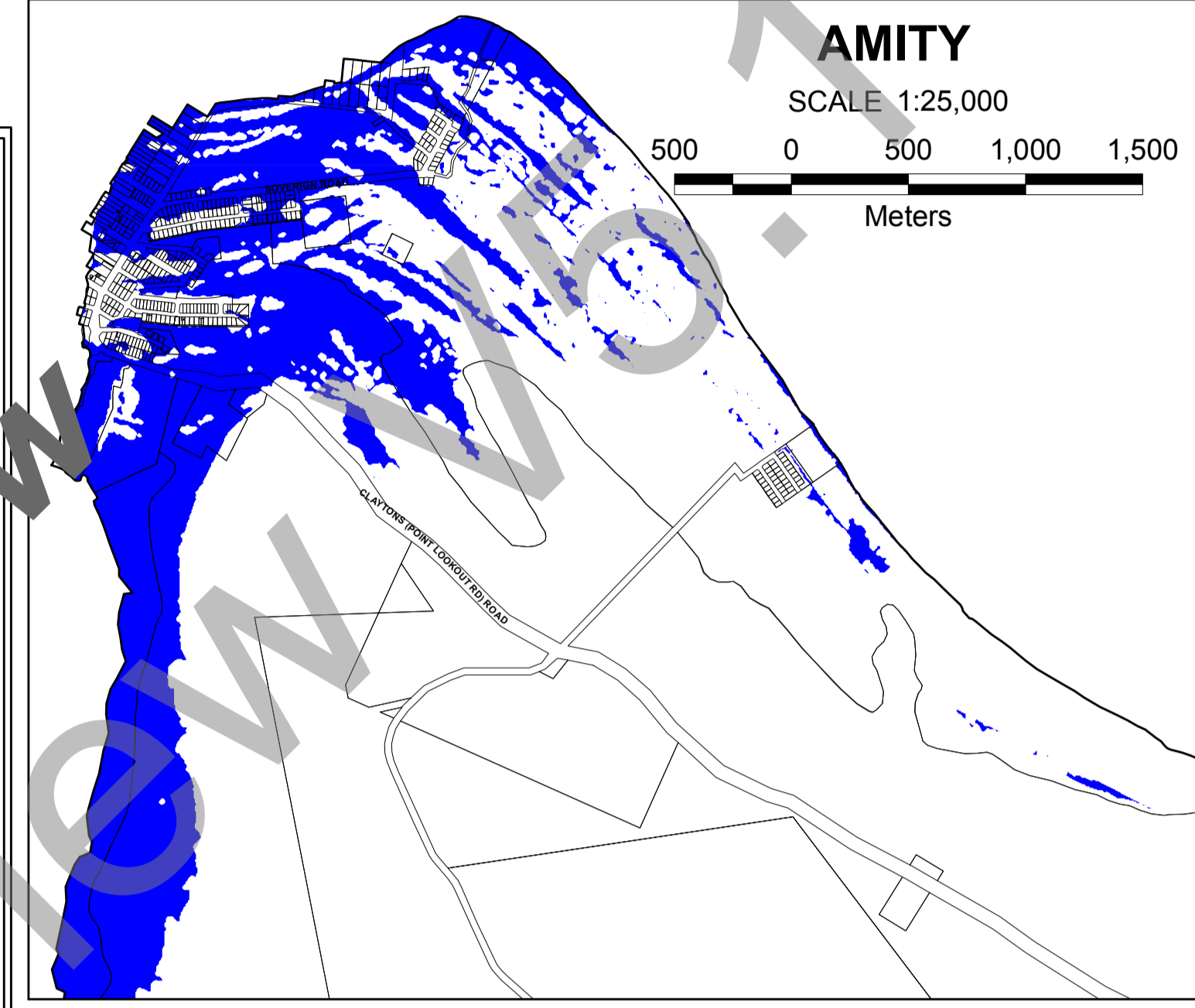
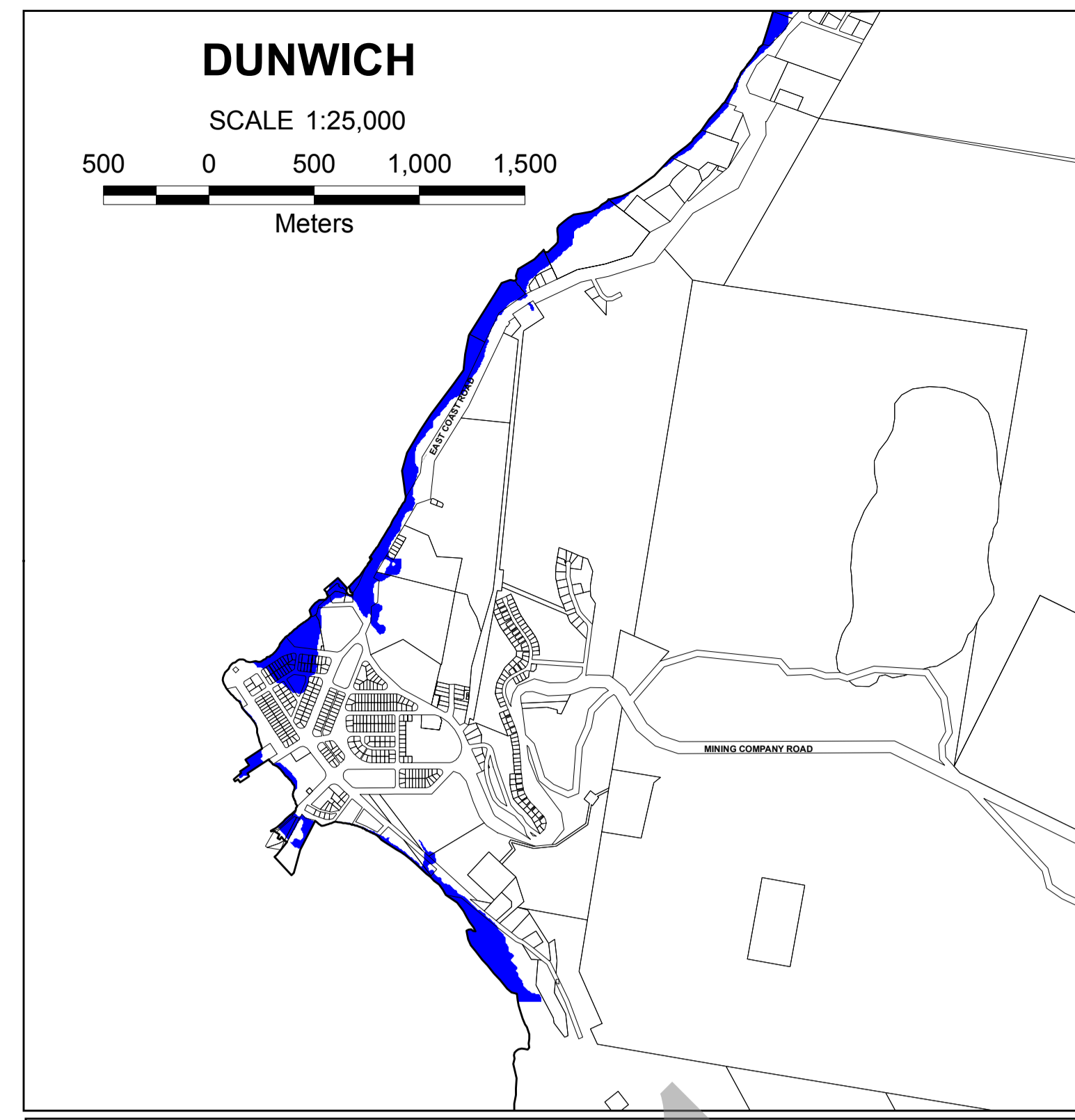
FLOOD AND STORM TIDE HAZARD OVERLAY

Overlay Map - OM-012
Sheet 2/2

-  Drainage Constrained Land
-  Coastal Hazard - Storm Tide Inundation Area
-  Flood Prone Area
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC





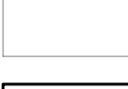
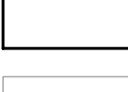

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HERITAGE OVERLAY

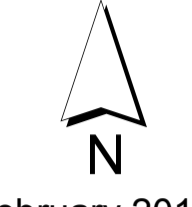
Overlay Map - OM-013
Sheet 1/2

-  Local Heritage Place
-  Local Heritage Place (Significant Trees)
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC

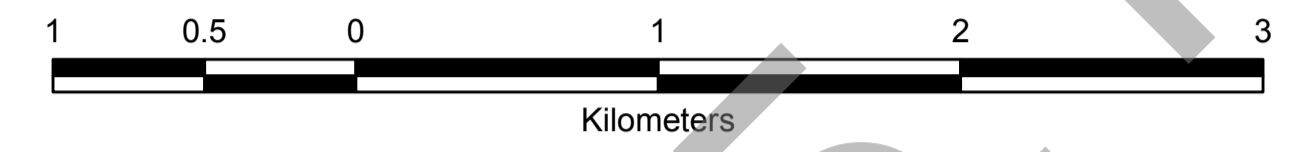


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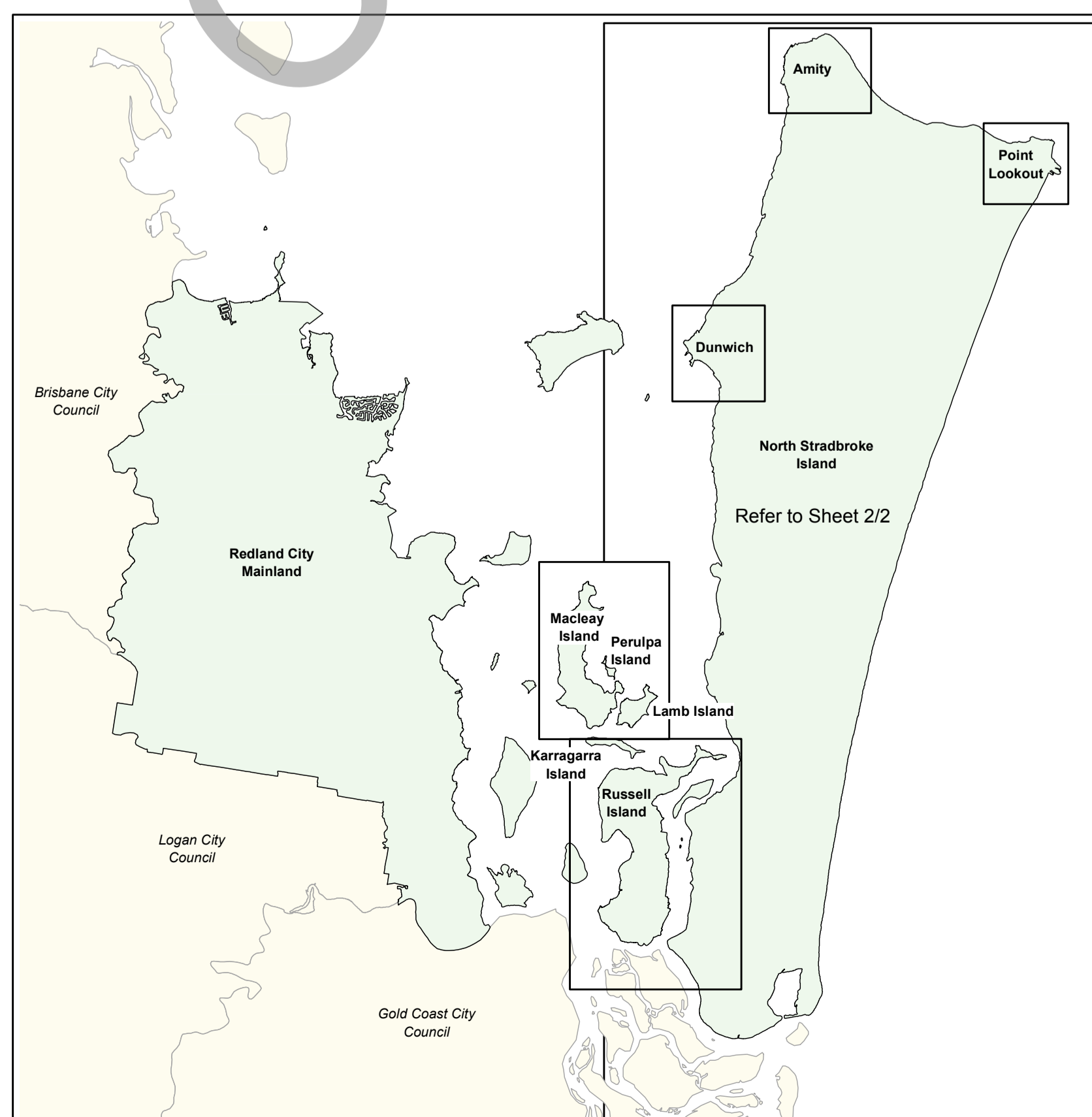
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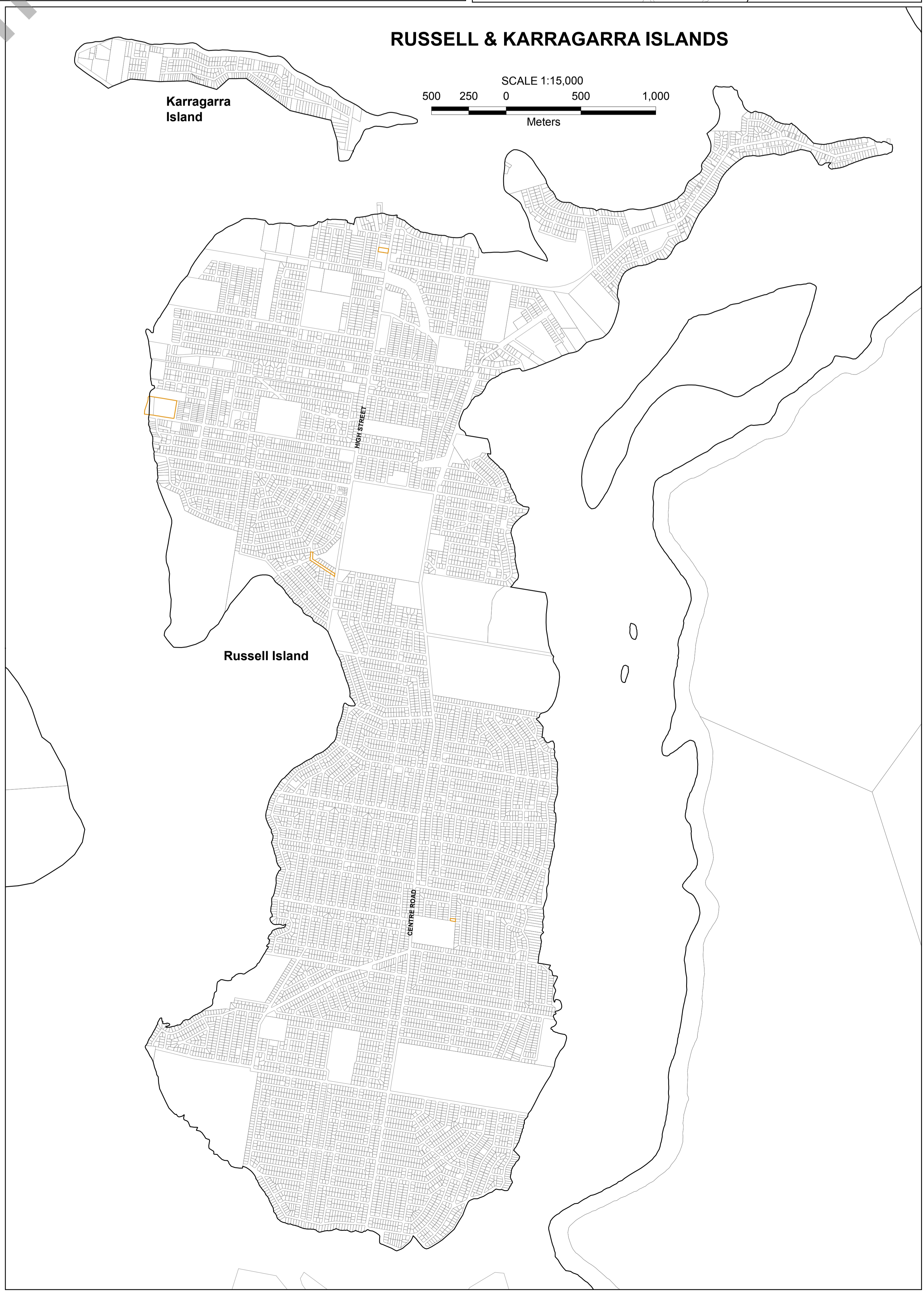
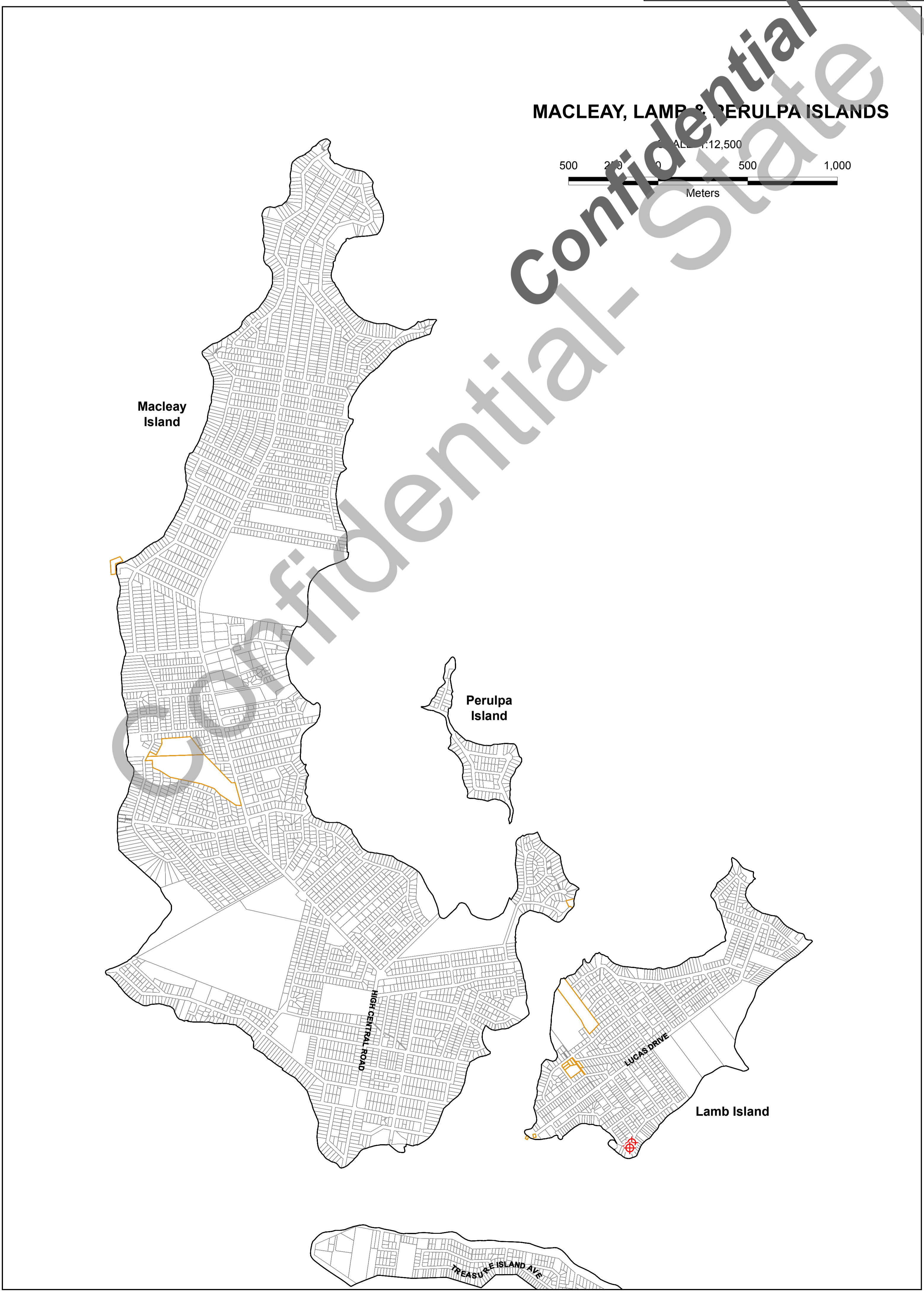
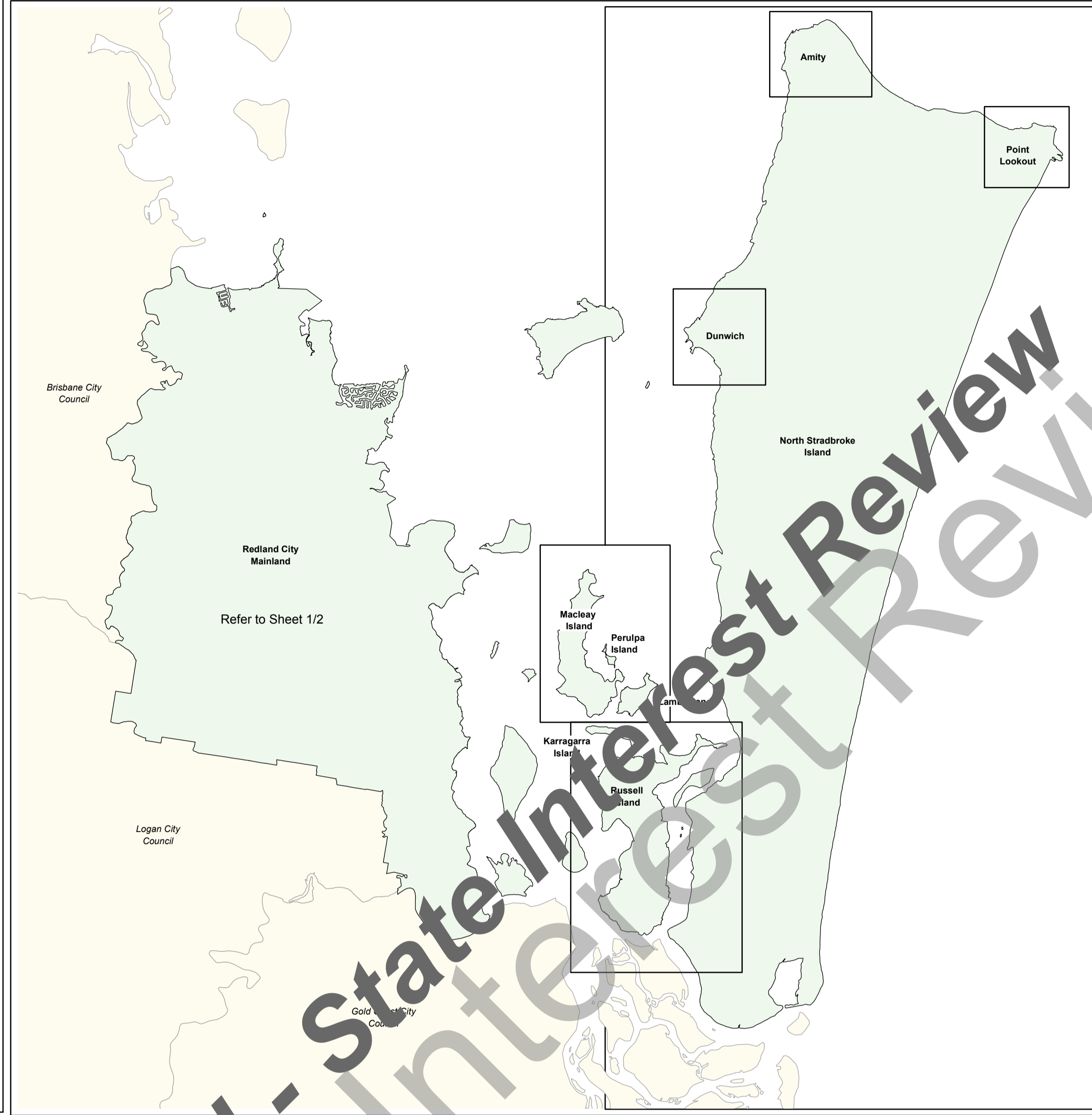
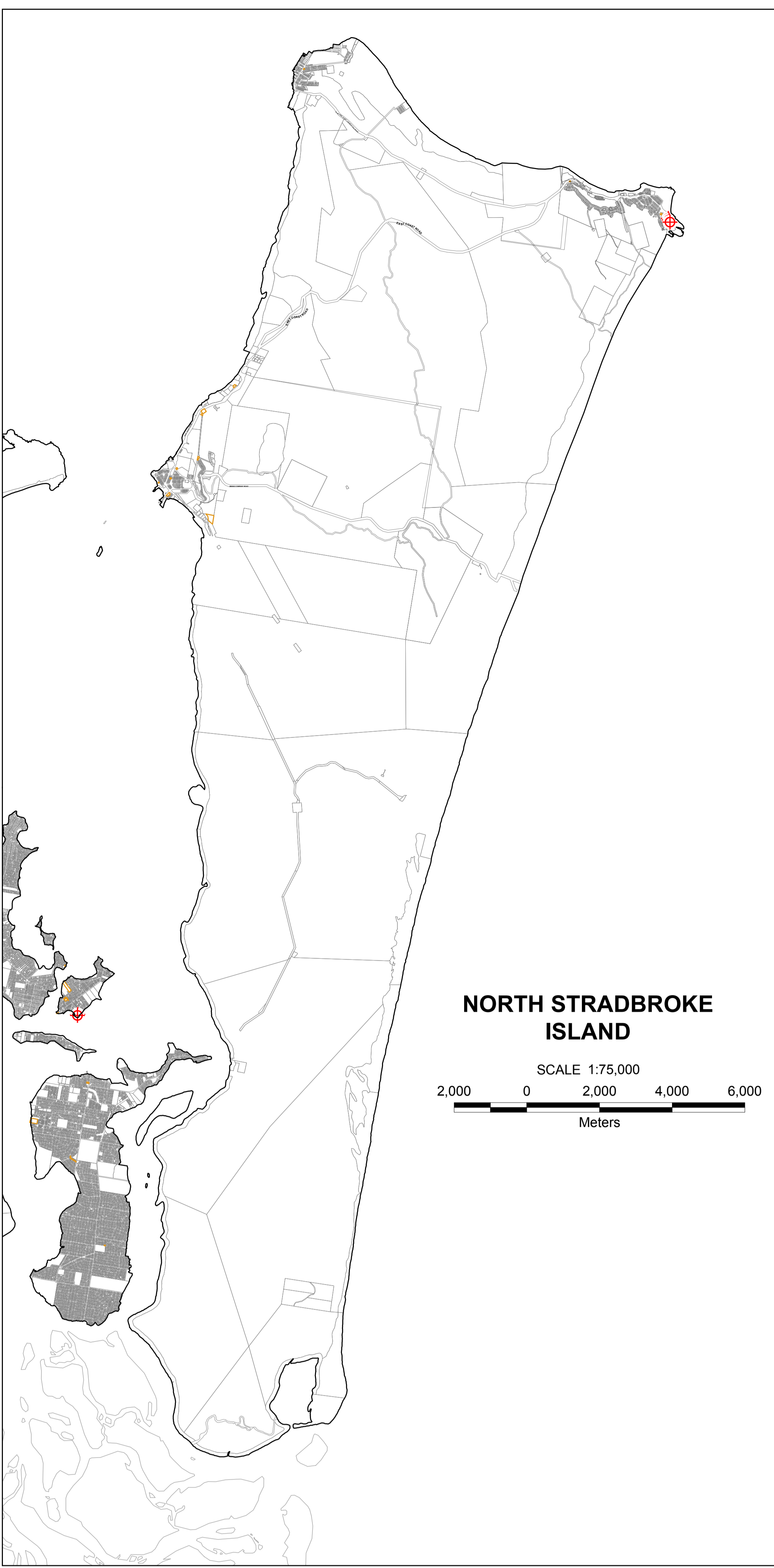
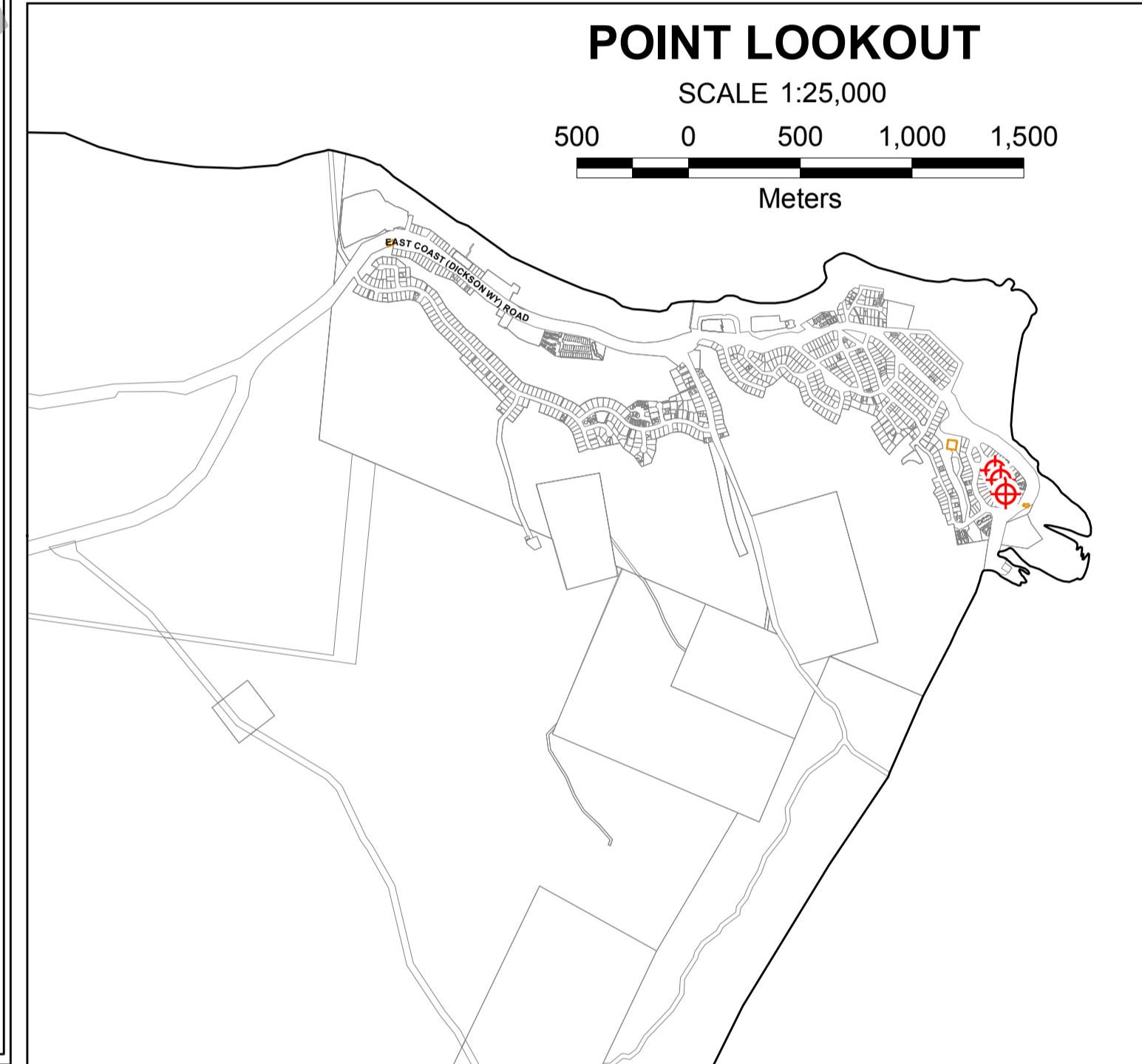
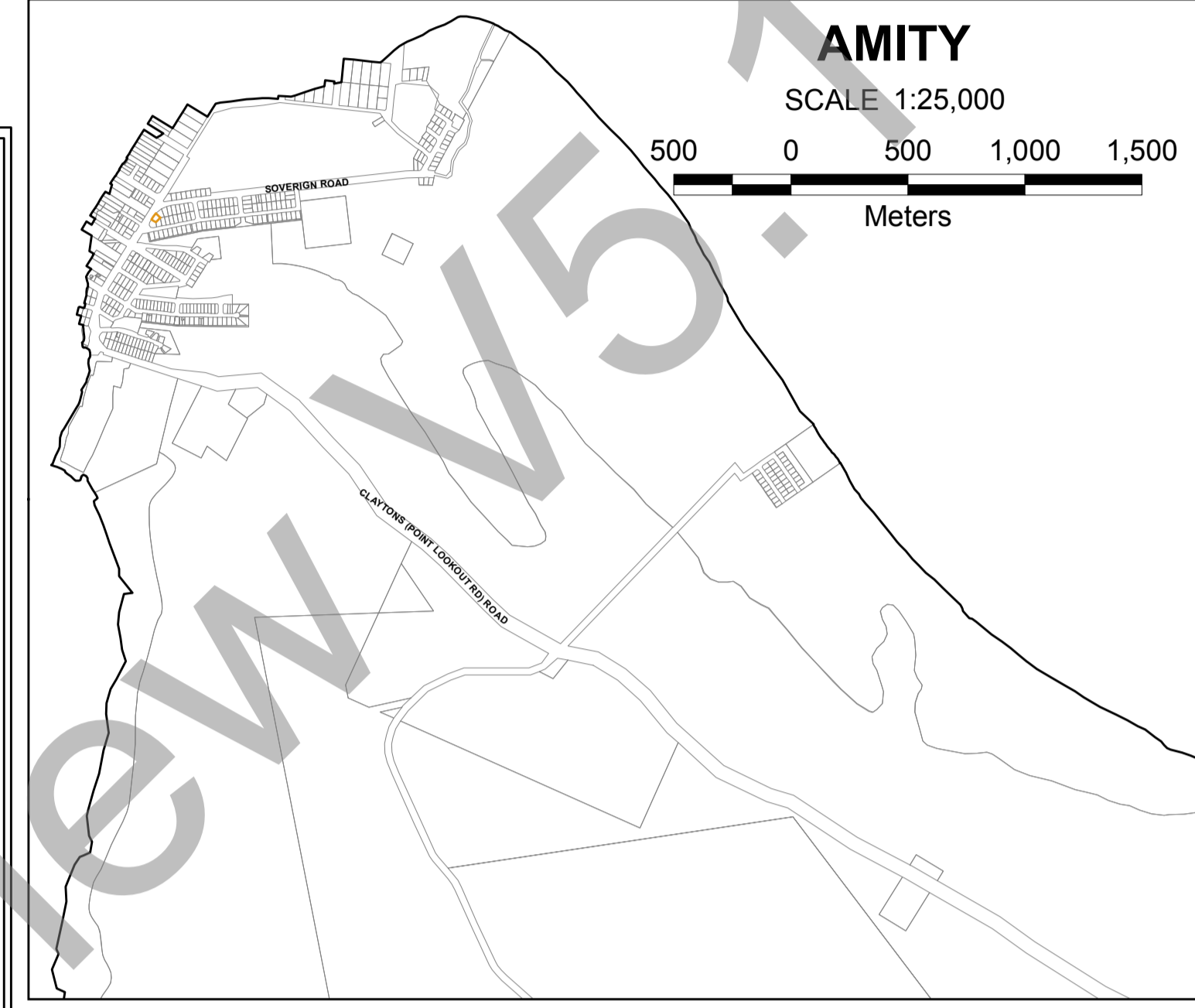
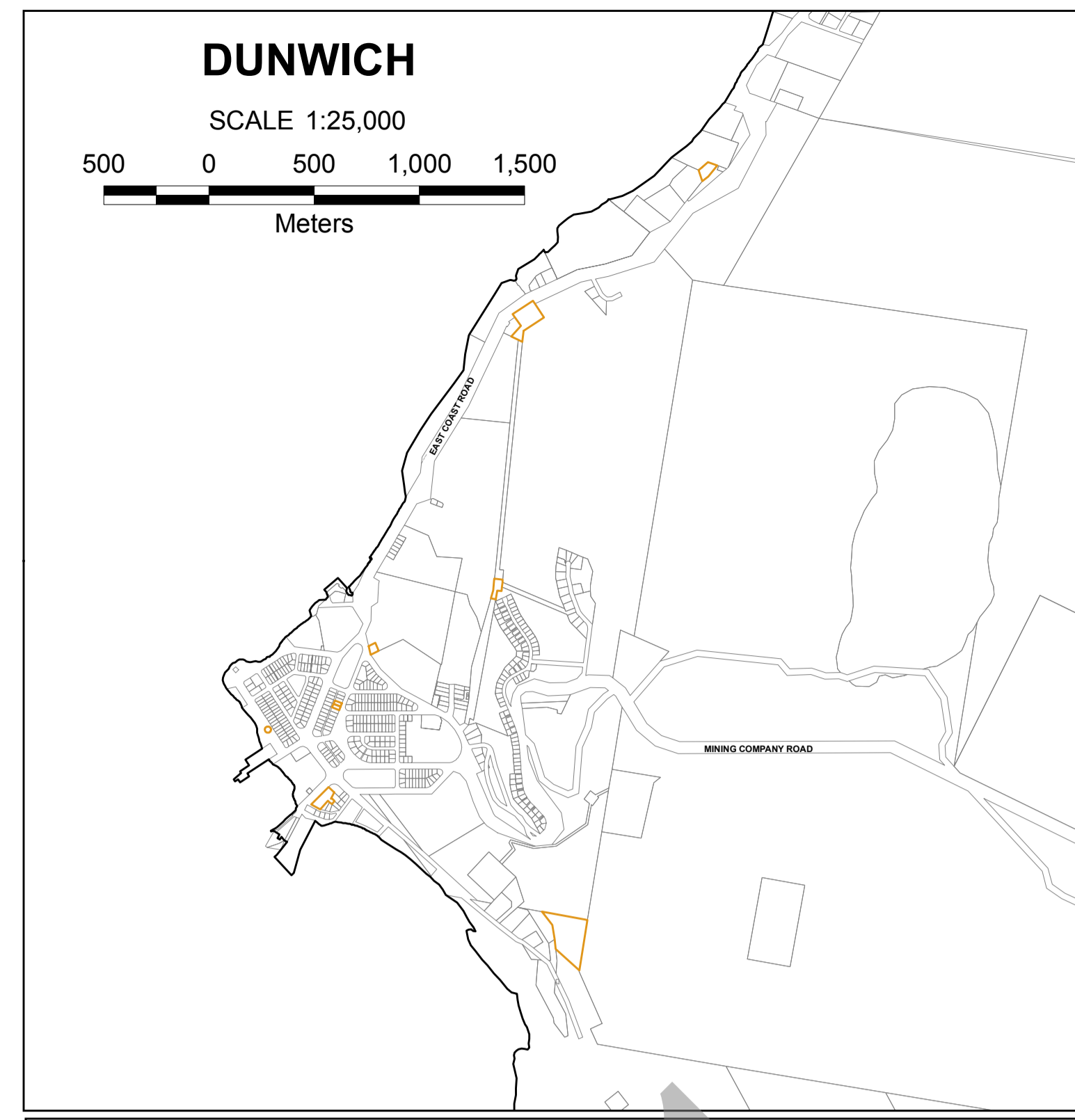
HERITAGE OVERLAY

Overlay Map - OM-014
Sheet 2/2

-  Local Heritage Place
-  Local Heritage Place (Significant Trees)
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC



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Redlands Planning Scheme - RPS 2015 Version 5.1
LANDSLIDE HAZARD OVERLAY

Overlay Map - OM-015
Sheet 1/2

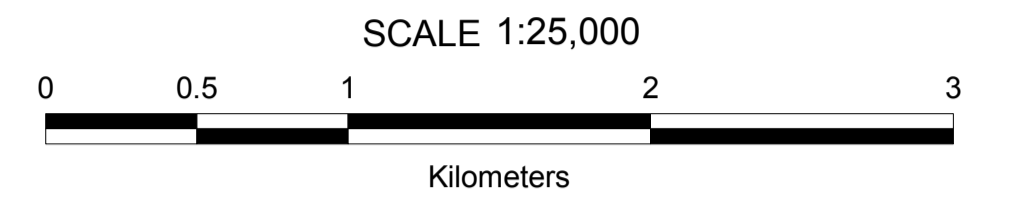
Landslide Hazard Overlay

- Very High
- High
- Medium
- Low

- Cadastral Properties
- Outline of RCC
- Local Authorities outside RCC



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SCALE 1:25,000

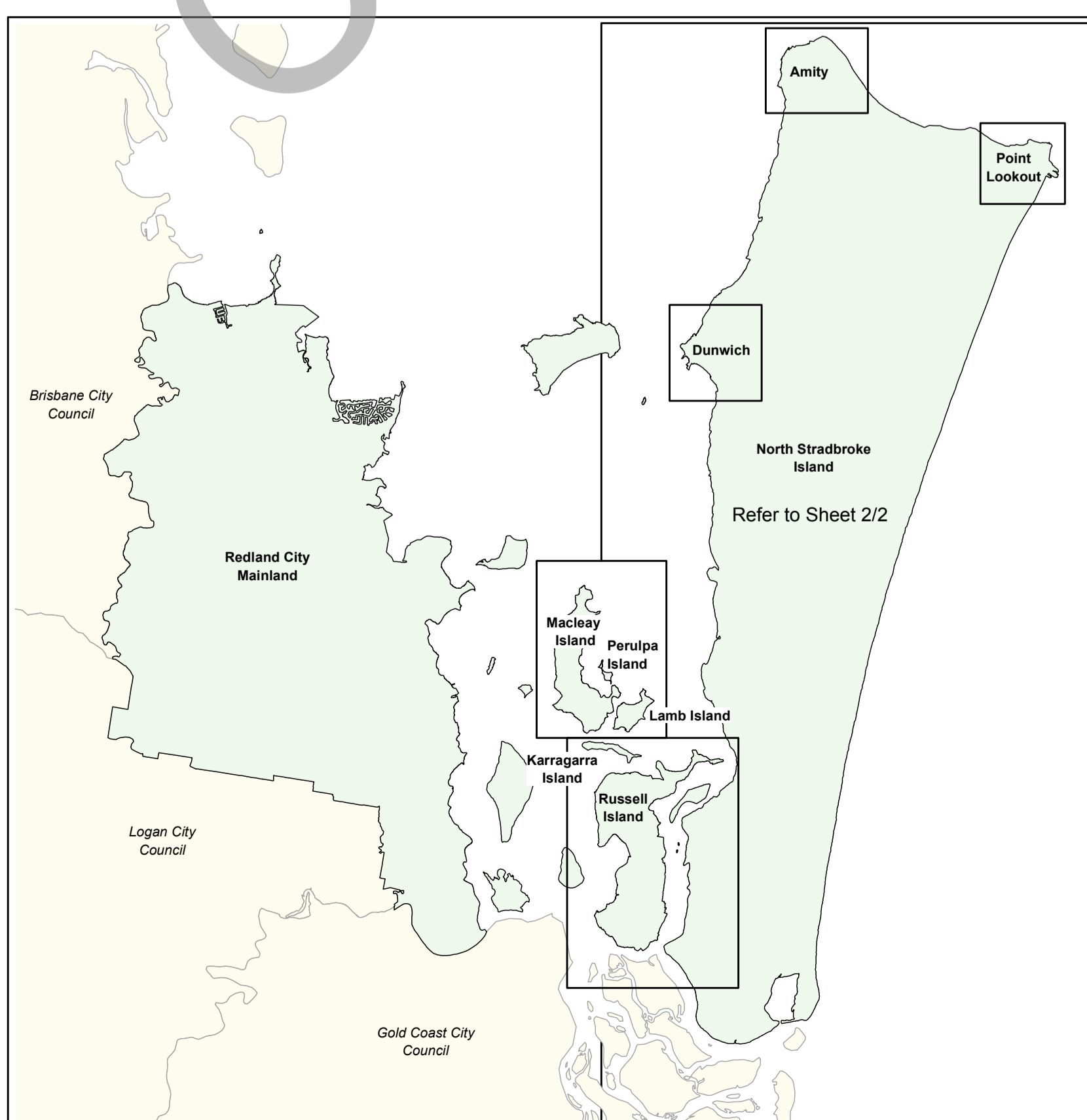


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LANDSLIDE HAZARD OVERLAY

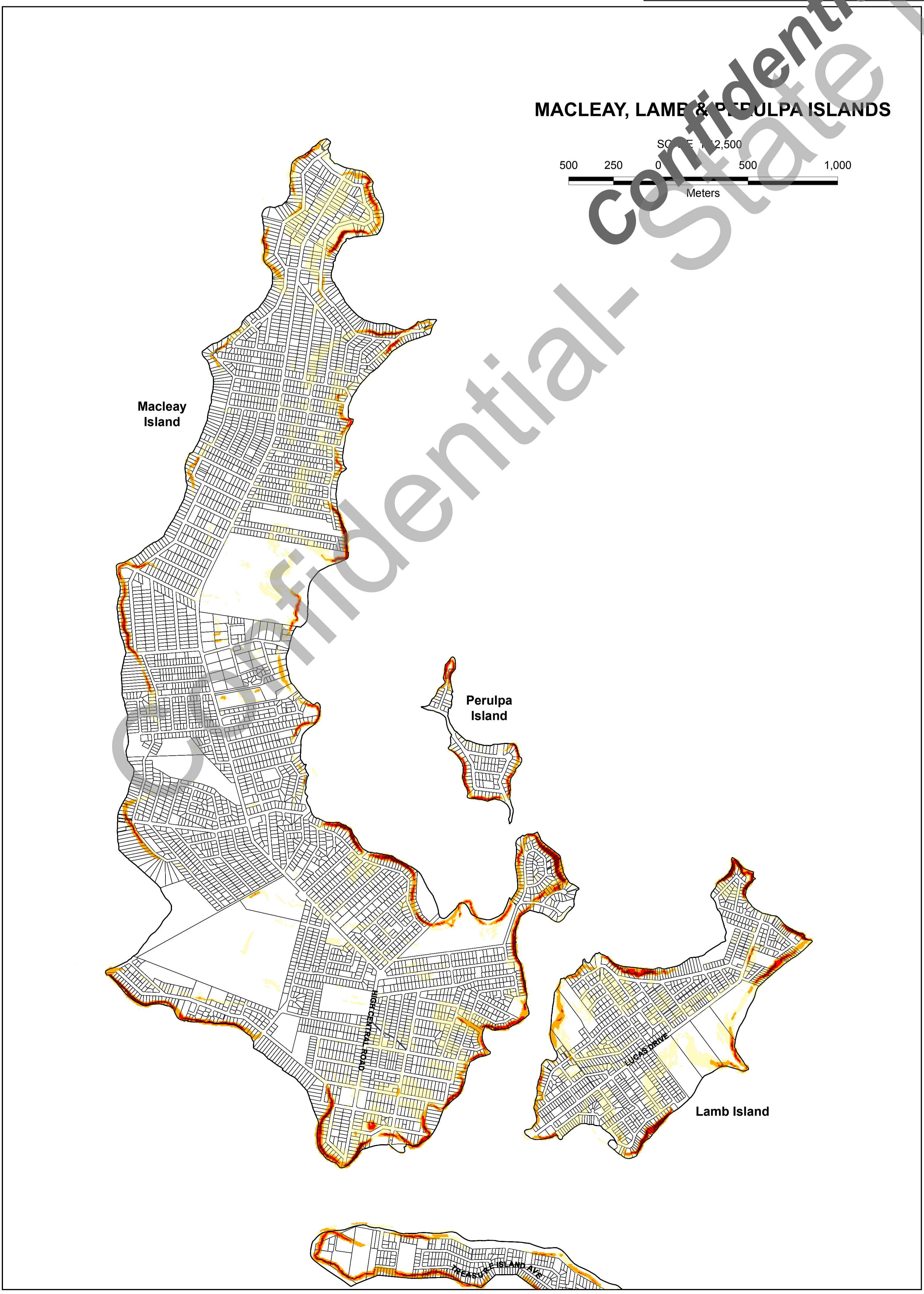
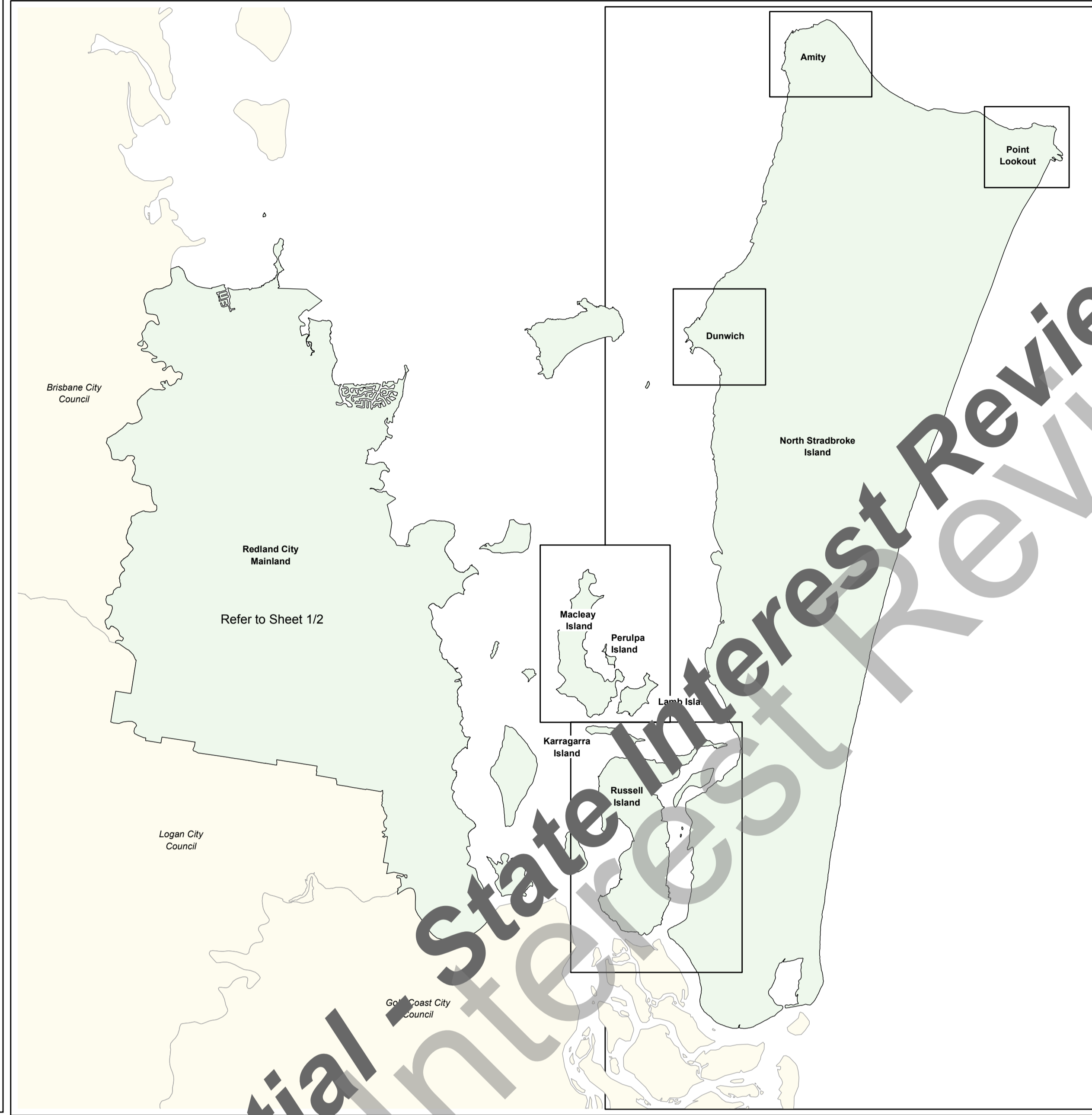
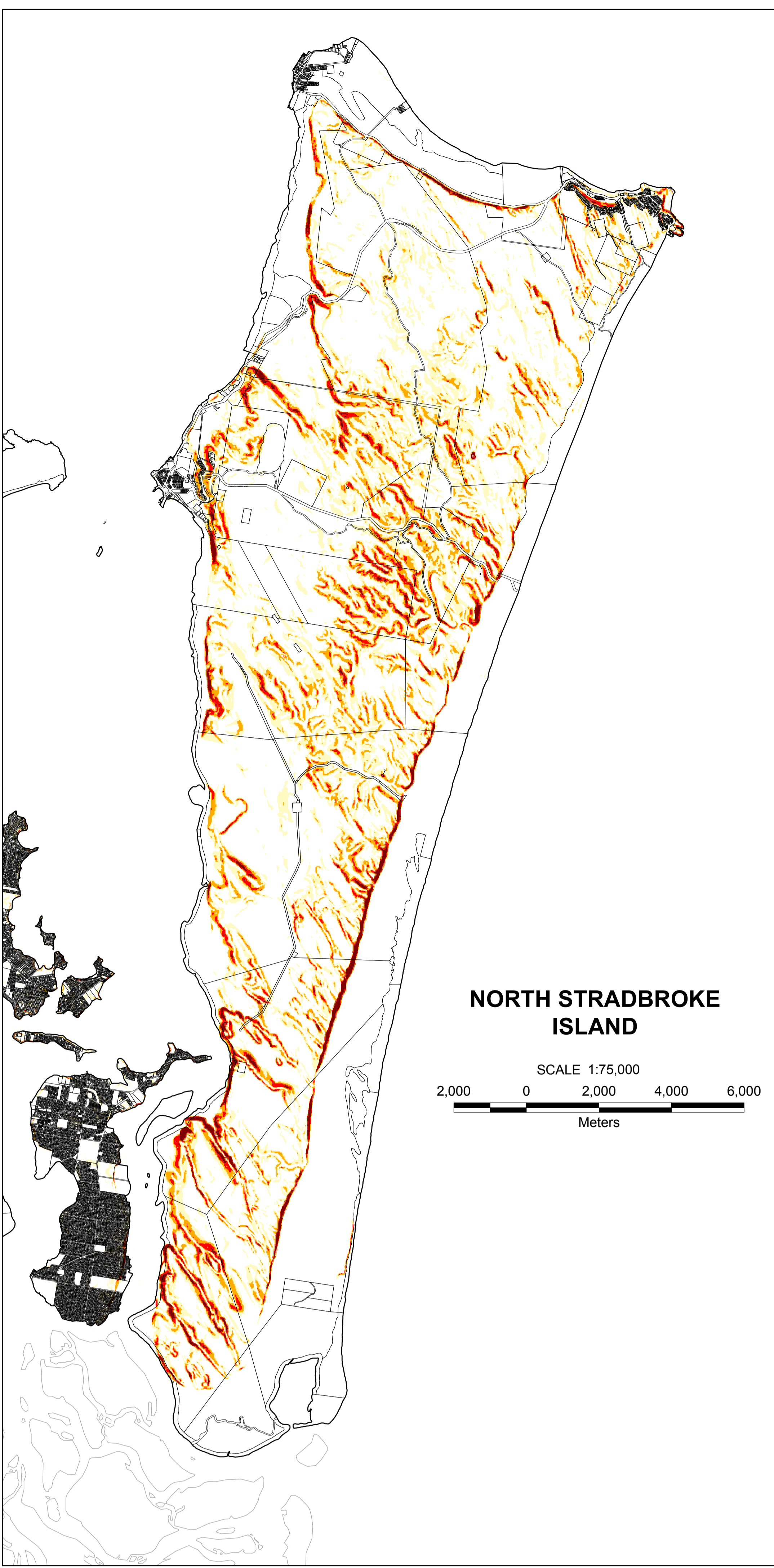
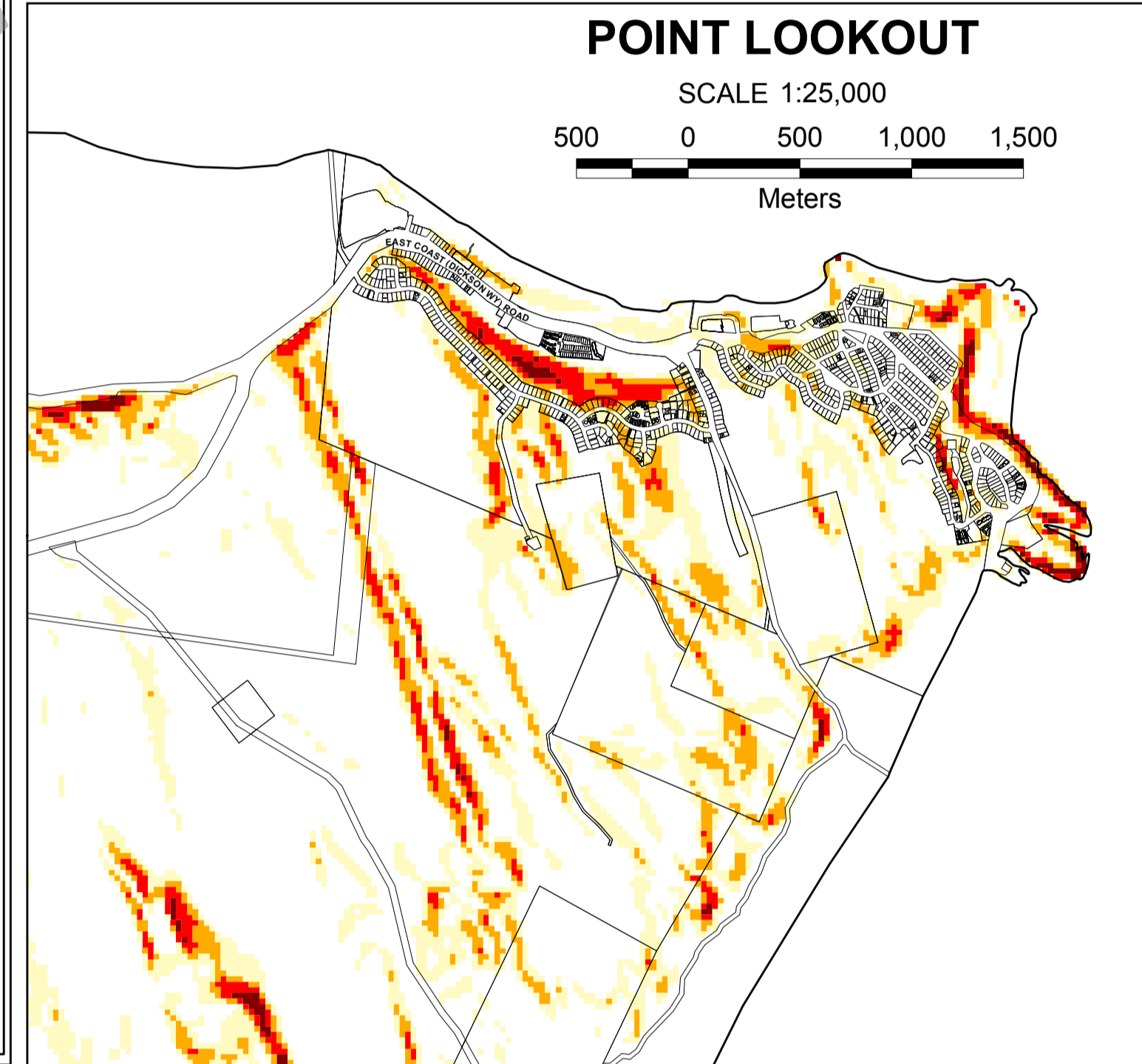
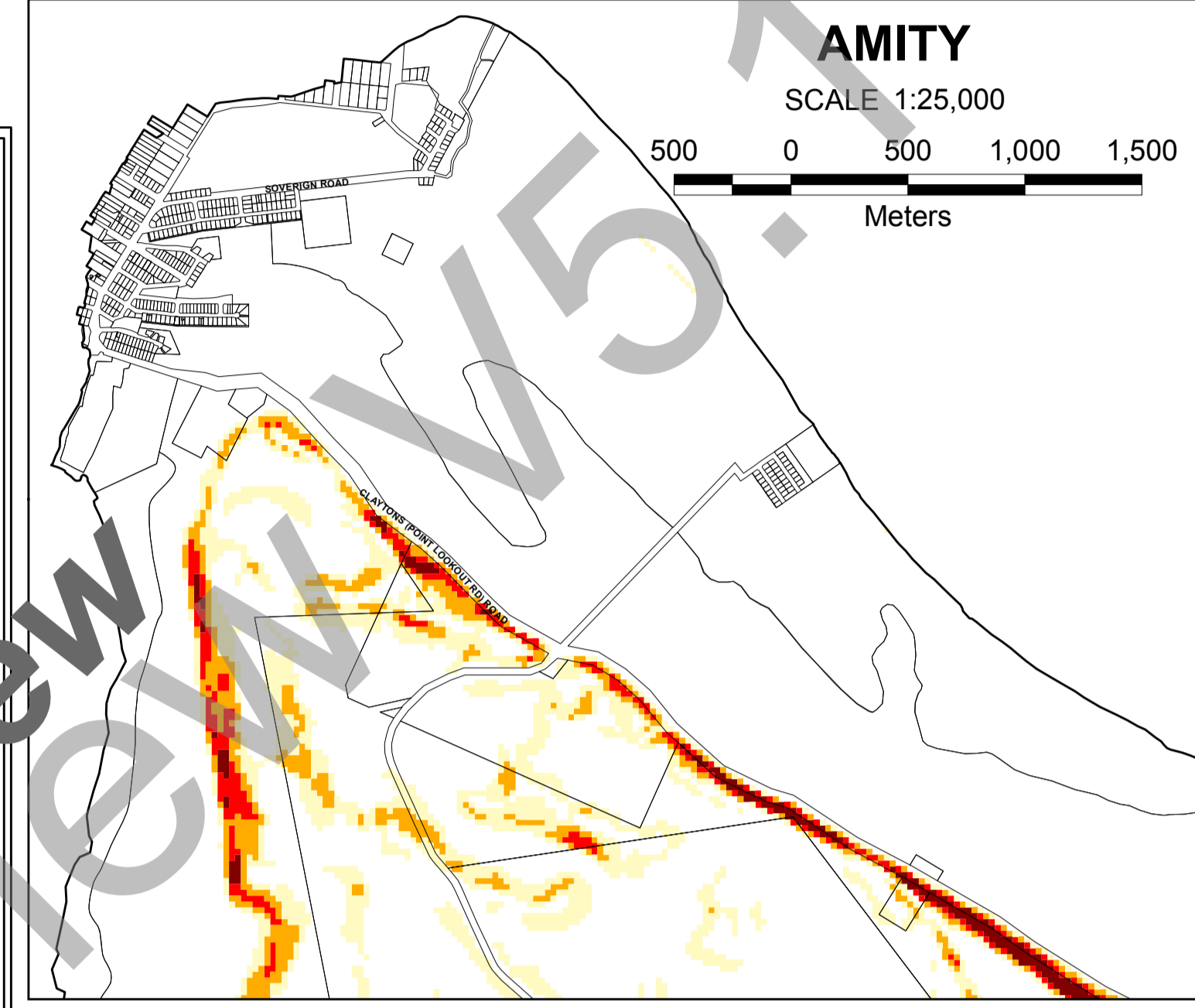
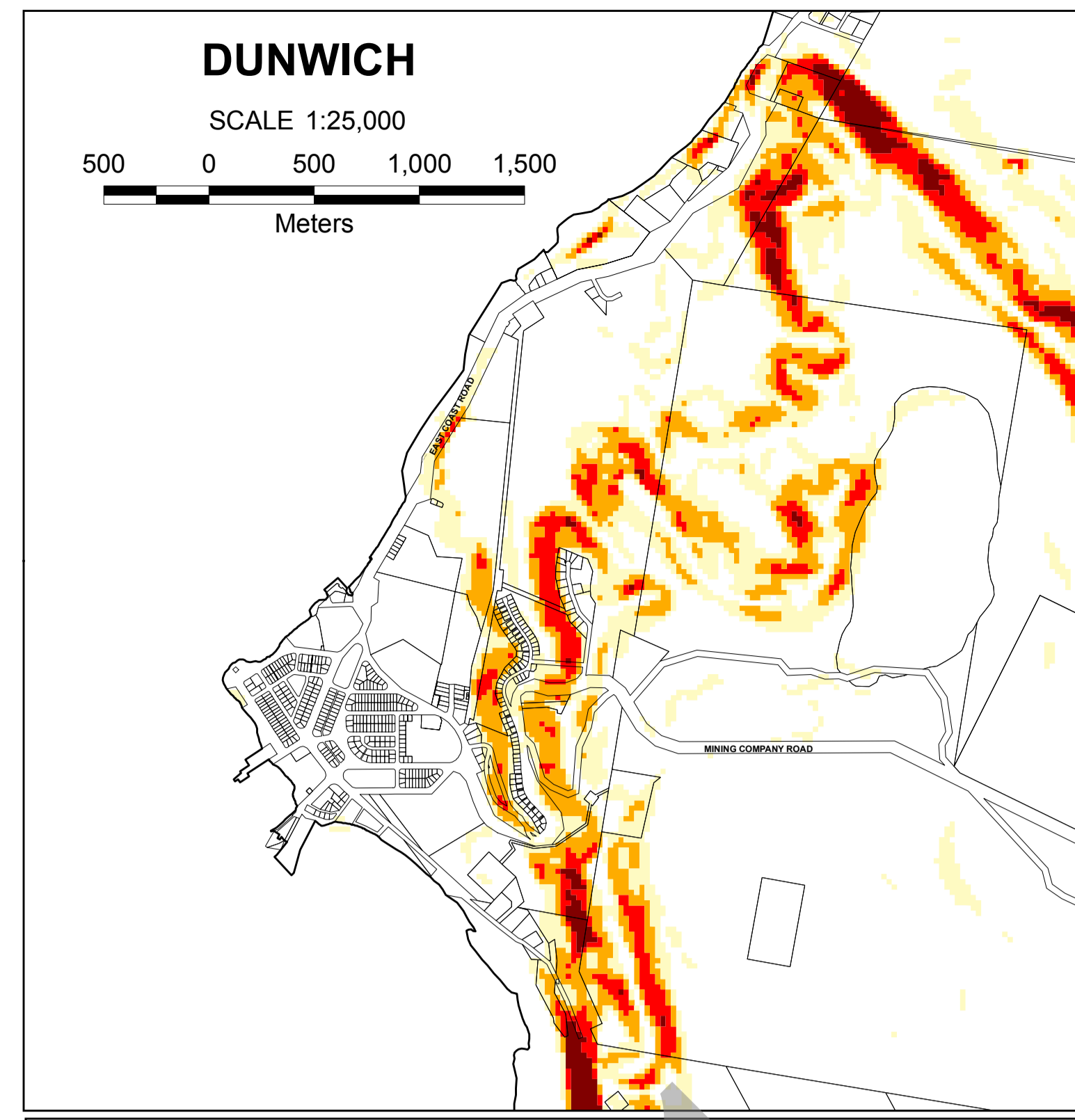
Overlay Map - OM-016

Sheet 2/2

-  Outline of RCC
-  Cadastral Properties
-  Very High
-  High
-  Medium
-  Low
-  Local Authorities outside RCC



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REGIONAL INFRASTRUCTURE CORRIDORS AND SUBSTATIONS OVERLAY

Overlay Map - OM-017

Sheet 1/2

Waste Water Infrastructure

- Waste Water Treatment Plant
- Waste Water Treatment Plant Buffer
- Existing Trunk Wastewater Pipeline

Bulk Water Supply Infrastructure

- Water Quality Facility
- Water Quality Facility Buffer
- Reservoir Facility
- Water Pump Station
- Water Pump Station Buffer
- Water Supply Pipeline
- Water Supply Pipeline Buffer

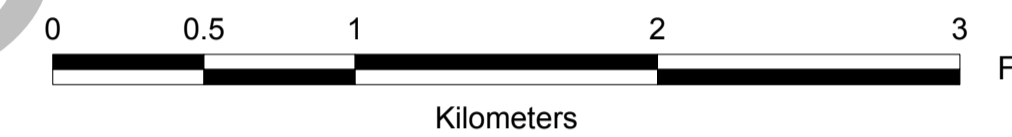
Major Electricity Infrastructure

- Electricity Infrastructure Easement
- Energen 110kV Powerline
- Energen Substation
- Cadastral Properties
- Outline of RCC
- Local Authorities outside RCC



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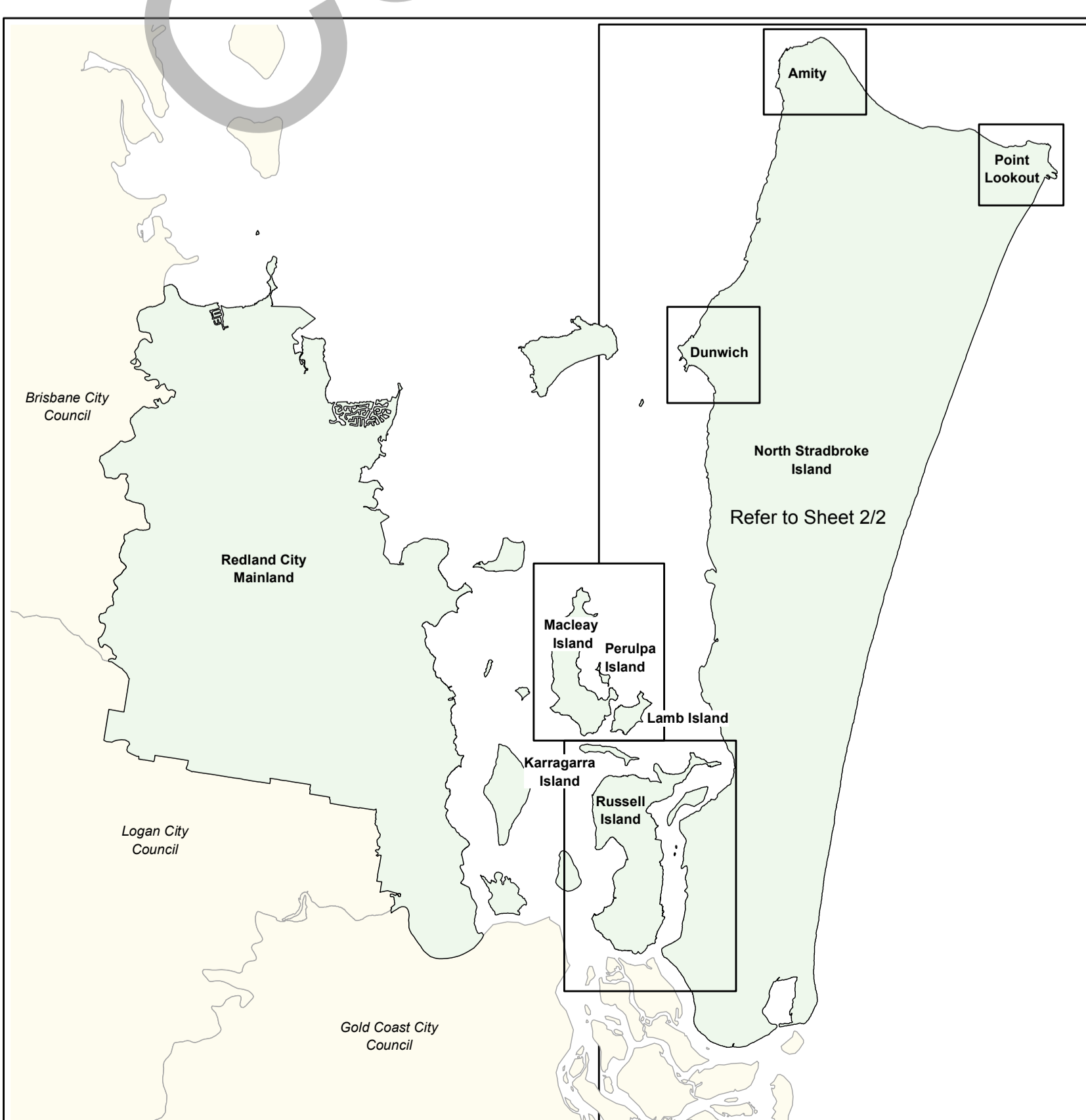


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Redlands Planning Scheme - RPS 2015 Version 5.1
**REGIONAL INFRASTRUCTURE CORRIDORS
 AND SUBSTATIONS OVERLAY**

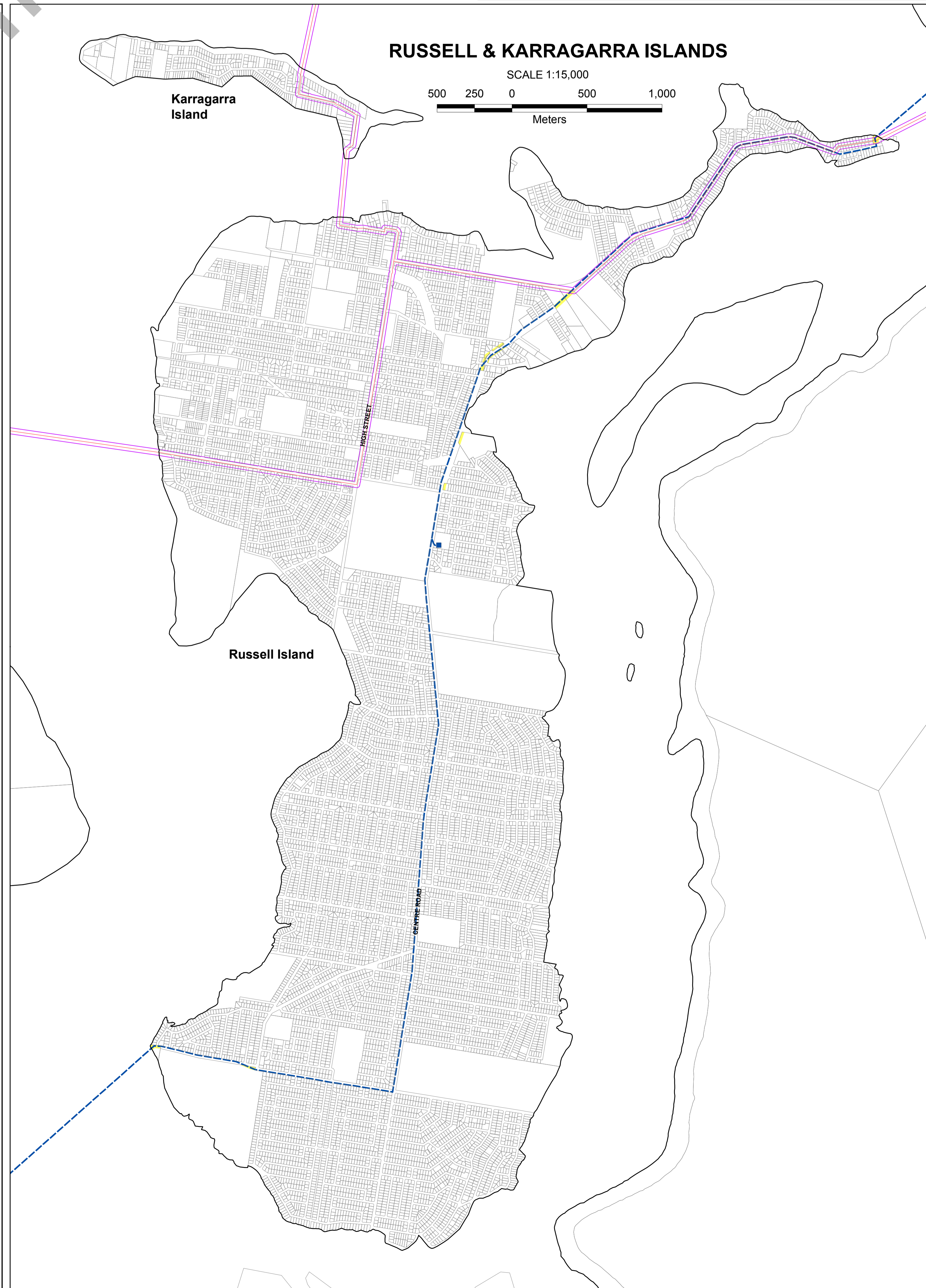
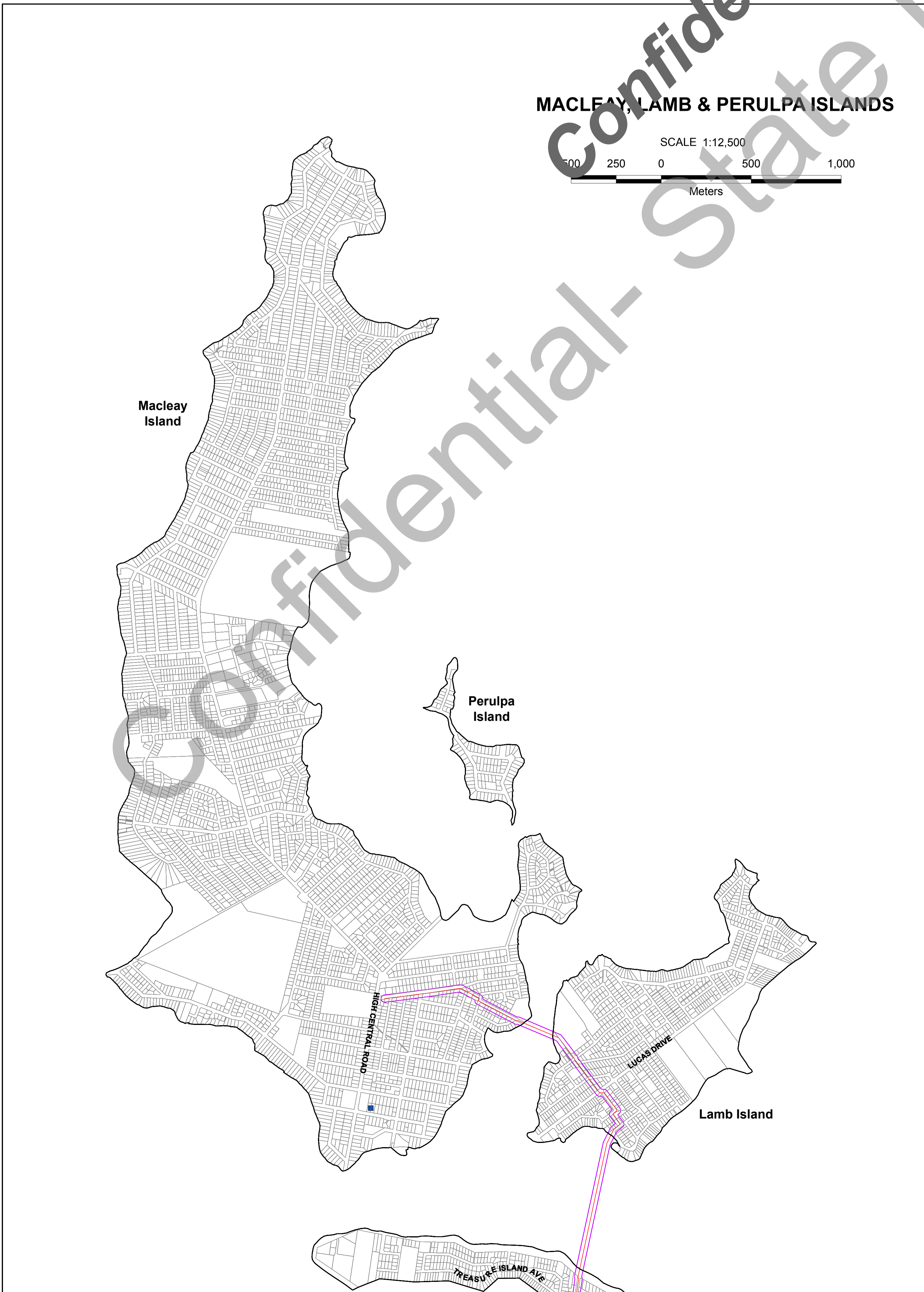
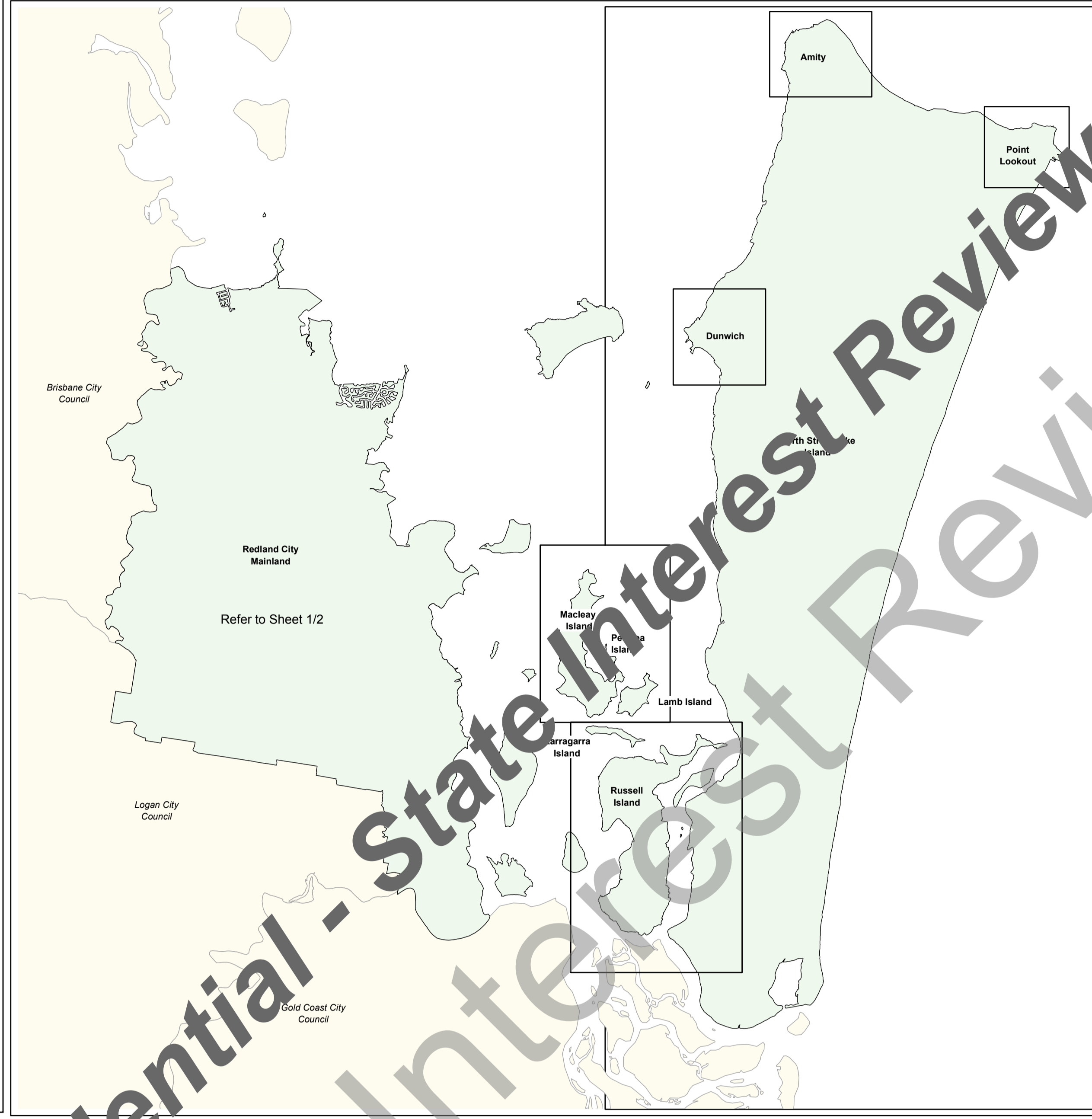
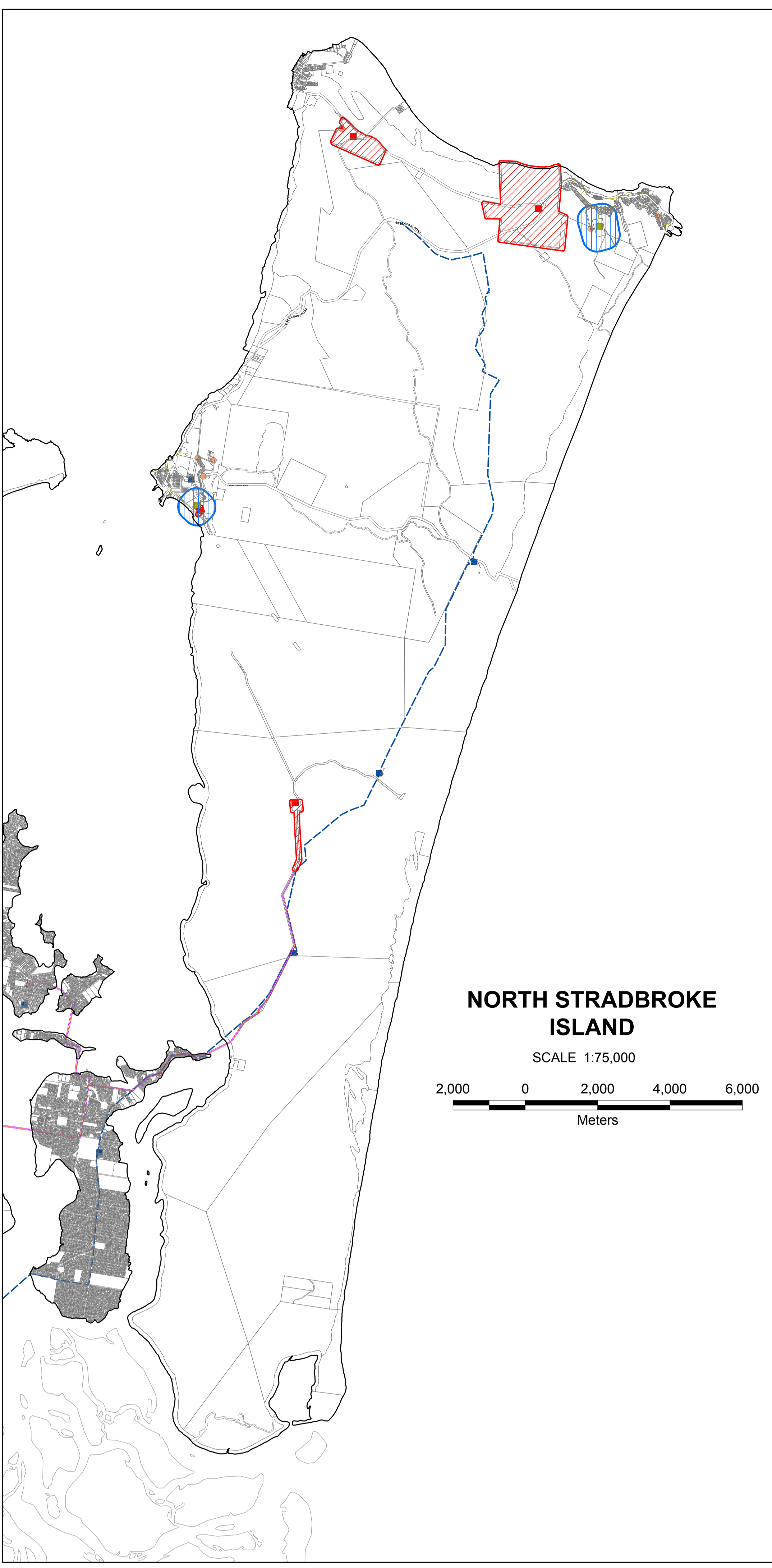
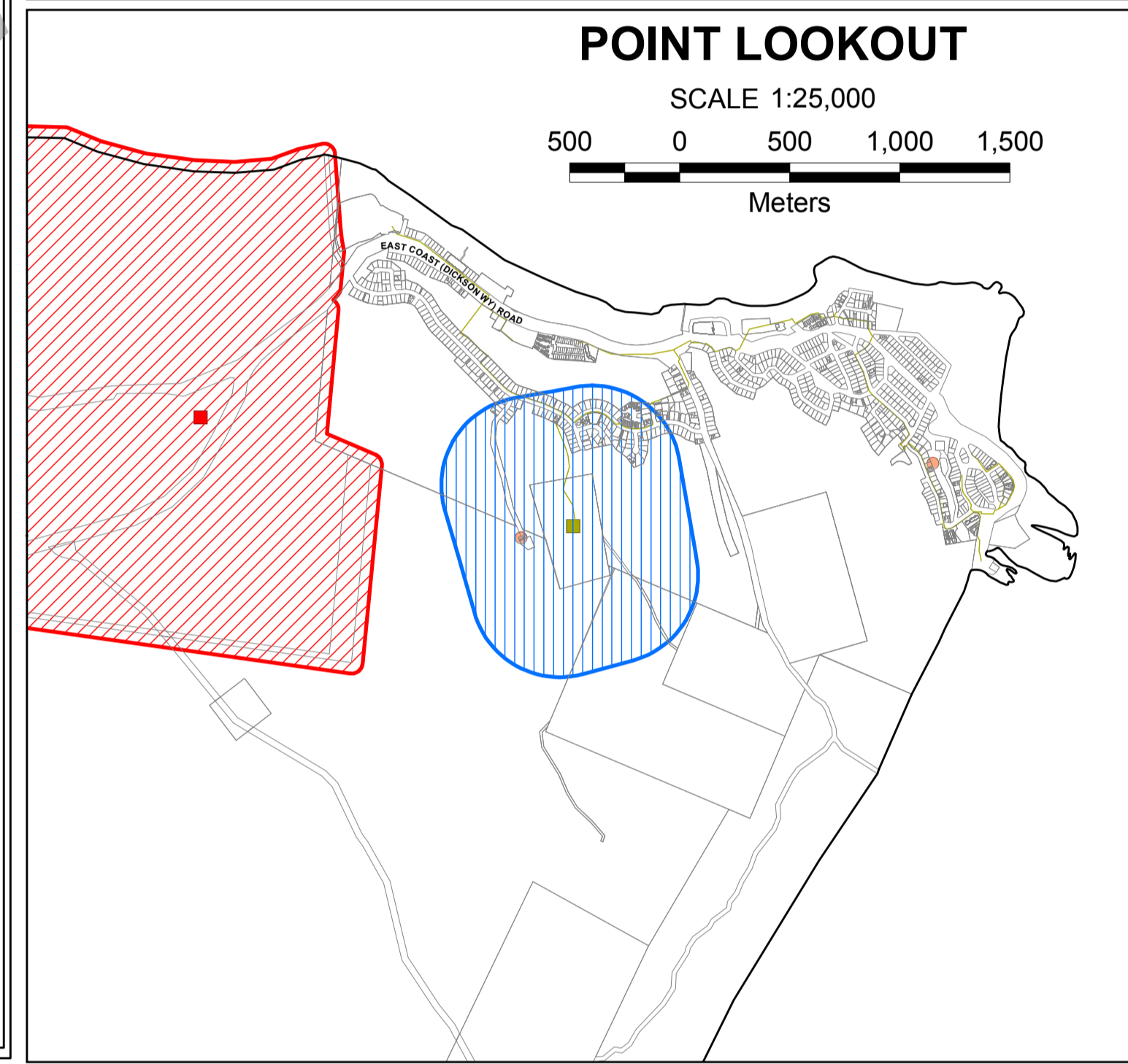
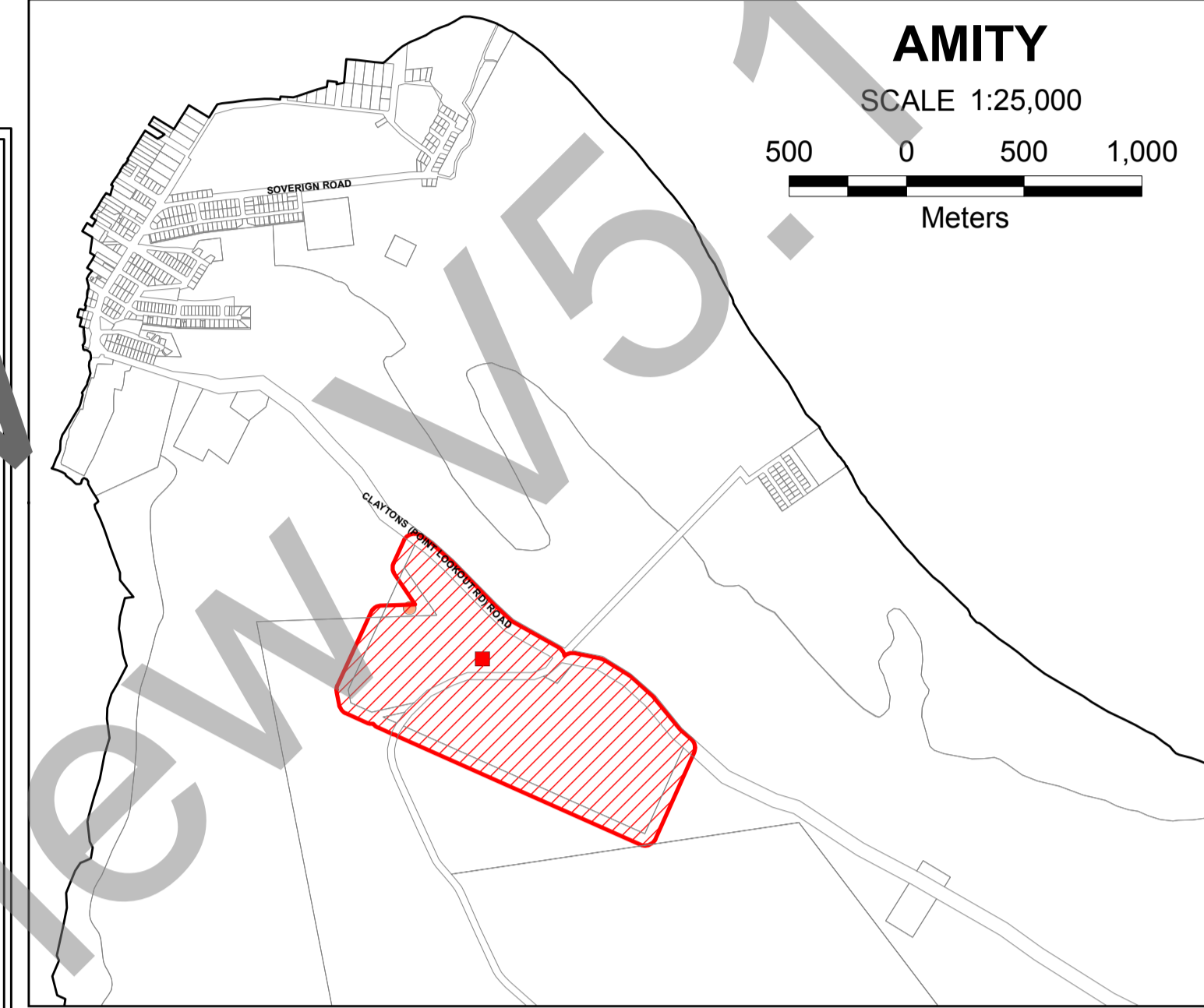
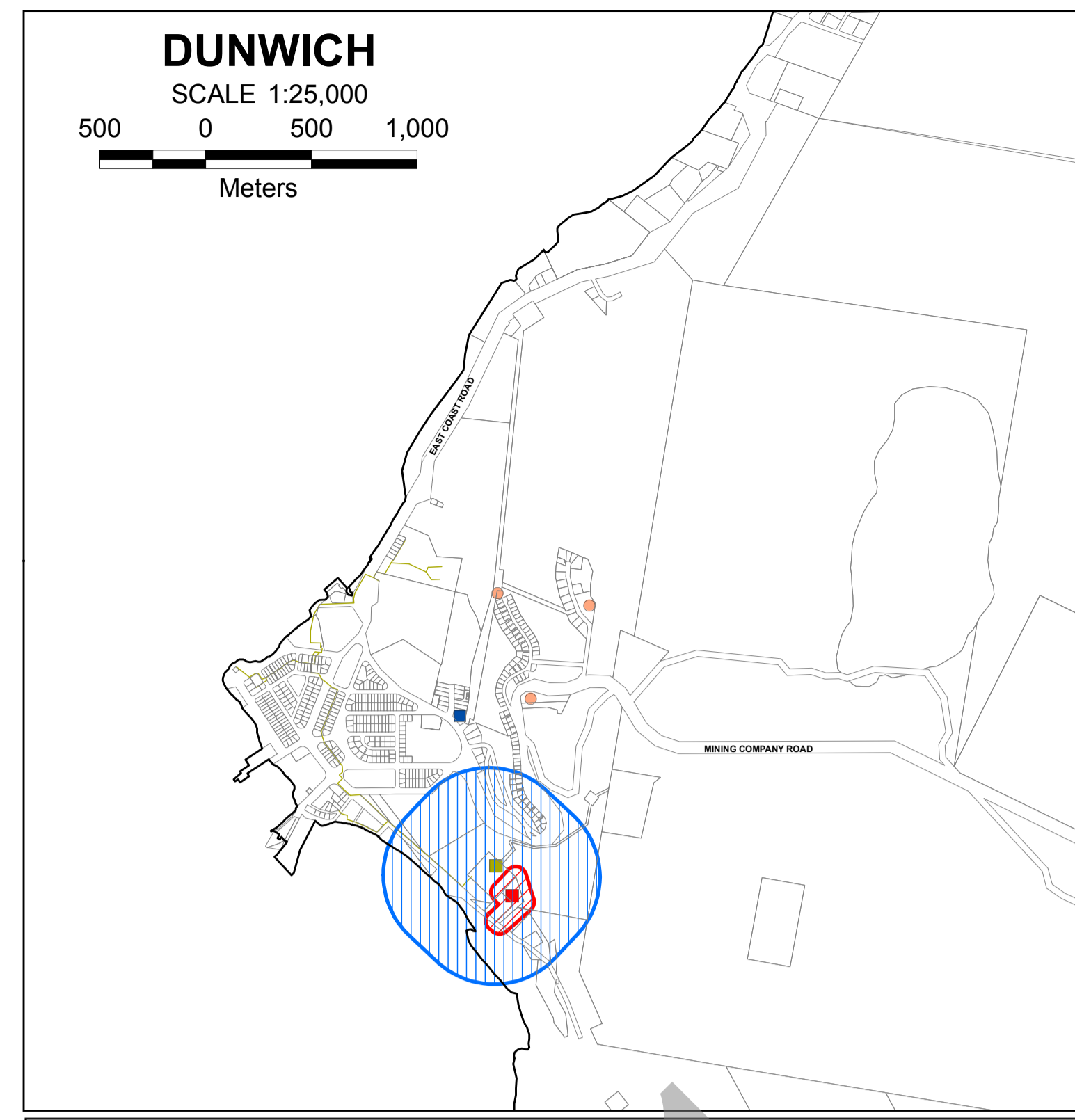
Overlay Map - OM-018
 Sheet 2/2

- Waste Water Infrastructure**
- Waste Water Treatment Plant
 - ▭ Waste Water Treatment Plant Buffer
 - Existing Trunk Wastewater Pipeline
- Bulk Water Supply Infrastructure**
- Water Quality Facility
 - ▭ Water Quality Facility Buffer
 - Reservoir Facility
 - Water Pump Station
 - ▭ Water Pump Station Buffer
 - Water Supply Pipeline
 - ▭ Water Supply Pipeline Buffer
- Major Electricity Infrastructure**
- ▭ Electricity Infrastructure Easement
 - Energex 110kV Powerline
 - Energex Substation
 - ▭ Cadastral Properties
 - ▭ Outline of RCC
 - ▭ Local Authorities outside RCC



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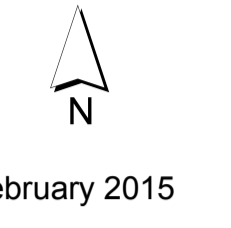
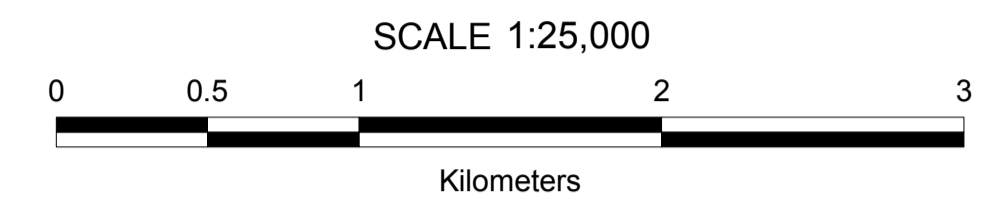
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TRANSPORT NOISE CORRIDOR OVERLAY

Overlay Map - OM-019

Sheet 1/2

- | | |
|--|---|
|  Category 1 - 58 dB (A) |  Noise Corridor Centreline - State Controlled Road |
|  Category 2 - 63 dB (A) |  Cadastral Properties |
|  Category 3 - 68 dB (A) |  Outline of RCC |
|  Category 4 - 73 dB (A) |  Local Authorities outside RCC |

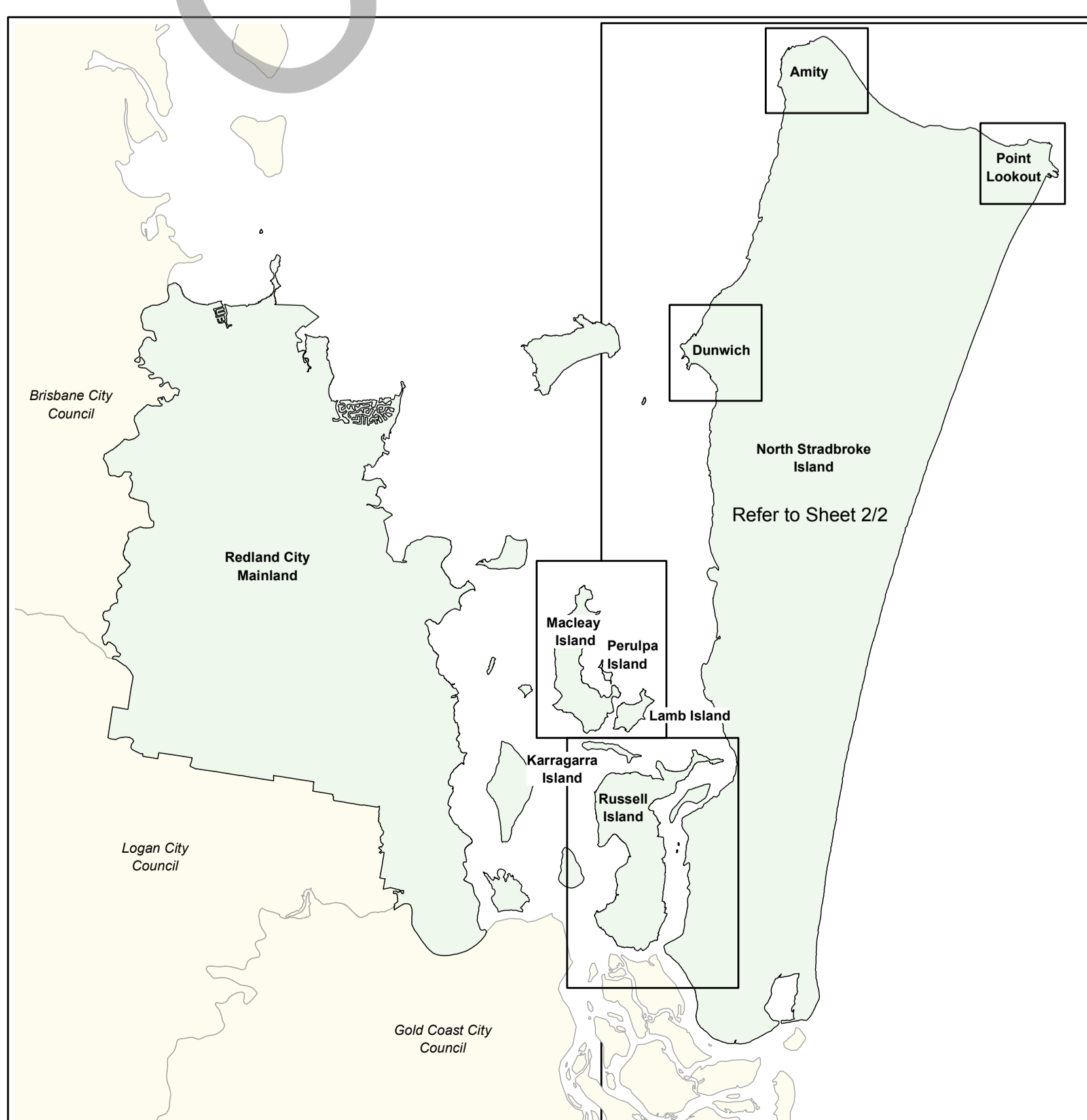


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TRANSPORT NOISE CORRIDOR OVERLAY

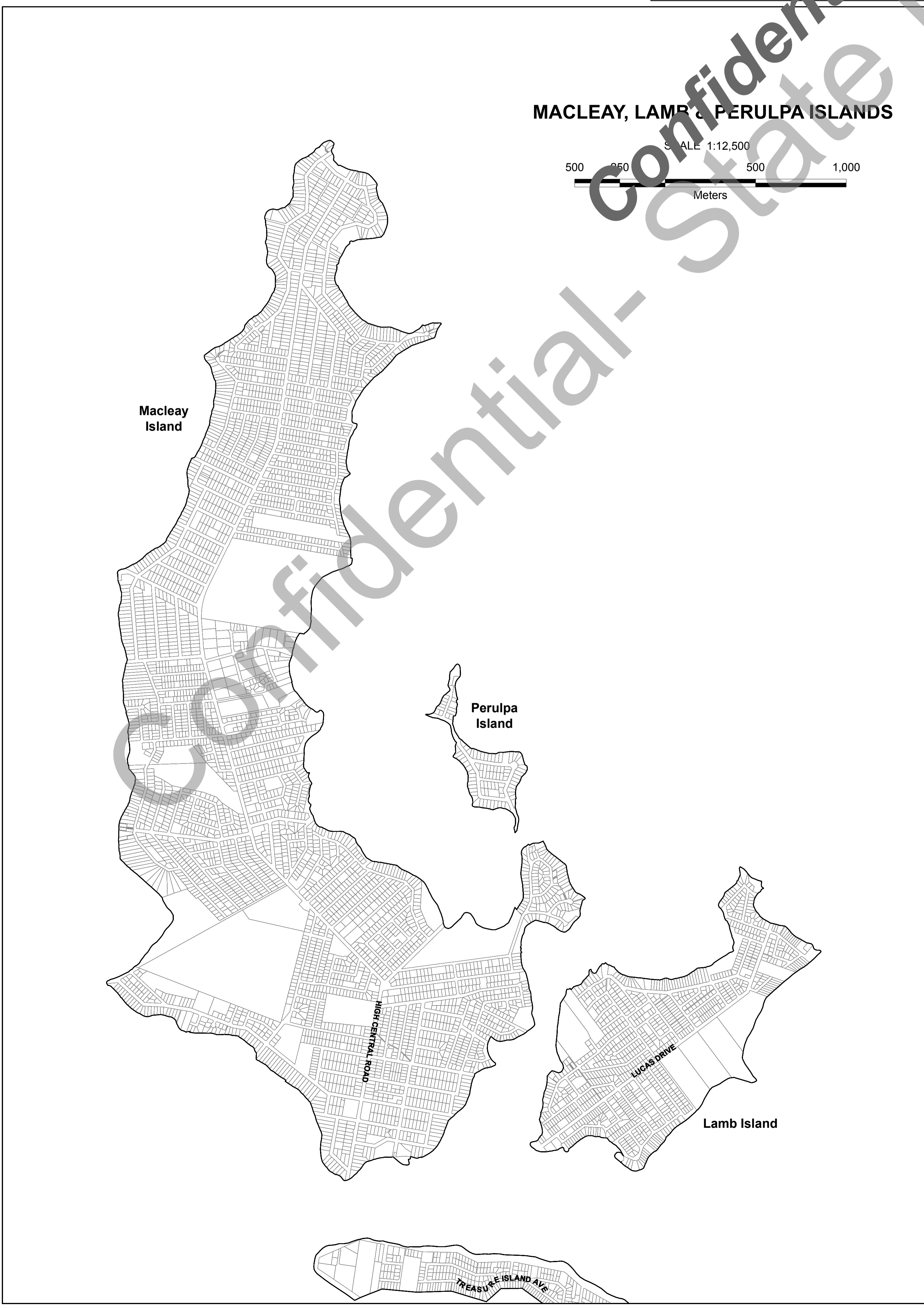
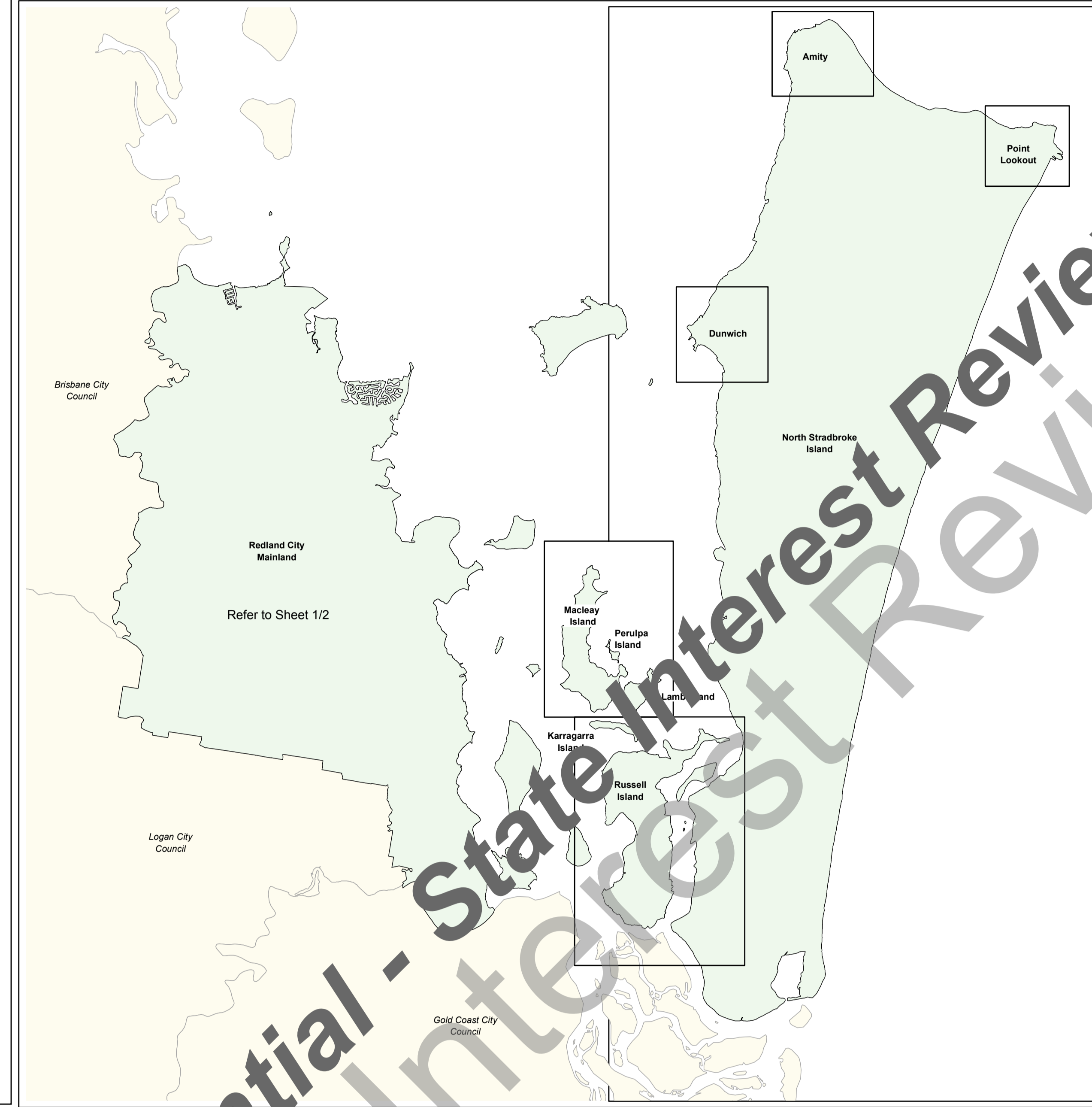
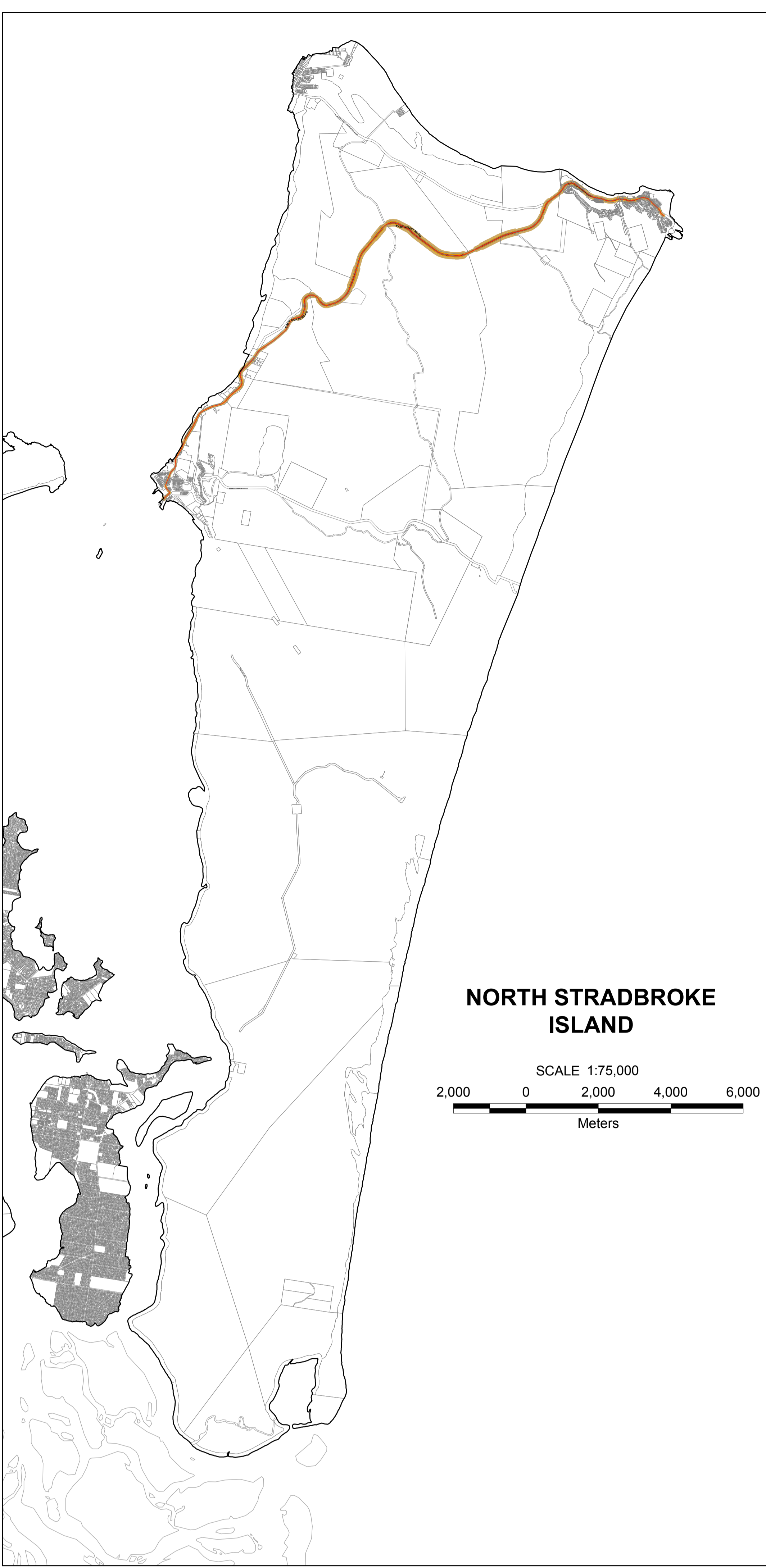
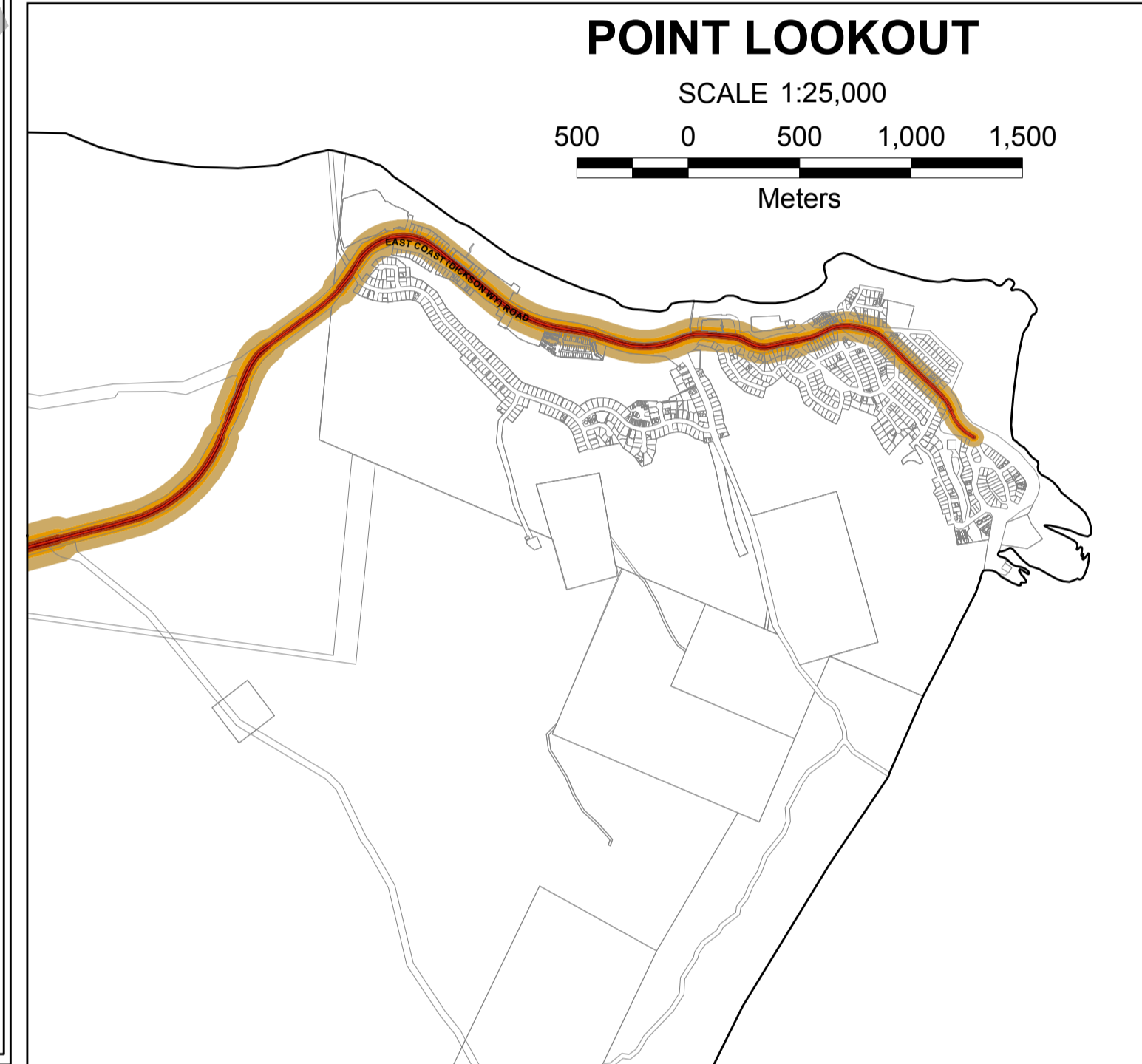
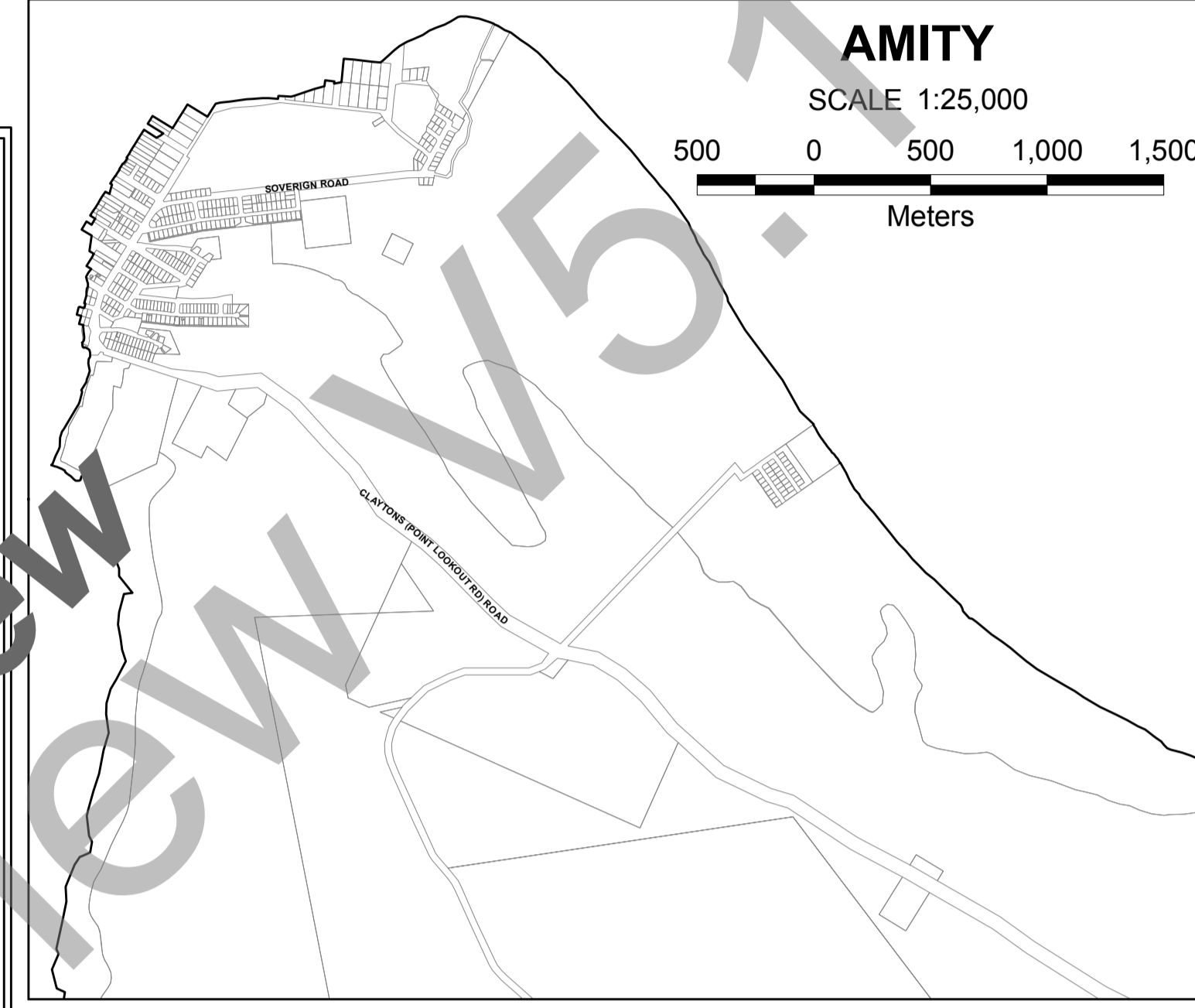
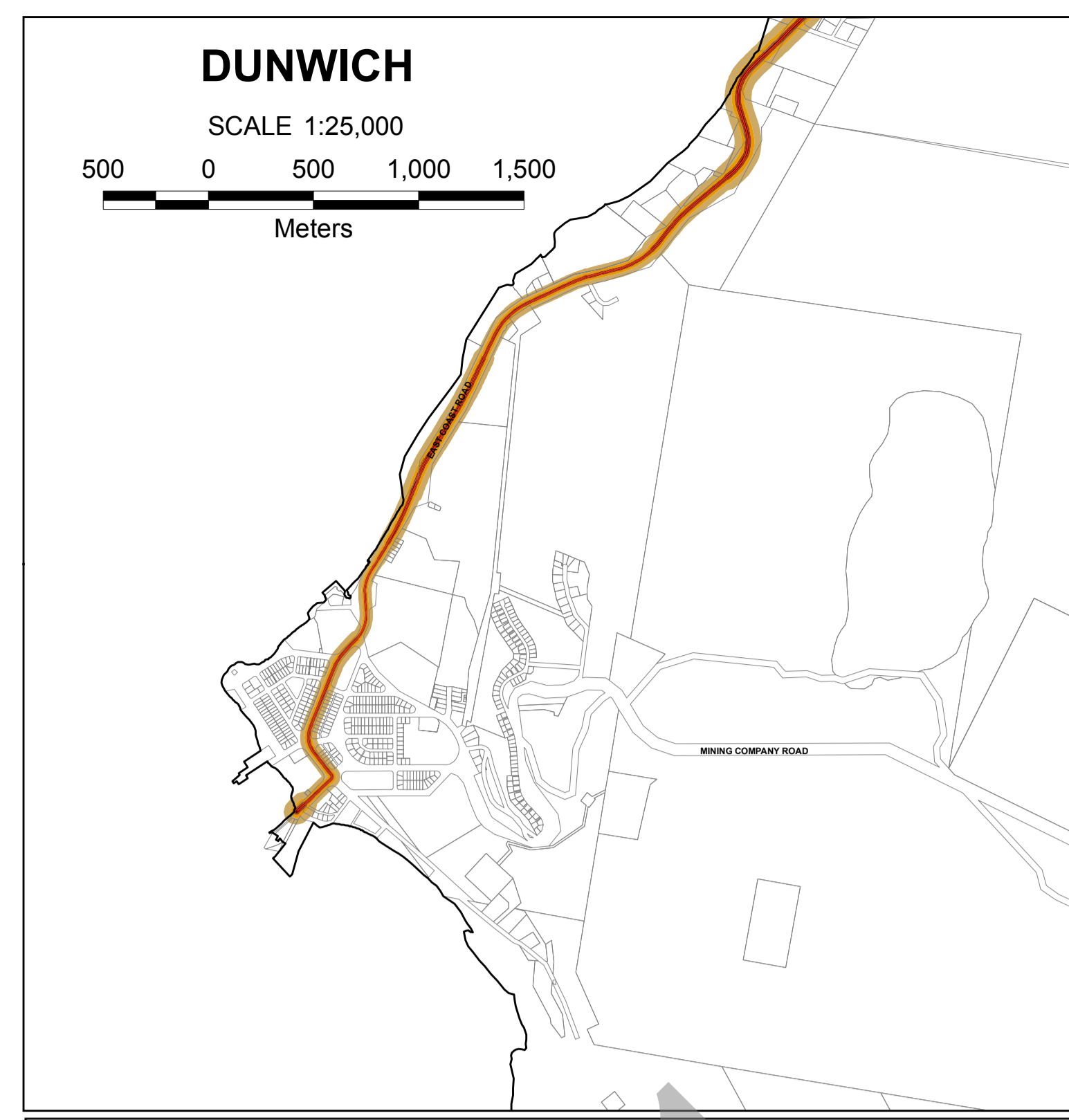
Overlay Map - OM-020

Sheet 2/2

- Noise Corridor - State Controlled Road**
- Category 1 - 58 dB (A)
 - Category 2 - 63 dB (A)
 - Category 3 - 68 dB (A)
 - Category 4 - 73 dB (A)
- Noise Corridor Centreline - State Controlled Road**
- Noise Corridor Centreline - State Controlled Road
 - Cadastral Properties
 - Outline of RCC
 - Local Authorities outside RCC








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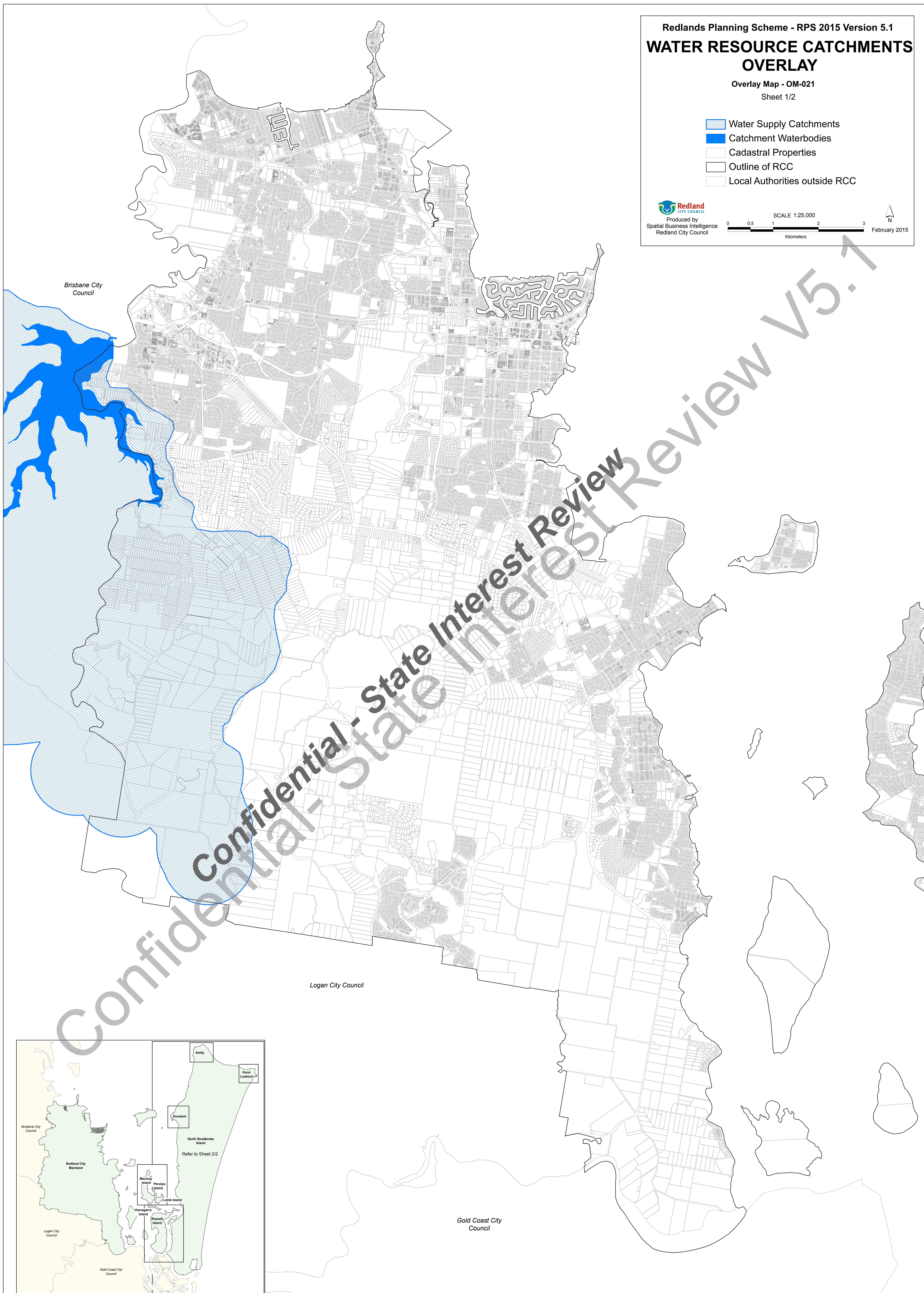
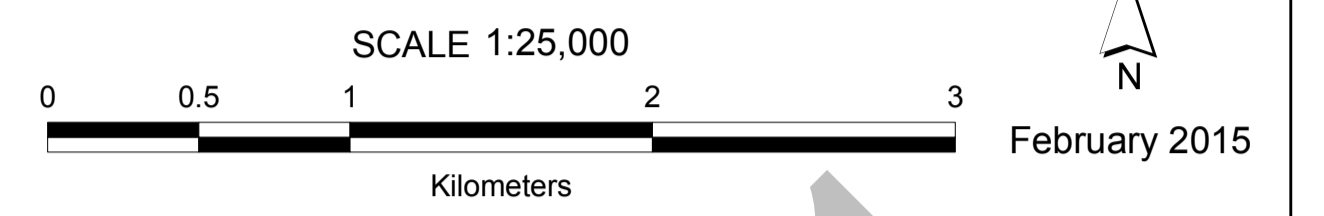
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Redlands Planning Scheme - RPS 2015 Version 5.1
**WATER RESOURCE CATCHMENTS
OVERLAY**

Overlay Map - OM-021
Sheet 1/2

-  Water Supply Catchments
-  Catchment Waterbodies
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC

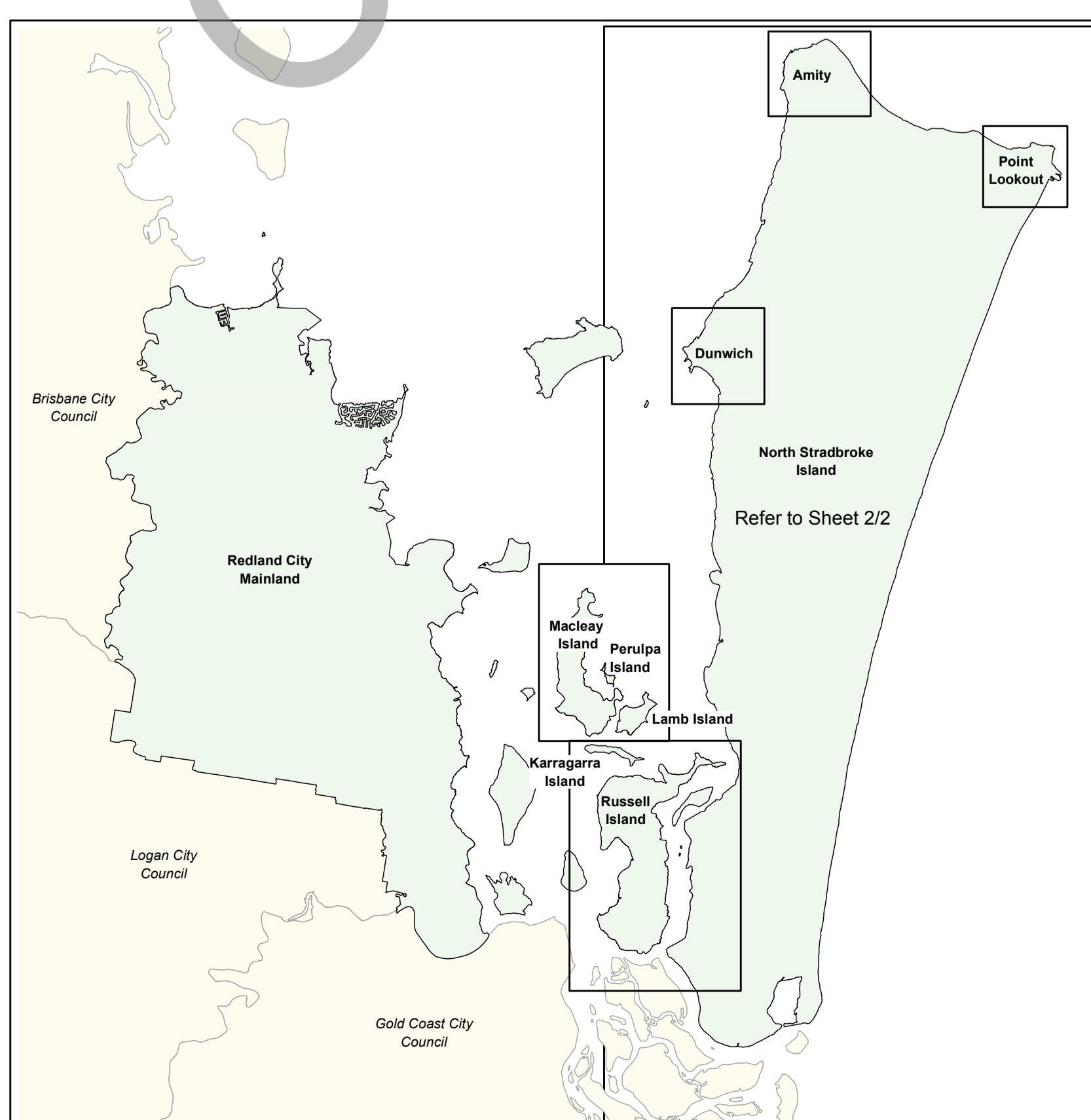

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WATER RESOURCE CATCHMENTS OVERLAY

Overlay Map - OM-022

Sheet 2/2

-  Water Supply Catchments
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC

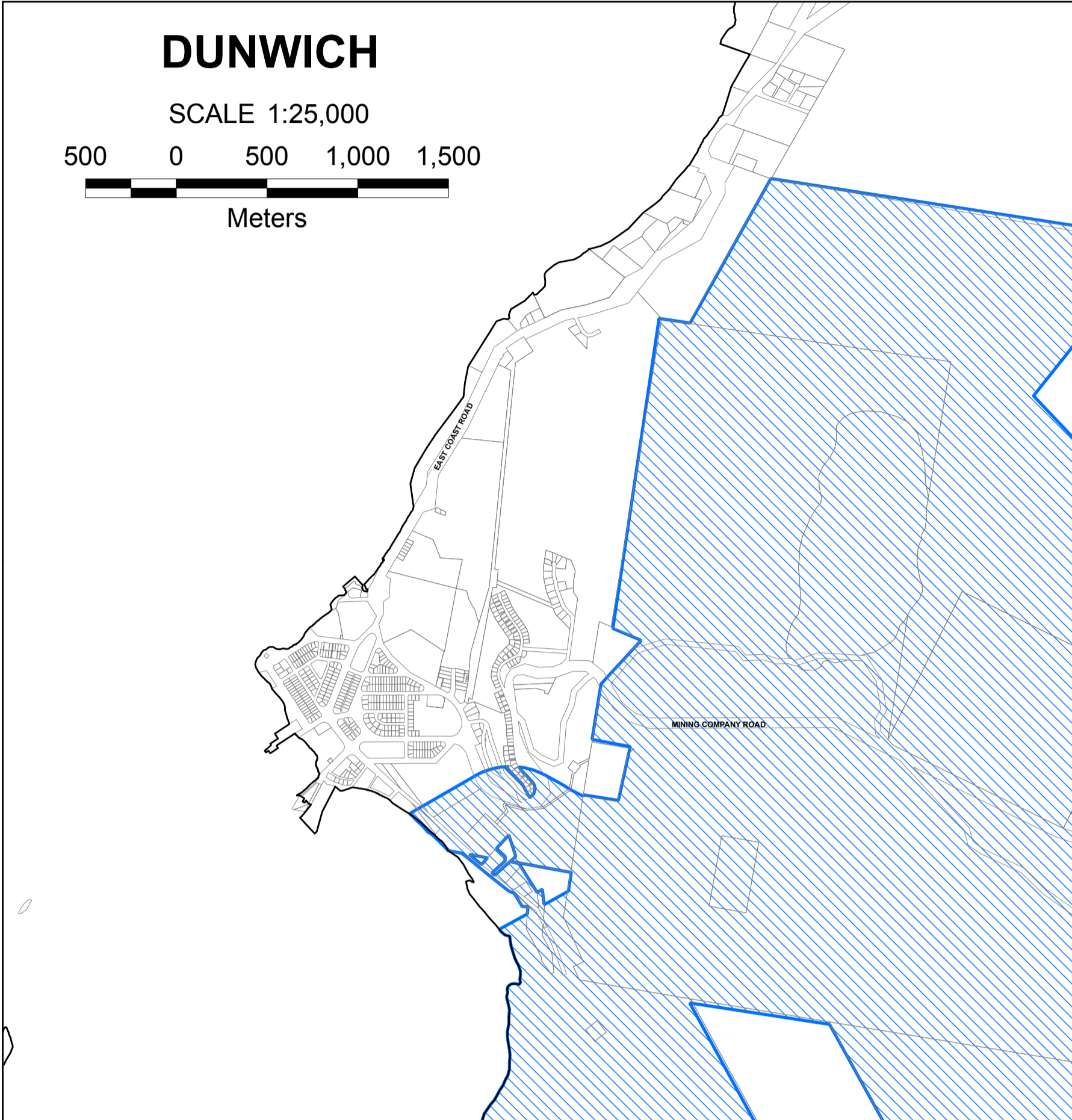
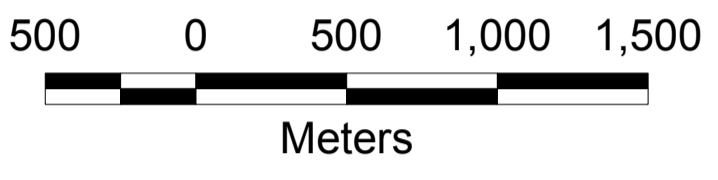


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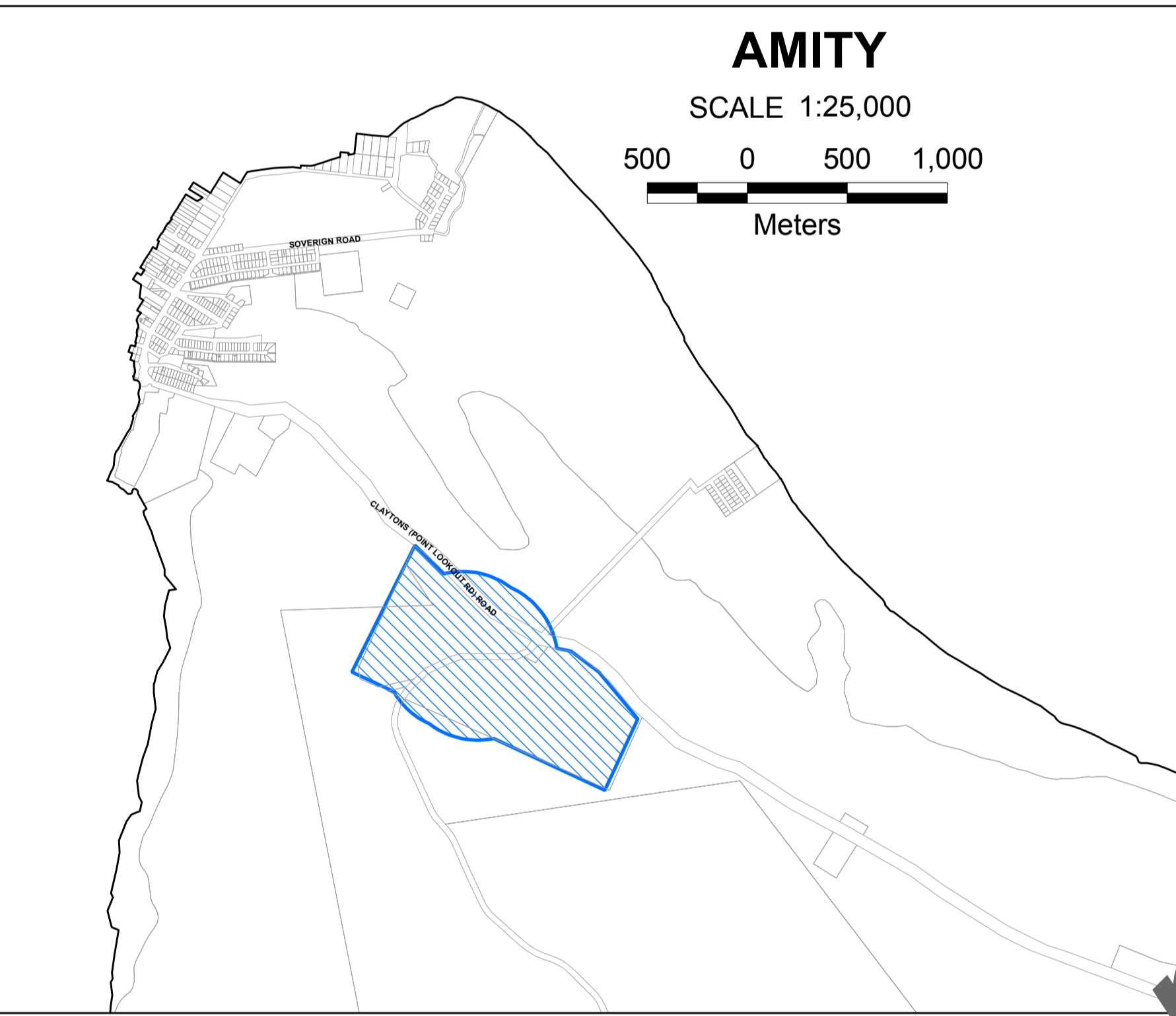
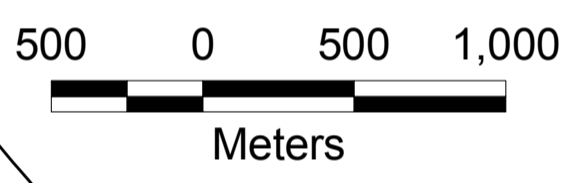
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SCALE 1:25,000



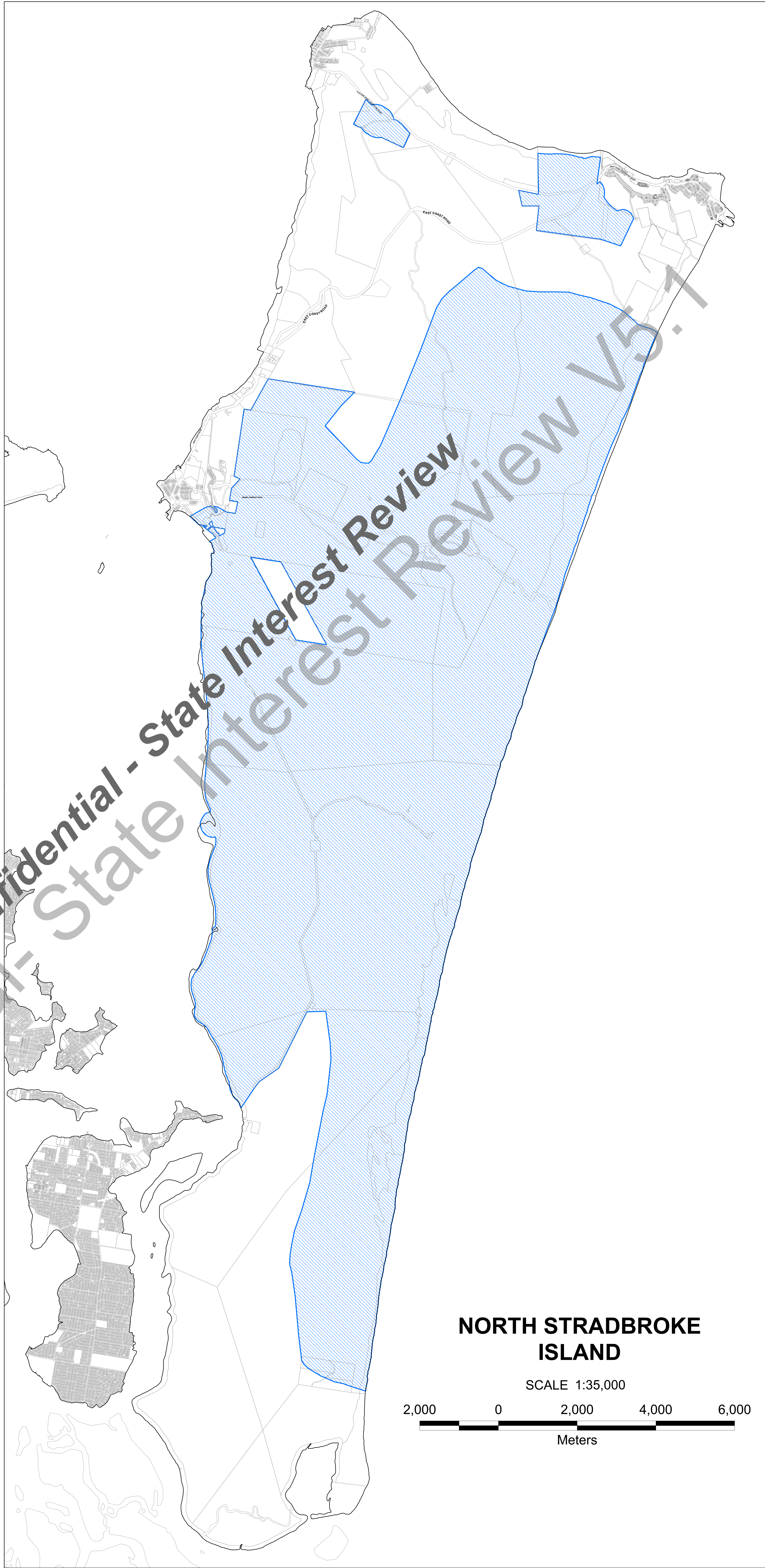
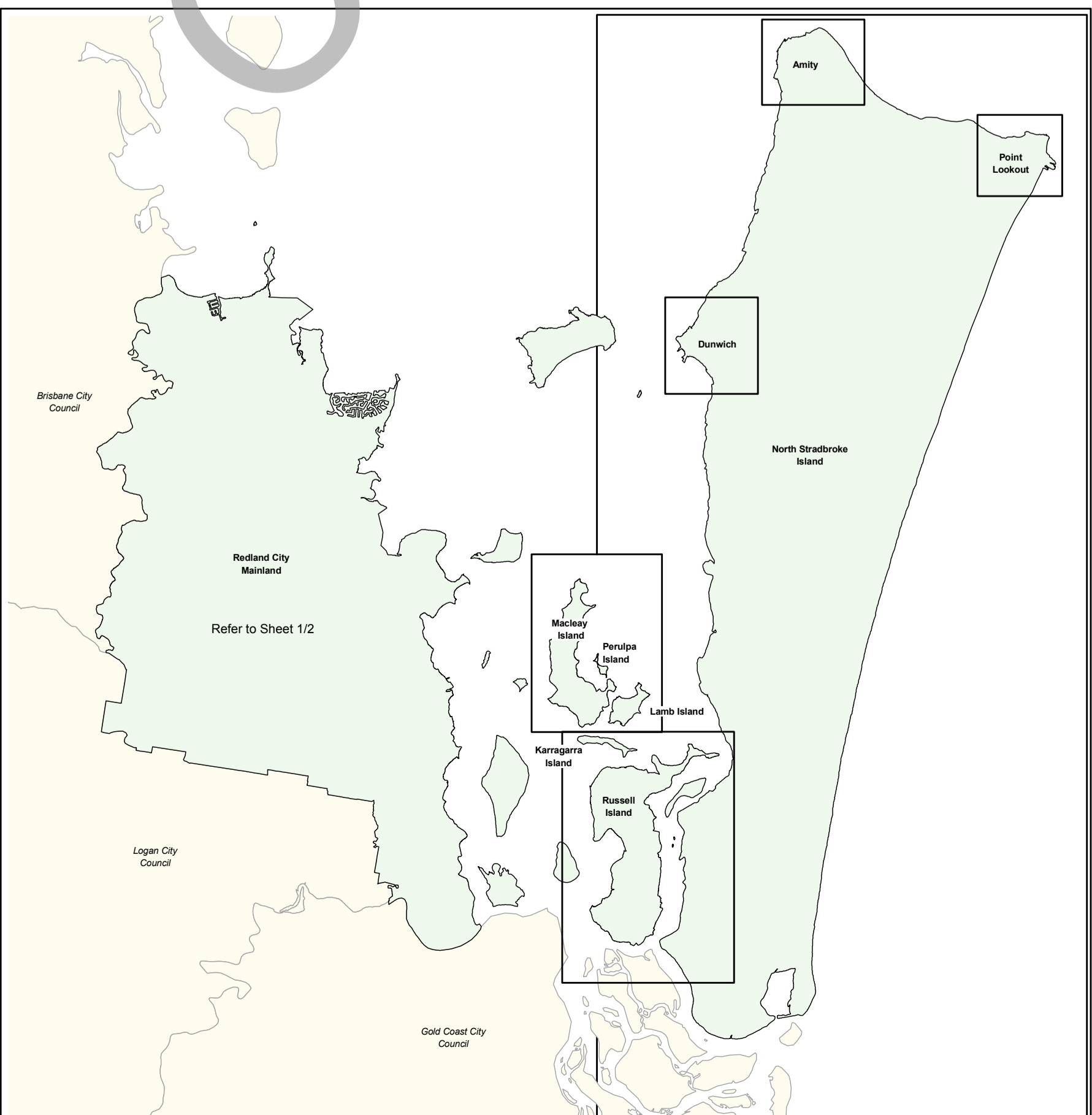
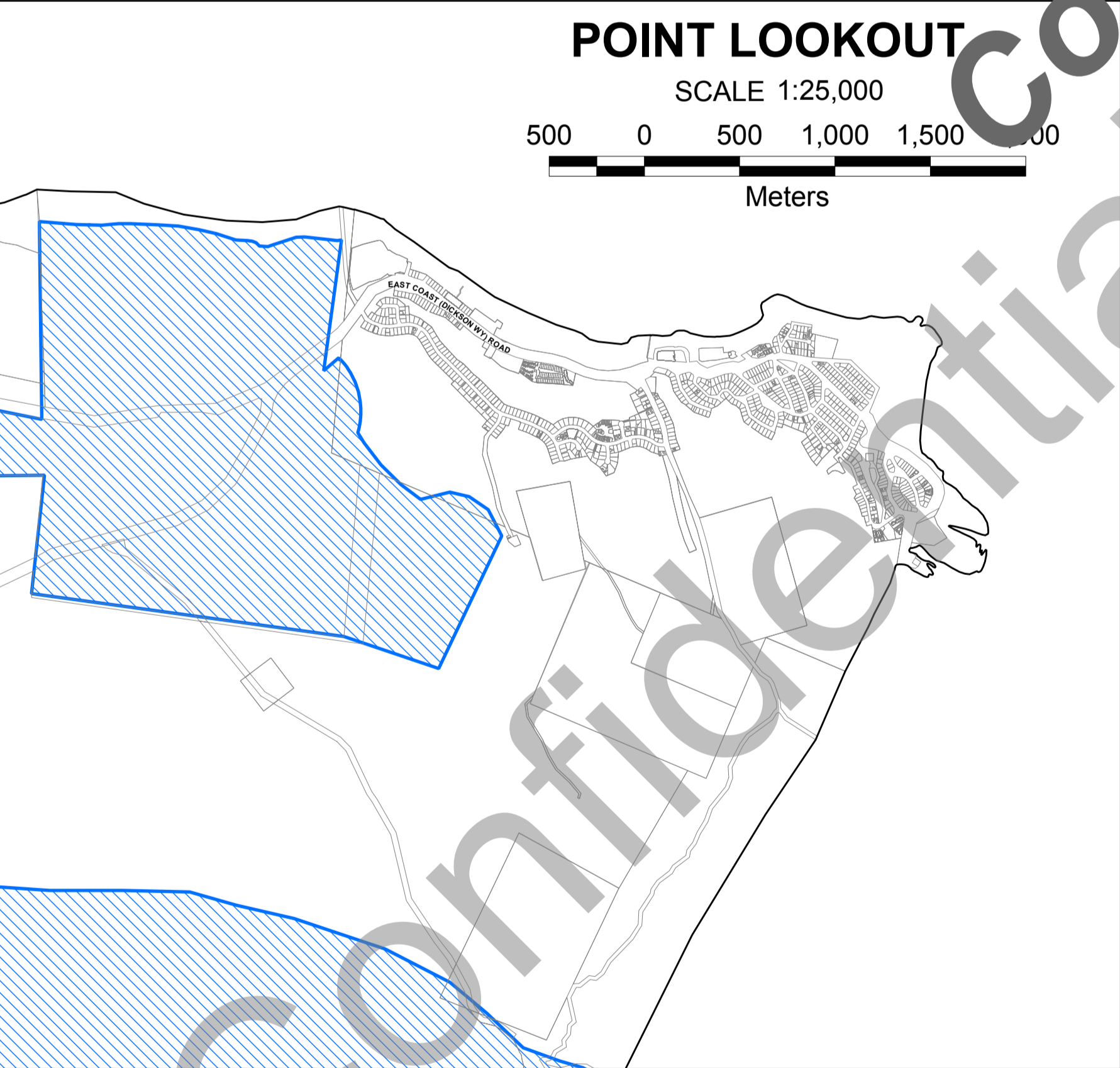
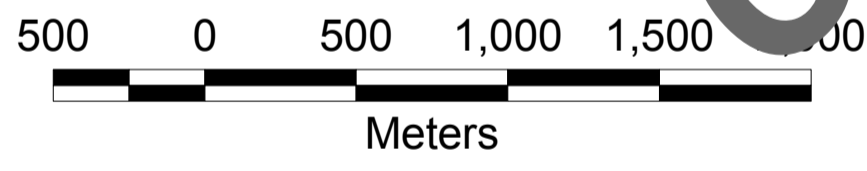
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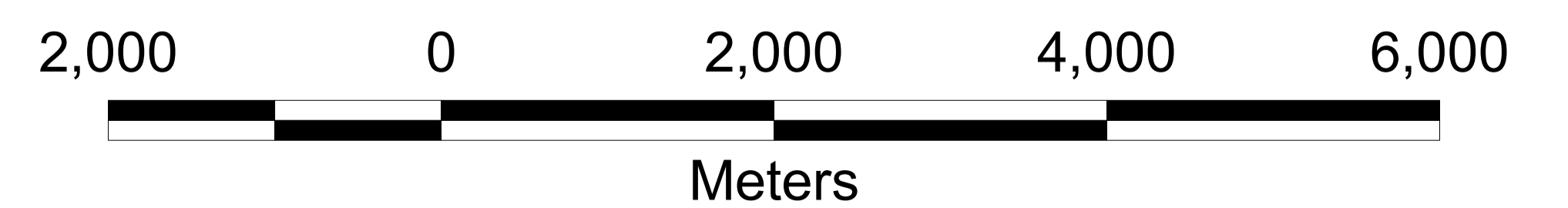
POINT LOOKOUT

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NORTH STRADBROKE ISLAND

SCALE 1:35,000



WATERWAY CORRIDORS AND WETLANDS OVERLAY

Overlay Map - OM-023

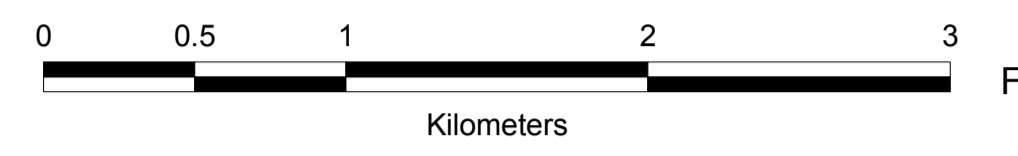
Sheet 1/2

- Waterway Corridors and Wetlands Overlay
- Cadastral Properties
- Outline of RCC
- Local Authorities outside RCC



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SCALE 1:25,000

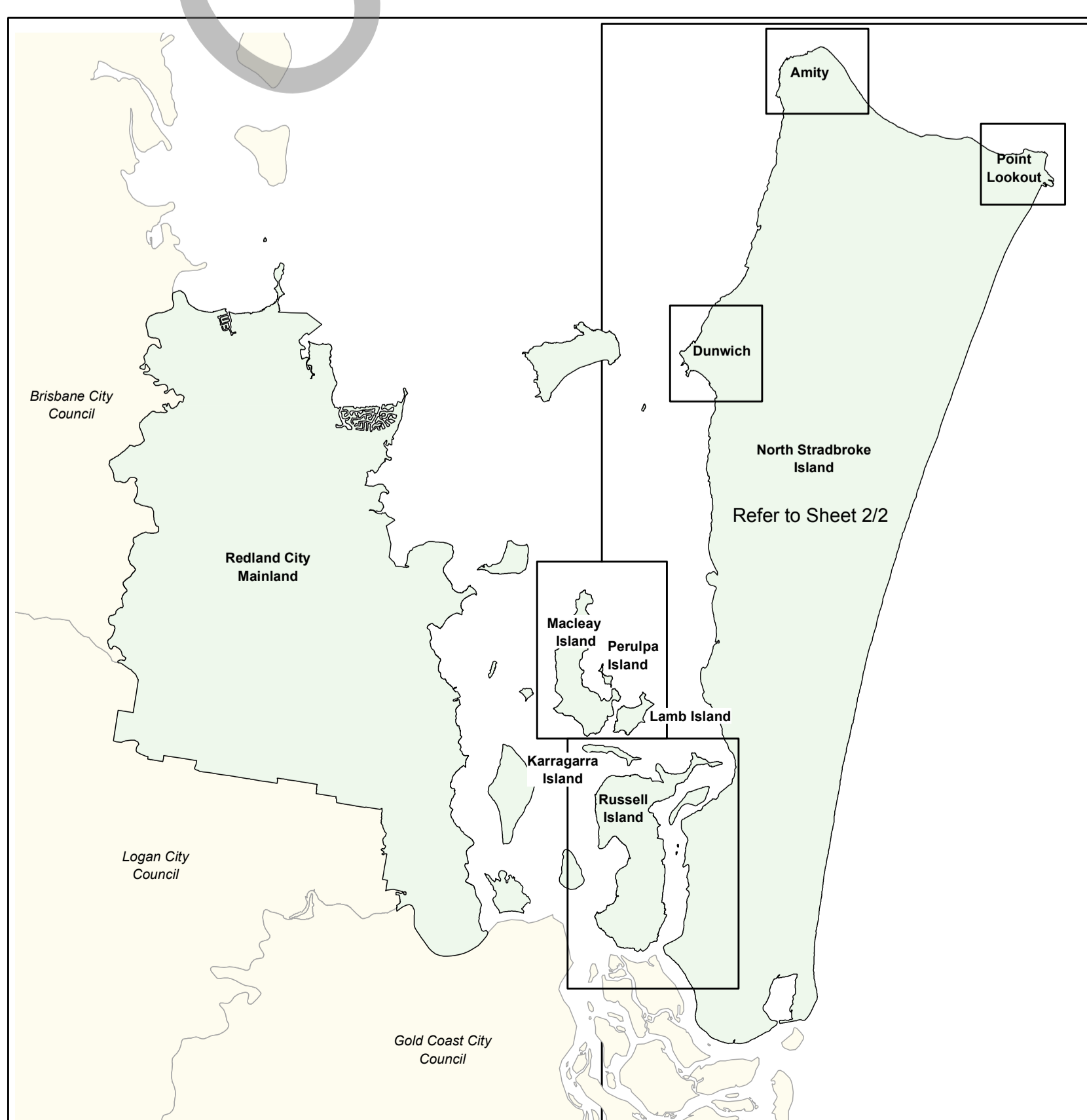


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WATERWAY CORRIDORS AND WETLANDS OVERLAY

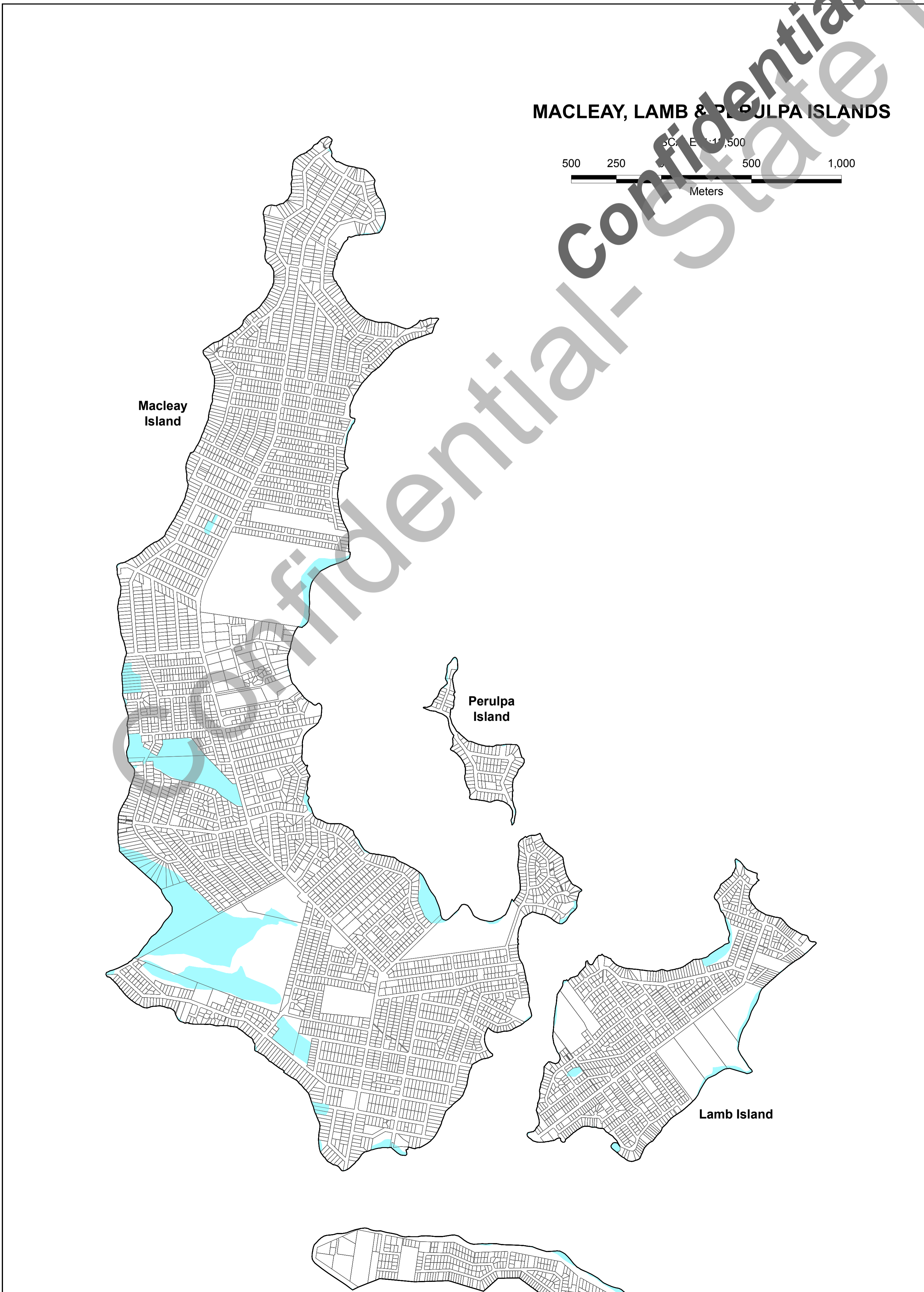
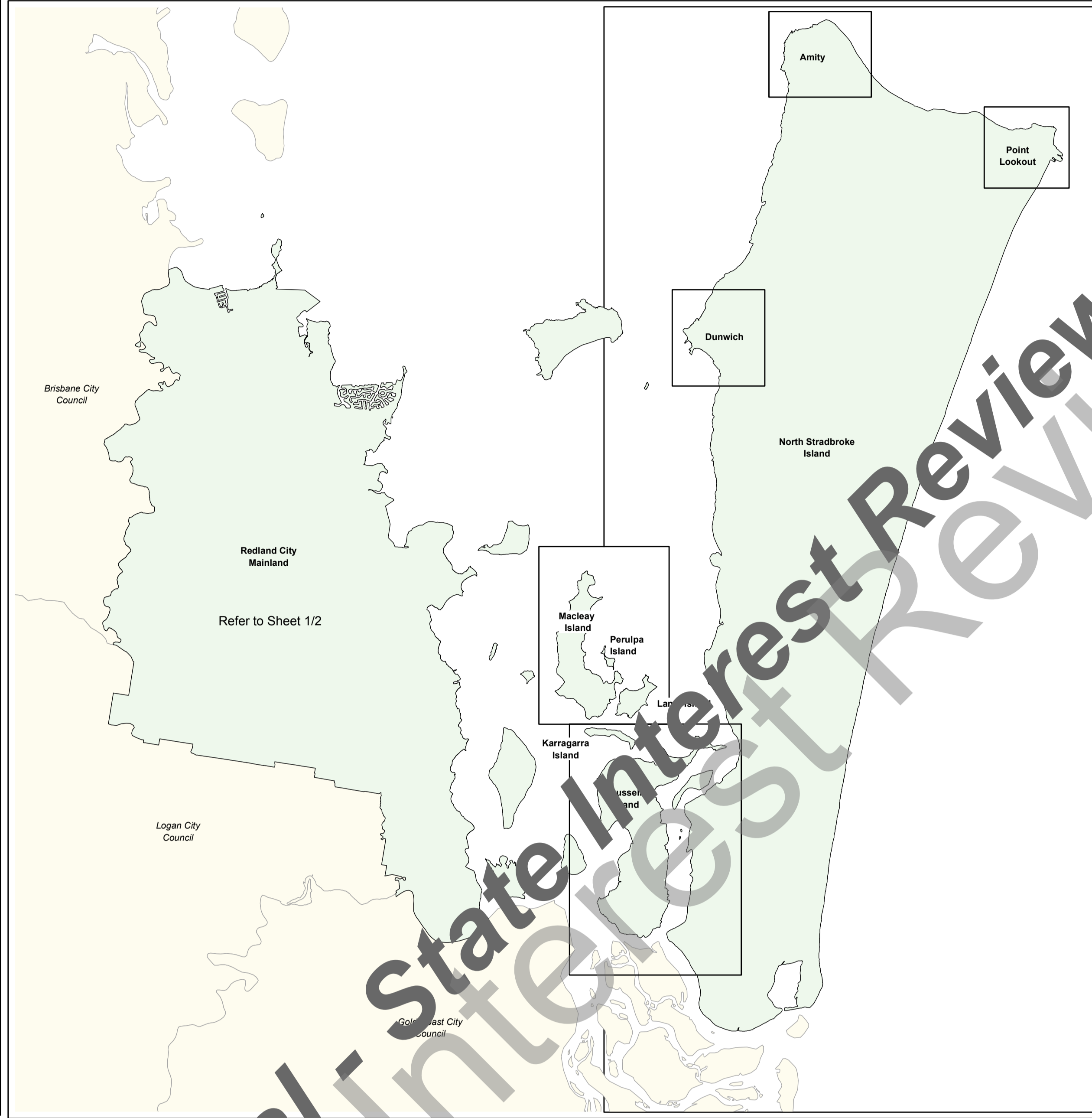
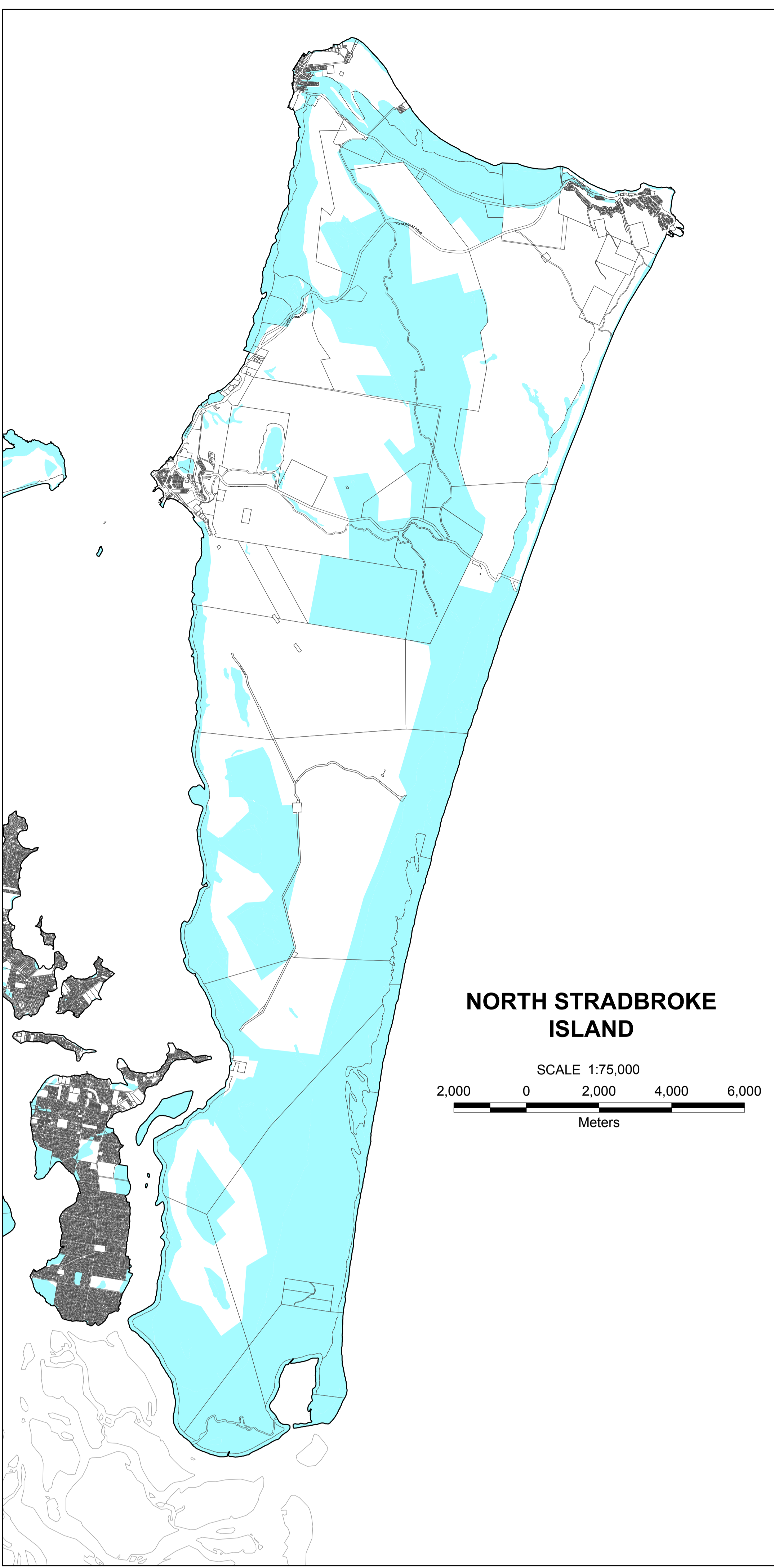
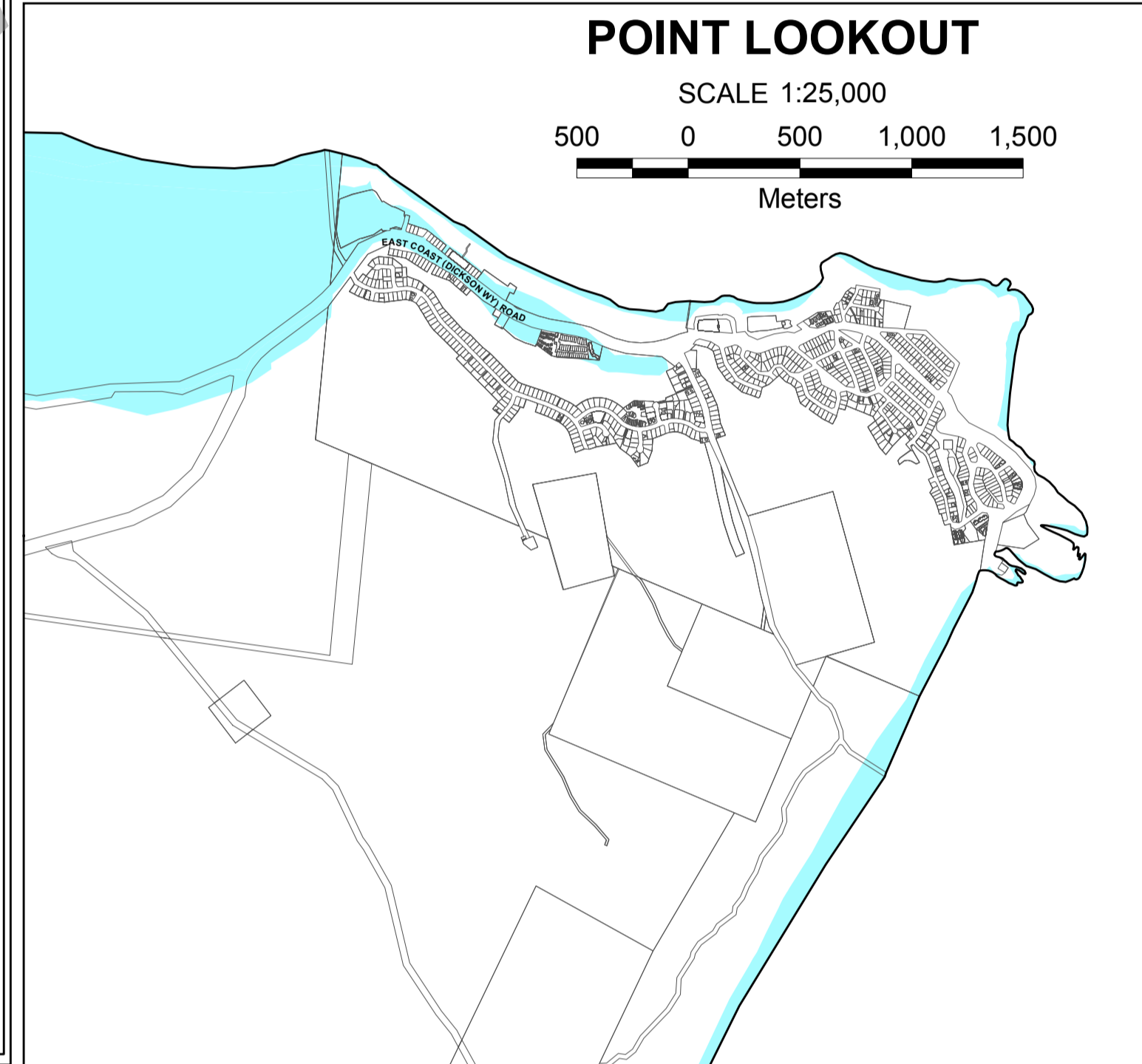
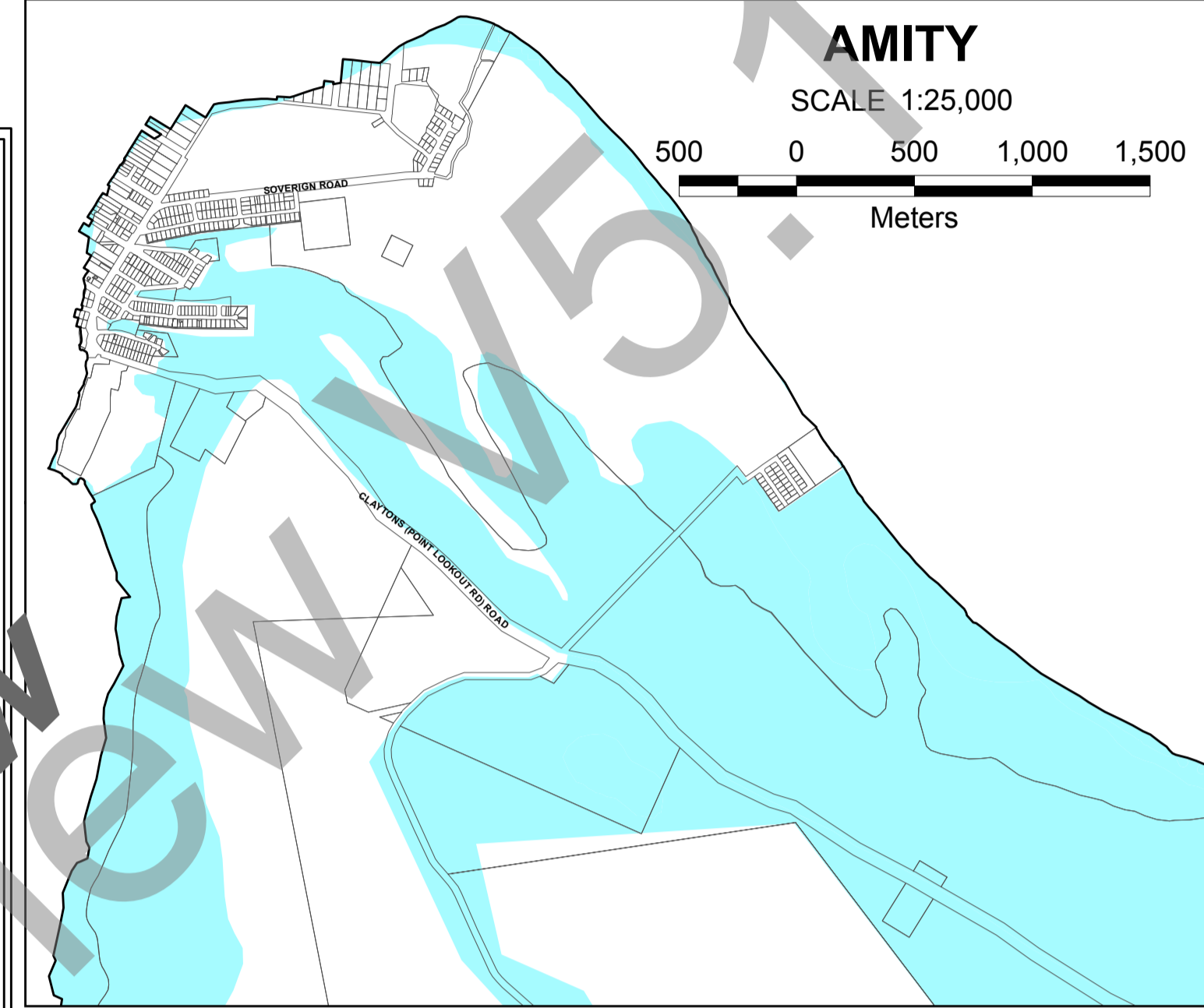
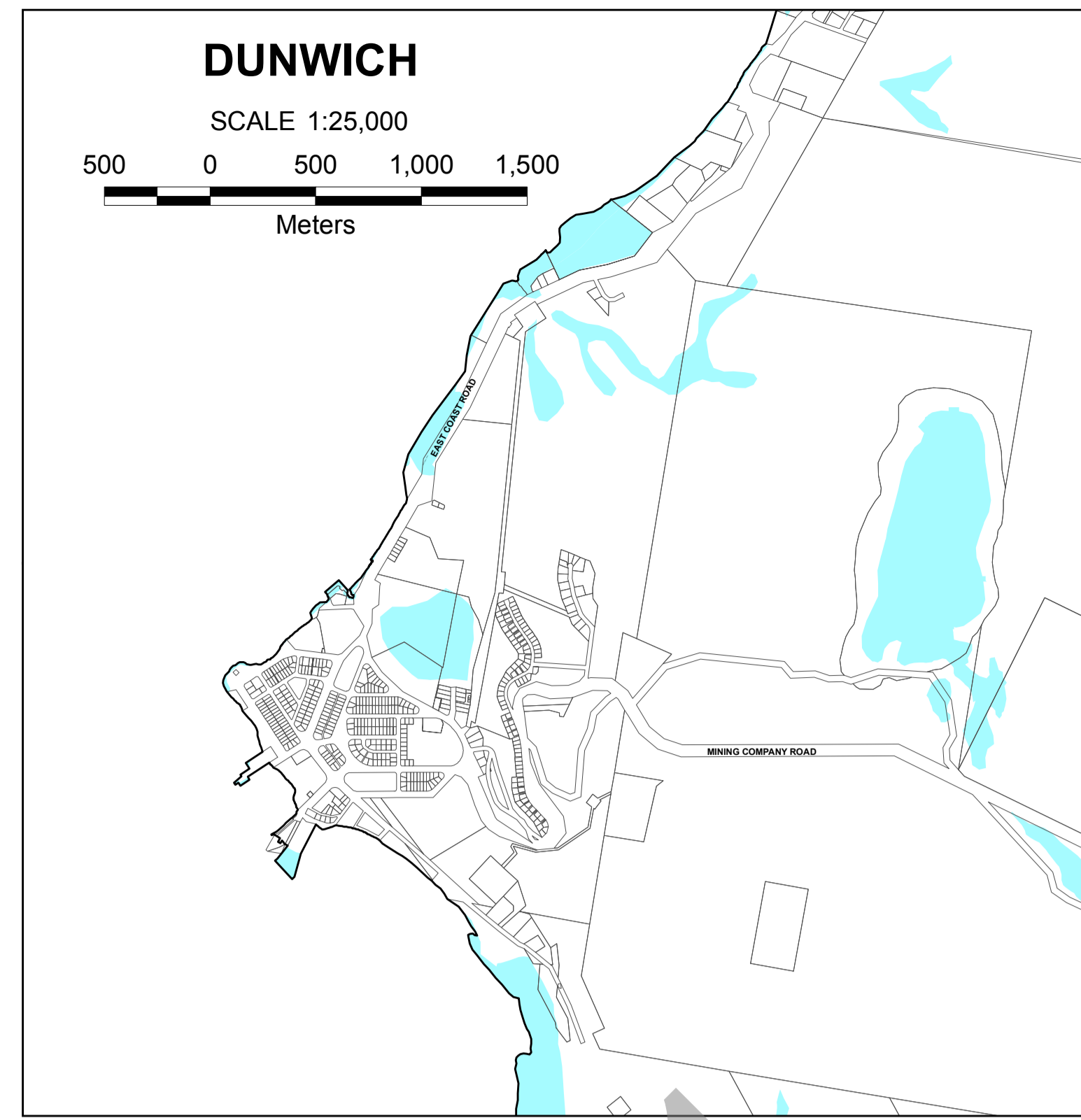
Overlay Map - OM-024

Sheet 2/2

-  Waterway Corridors and Wetlands Overlay
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC



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