Appendix R

Scenic Rim Planning Scheme Code Responses

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 6.2.17.3.1 – Accepted and Assessable Development – Rural Zone (Where no precinct applies)			
Setbacks			
PO1 Building setbacks: (1) maintain the very low density character of the zone; (2) assist in the protection of adjacent amenity and privacy; (3) allow for access around the buildings; and (4) minimise the potential for land use conflict. ***Note** - Where setbacks are required in this code or other codes, the higher numerical standard prevails.*	**AO1** Building setbacks are as follows: **Setback** / **Minimum Distances Measured in Metres (m)** Street frontage: 10m Side and rear boundary (other than where specified below): 6m Side and rear boundary (where involving *tourism activities*): 20m ***Note** - Where setbacks are required in this code or other codes, the higher numerical standard prevails.*	Performance outcome	The proposal looks to create an agricultural / industrial precinct in accordance with the declared coordinated project. Built form will be in accordance with a typical industrial estate within the SRAIP situated adjacent to the Cunningham Highway. As per the proposed **SRAIP Variation Approval (Appendix C)**, the SRAIP Rural Precinct adopts the setbacks identified in AO1 (10m for street frontages and 6m for side and rear boundaries).
Height			
PO2 Development is of a height that: (1) is low-rise where involving non-rural activities; (2) does not detract from the amenity of adjoining premises; and (3) complements the rural and natural landscape setting of the zone.	**AO2.1** Development involving non-rural activities does not exceed 2 storeys and a maximum height of 8.5m.	Performance outcome	The proposal looks to create an agricultural / industrial precinct in accordance with the declared coordinated project. Built form will be in accordance with a typical industrial estate and maximum building height proposed within the SRAIP Industrial Precinct is 35m in accordance with the SRAIP Plan of Development (PoD) (**Appendix C**) on Lots 10-15 to accommodate the possibility of automated warehouses on these lots The remainder of the SRAIP Industrial precinct proposes a maximum building height of 15m. The SRAIP Rural Precinct proposes a maximum building height of 2 storeys and 8.5m in accordance with AO2.1.
	AO2.2		

Performance outcomes	Acceptable outcomes	Solution	Comments
	For development involving rural activities, no Acceptable Outcome is prescribed.	Acceptable outcome	Proposed rural activities within the SRAIP Rural Precinct will be low rise and will complement the rural and natural landscape setting of the zone in accordance with the SRAIP Variation Approval (**Appendix C**).
Table 6.2.17.3.2 – Assessable Development – Rural Zone (Where no precinct applies)			
Built Form and Urban Design			
PO1 Development maintains and protects important views to significant landscape features, such as ridgelines.	**AO1** Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road (refer to Figure 1).  **Figure 1.**	Acceptable outcome	The proposed SRAIP will maintain the view from the Cunningham Highway to the ridgeline.
Land Uses			
PO2 Large buildings or structures associated with Rural industry, Intensive animal industries or Intensive	**AO2** No Acceptable Outcome is prescribed.	Performance outcome	The proposed SRAIP PoD (**Appendix C**) ensures appropriate landscaping will be incorporated

Performance outcomes	Acceptable outcomes	Solution	Comments
horticulture are sited or provided with screen landscaping to minimise their bulk and visibility from roads, public places or sensitive land uses.			throughout the SRAIP Industrial Precinct to buffer the proposed buildings from the Cunningham Highway and adjoining rural land.
PO3 Development protects existing native riparian vegetation and enhances the Brisbane River's landscape values.	**AO3** No Acceptable Outcome is prescribed.	Performance outcome	There is no riparian vegetation present on the site and the site is not located near the Brisbane River.
Reconfiguration of a Lot			
PO4 Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) facilitates agricultural production, and minimises the loss and fragmentation of land for agricultural production; and (3) complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design	**AO4** No Acceptable Outcome is prescribed.	Performance outcome	The SRAIP looks to create lots which are more in accordance with an industrial estate type of development. However, the proposed subdivision ensures the proposed land uses can be accommodated, facilitates agricultural production and minimises the loss and fragmentation of land for agricultural production.
Table 6.2.17.3.3 – Accepted and Assessable Development – Rural Zone – Rural Escarpment Protection Precinct			
Setbacks			

Performance outcomes	Acceptable outcomes	Solution	Comments
PO1 Building setbacks: (1) maintain the low density character of the zone; (2) assist in the protection of amenity and privacy of adjoining premises; (3) allow for access and landscaping around the building; and (4) contribute to the natural landscape character of the precinct. *Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.*	**AO1** Building setbacks are as follows: **Setback** / **Minimum Distances Measured in Metres (m)** Street frontage: 10m Side and rear boundary (other than where specified below): 6m Side and rear boundary (where involving *tourism activities*): 20m *Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.*	N/A	The SRAIP is not situated in the Rural Escarpment Protection Precinct of the Rural Zone.
Height			
PO2 Development is of a height that: (1) is low-rise; (2) does not detract from the amenity or privacy of adjoining premises; and (3) does not exceed the predominant height of the vegetation canopy on the site.	**AO2** Development does not exceed 2 storeys and a maximum height of 8.5m.	N/A	The SRAIP is not situated in the Rural Escarpment Protection Precinct of the Rural Zone.
Table 6.2.17.3.4 – Assessable Development – Rural Zone – Rural Escarpment Protection Precinct			
Built Form and Urban Design			
PO1 Built form: (1) is small scale; (2) minimises modifications to the natural landform;	**AO1** No Acceptable Outcome is prescribed	N/A	The SRAIP is not situated in the Rural Escarpment Protection Precinct of the Rural Zone.

Performance outcomes	Acceptable outcomes	Solution	Comments
(3) maximises the retention of vegetation; and Is designed to integrate with the natural character of the zone through the use of complementary materials and colours			
PO2 Development maintains and protects important views to significant landscape features, such as ridgelines.	**AO2** Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road (refer to Figure 1).  **Figure 1.**	N/A	The SRAIP is not situated in the Rural Escarpment Protection Precinct of the Rural Zone.
Amenity			
PO3 Development other than rural or low density residential activities does not detract from the amenity and privacy of nearby land in a residential zone.	**AO3** Where involving development other than rural or low density residential activities, and adjoining land in a residential zone: (1) buildings are setback at least 5 metres from any common boundary; (2) development provides buffer landscaping with a minimum width of 2 metres or solid fencing 1.8m high along any common boundary; and	N/A	The SRAIP is not situated in the Rural Escarpment Protection Precinct of the Rural Zone.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(3) development screens or obscures any window 1.8 metres above ground level that has a direct view of land in a residential zone. (4) does not detract from the amenity (in terms of noise, odour and visual amenity) and privacy of adjoining premises.		
Land Use			
PO4 Development involving a use other than a low density residential activity: (1) is located and designed to complement the regionally significant natural landscape and environmental setting of the precinct; (2) is of a small scale and low intensity to protect the natural landscape values of the precinct; and (3) maintains or enhances vegetation cover of the site.	**AO4** No Acceptable Outcome is prescribed.	N/A	The SRAIP is not situated in the Rural Escarpment Protection Precinct of the Rural Zone.
Reconfiguring a Lot			
PO5 Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) protects the regionally significant natural landscape and environmental values of the precinct; and (3) complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design	**AO5** No Acceptable Outcome is prescribed.	N/A	The SRAIP is not situated in the Rural Escarpment Protection Precinct of the Rural Zone.
Table 6.2.17.3.5 – Accepted and Assessable Development – Rural Zone – Tamborine Mountain Rural Precinct			

Performance outcomes	Acceptable outcomes	Solution	Comments
Setbacks			
PO1 Building setbacks: (1) maintain the low density character of the zone; (2) assist in the protection of amenity and privacy on adjoining premises; (3) allow for access and landscaping around the building; and (4) contribute to the semi-rural and natural landscape character. *Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.*	**AO1** Building setbacks are as follows: **Setback** / **Minimum Distances Measured in Metres (m)** Street frontage: 10m Side and rear boundary (other than where specified below): 6m Side and rear boundary (where involving *tourism activities*): 20m *Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails*	N/A	The SRAIP is not situated in the Tamborine Mountain Rural Precinct of the Rural Zone.
Height			
PO2 Development is of a height that: (1) is low-rise; and (2) does not detract from the amenity or privacy of adjoining premises.	**AO2** Development does not exceed 2 storeys and a maximum height of 8.5m.	N/A	The SRAIP is not situated in the Tamborine Mountain Rural Precinct of the Rural Zone.
Table 6.2.17.3.6 – Assessable Development – Rural Zone – Tamborine Mountain Rural Precinct			
Built Form and Urban Design			
PO1 Built form: (1) is small scale; (2) minimises modifications to the natural landform; (3) maximises the retention of vegetation; and (4) is designed to reflect the natural character of the zone, with the use of: (a) timber or natural materials;	**AO1** No Acceptable Outcome is prescribed.	N/A	The SRAIP is not situated in the Tamborine Mountain Rural Precinct of the Rural Zone.

Performance outcomes	Acceptable outcomes	Solution	Comments
(b) soft natural exterior colours; and (c) patterns and textures.			
Amenity			
PO2 Development other than rural or low density residential activities does not detract from the amenity and privacy of nearby land in a residential zone.	**AO2** Where involving development other than rural or low density residential activities, and adjoining land in a residential zone: (1) buildings are setback at least 5 metres from any common boundary; (2) development provides buffer landscaping with a minimum width of 2 metres or solid fencing 1.8m high along any common boundary; and (3) development screens or obscures any window 1.8 metres above ground level that has a direct view of land in a residential zone.	N/A	The SRAIP is not situated in the Tamborine Mountain Rural Precinct of the Rural Zone.
Land Uses			
PO3 Development involving Rural industry or Intensive horticulture are sited or provided with screen landscaping to minimise their bulk and visibility from roads, public places or sensitive land uses.	**AO3** No Acceptable Outcome is prescribed.	N/A	The SRAIP is not situated in the Tamborine Mountain Rural Precinct of the Rural Zone.
PO4 Development other than a rural or low density residential activity: (1) is located and designed to complement the semirural and natural landscape setting of the zone;	**AO4** No Acceptable Outcome is prescribed.	N/A	The SRAIP is not situated in the Tamborine Mountain Rural Precinct of the Rural Zone.

Performance outcomes	Acceptable outcomes	Solution	Comments
(2) is of a small scale and low intensity to protect the semi-rural and natural landscape values of the precinct; (3) maximises or enhances the existing vegetation cover; (4) maintains the capacity of the site and adjacent rural land for agricultural production; (5) minimises the potential for land use conflict with adjacent rural land; and (6) does not detract from the amenity (in terms of noise, odour and visual amenity) and privacy of adjoining premises.			
Reconfiguration of a Lot			
PO5 Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) prevents fragmentation of land; (3) maintains the semi-rural and natural landscape setting; and (4) complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.	**AO5** No Acceptable Outcome is prescribed.	N/A	The SRAIP is not situated in the Tamborine Mountain Rural Precinct of the Rural Zone.

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 9.3.15.3.1 – Criteria for Assessable Development Only			
Siting and Location			
PO1 The siting of a Service station is: (1) compatible with the existing and planned land uses of the locality; (2) maintains the amenity of surrounding area; and (3) located in a centre zone, Township Zone, Mixed Use Zone or Industry Zone	**AO1** No Acceptable Outcome is prescribed.	Performance outcome	The proposed SRAIP variation will allow for a service station to be established which primarily services the SRAIP. A service station is entirely compatible with the proposed SRAIP which will accommodate agricultural / industrial land uses with heavy vehicles, and employees of the estate frequenting the site.
PO2 A Service station is located on a site having sufficient area and dimensions to accommodate required buildings and structures, vehicle access and manoeuvring areas and landscaping.	**AO2** A Service station is located on a site that: (1) is at least 1,500m2 in area; and (2) if located on a: (a) corner site, provides that at least one road frontage is a minimum length of: (i) 45 metres and has not more than 2 access points; or (ii) 35 metres and has not more than 1 access point; or (b) site which has one road frontage, provides that the road frontage has a minimum length of 50 metres.	Acceptable outcome	The proposed SRAIP service station would be located on a site that is at least 1,500m^2 in area.
PO3 Buildings and structures associated with a Service station are designed and sited so as to: (1) ensure the safe and efficient use of the site and operation of the facility; (2) protect streetscape character; and	**AO3.1** Fuel pumps and canopies are setback a minimum of 7.5 metres from the front property boundary	Acceptable outcome	The SRAIP service station will comply.
	AO3.2 All buildings and structures are setback at least 10 metres from any road property boundaries.	Acceptable outcome	The SRAIP service station will comply.

Performance outcomes	Acceptable outcomes	Solution	Comments
(3) provide adequate separation to adjoining land uses to avoid or minimise environmental harm to sensitive receivers.	**AO3.3** Where adjoining an existing residential use or land included a residential zone, all buildings, structures and hardstand areas are setback at least 5 metres from the property boundary.	N/A	The SRAIP service station will not adjoin an existing residential use or land in the residential zone.
	AO3.4 The building height of a Service station does not exceed 2 storeys with a maximum height of 8.5 metres.	Acceptable outcome	The SRAIP service station will comply.
Air Emissions – Dust, Particulates and Odour			
PO4 Fuels pumps and bulk fuel storage tanks are located: (1) wholly within the site; (2) to enable installation, servicing and removal without affecting the physical integrity of any adjoining premises including the road reserve; and (3) such that vehicles, while fuelling and refuelling, are standing wholly within the site and are parked away from entrances and circulation driveways.	**AO4.1** Fuel pumps are located such that vehicles while refuelling are standing wholly within the site and are parked away from entrances and circulation driveways.	Acceptable outcome	The SRAIP service station will comply.
	AO4.2 Bulk fuel storage tanks are situated no closer than 8 metres to any road frontage.	Acceptable outcome	The SRAIP service station will comply.
	AO4.3 Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.	Acceptable outcome	The SRAIP service station will comply.
PO5 Customer air and water facilities, and any other services on the site, are located such that: (1) vehicles using, or waiting to use, such facilities are standing wholly within the site; and (2) an adequate buffer is provided to any adjoining residential use to avoid environmental harm.	**AO5** No Acceptable Outcome is prescribed.	Performance outcome	The SRAIP service station will comply.

Performance outcomes	Acceptable outcomes	Solution	Comments
Screening			
PO6 The Service station and associated infrastructure is screened from: (1) adjacent public places not being a road; (2) sensitive receivers; and (3) other land uses adversely affected by the development.	**AO6** Where adjoining a sensitive receiver, a Service station provides a 1.8 metre high solid screen fence is provided along all common property boundaries other than at driveways. *Note - where acoustic fencing is also specified, additional construction criteria may apply*	N/A	The SRAIP service station will not adjoin a sensitive receiver.
Environmental Impacts			
PO7 A Service station ensures environmental harm is avoided or minimised to existing or planned residential areas from sources including noise, light, dust and odour.	**AO7** Where a Service station adjoins a sensitive receiver the operation of the service station must only be conducted between the hours of 7.00am to 10.00pm.	N/A	The SRAIP service station will not adjoin a sensitive receiver.
PO8 A Service station is designed and constructed so as to ensure that on-site operations: (1) do not cause any environmental nuisance or environmental harm; (2) do not result in the release of untreated pollutants; and (3) achieve acceptable levels of stormwater run-off quality and quantity.	**AO8.1** Air vents are located to avoid impacts on health and amenity, particularly in refuelling processes.	Acceptable outcome	The SRAIP service station will comply.
	AO8.2 Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur.	Acceptable outcome	The SRAIP service station will comply.
	AO8.3 Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.	Acceptable outcome	The SRAIP service station will comply.

Performance outcomes	Acceptable outcomes	Solution	Comments
PO9 The collection, treatment and disposal of solid and liquid wastes ensures that: (1) off-site releases of contaminants do not occur; (2) environmental harm is prevented; and (3) measures to minimise waste generation and to maximise recycling are implemented.	**AO9** No Acceptable Outcome is prescribed.	Acceptable outcome	The SRAIP service station will comply.
Roads			
PO10 A Service station: (1) does not impair traffic flow or road safety; and (2) facilitates, through the design and arrangement of vehicular crossovers, safe and convenient movement to and from the site.	**AO10.1** Land is dedicated as road where the Council or the State Government requires land for road widening, corner truncation or for acceleration or deceleration lanes.	N/A	Land dedication is not required to accommodate the SRAIP service station.
	AO10.2 Separate entrances and exits from the site are provided, and these are clearly marked for their intended use.	Acceptable outcome	The SRAIP service station will comply.
	AO10.3 Reinforced industrial crossovers are constructed to provide suitable access for fuel delivery vehicles.	Acceptable outcome	The SRAIP service station will comply.
	AO10.4 Vehicle crossovers are at least 8 metres wide.	Acceptable outcome	The SRAIP service station will comply.
	AO10.5 No part of a vehicle crossover is closer than: (1) 14 metres from any other vehicle crossover on the same site; (2) 12 metres from an intersection; and (3) 3 metres from any property boundary.	Acceptable outcome	The SRAIP service station will comply.

Performance outcomes	Acceptable outcomes	Solution	Comments
	AO10.6 Development provides that the frontage of the site is marked with a kerb, or similar vehicular barrier for the full length, excluding crossovers.	Acceptable outcome	The SRAIP service station will comply.
Other Outcomes			
PO11 Ancillary uses; (1) are subordinate to the Service station; (2) are small scale; and (3) do not interfere with the primary use.	**AO11.1** The gross floor area for the retail sale and display of ancillary goods and services is limited to 150m².	Acceptable outcome	The SRAIP service station will comply.
	AO11.2 The provision of any outdoor ancillary uses does not use or inhibit any car parks, driveways or manoeuvring areas.	Acceptable outcome	The SRAIP service station will comply.

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 9.4.6.3.1 – Assessable Development			
Boundary Realignment Only			
PO1 Reconfiguring a lot in all zones, which involves the realignment of a boundary, provides for: (1) an improved lot configuration that better meets the intended outcomes of the zone and enhances the protection of environmental values; or (2) the correction of a boundary encroachment by existing development or an existing situation where a lot has multiple zonings.	**AO1** A boundary realignment: (1) results in lots that have a usable shape; (2) results in lots with a regular shape and boundaries where practicable; (3) allows for the uses intended in the zone; (4) achieves character and built form outcomes for future development applicable to the relevant zone; (5) does not detrimentally impact on infrastructure and essential services; (6) provides for all activities associated with the use on the lot to be located wholly within the lot; (7) provides for all lots to have a frontage to a road reserve and have a legal, practical access to a constructed road; (8) ensures buildings, structures and waste disposal areas are not located across a boundary; (9) does not result in an adverse drainage impact on upstream and downstream properties; (10) does not result in soil movement and silt loads entering drainage lines and watercourses as a result of future development; (11) results in existing buildings and structures complying with minimum setback requirements;	N/A	The SRAIP subdivision is not for a boundary realignment only.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(12) is consistent with any existing approvals attached to the land; (13) does not result in existing development contravening the Planning Scheme; (14) ensures that any buffers associated with a use is included in the same lot as the uses; (15) ensures all lots are serviced by infrastructure expected in the zone; and (16) does not restrict the lawful use of a lot.		
PO2 Reconfiguring a lot involving a boundary realignment in the Rural Zone must share a common boundary and provides for lots that: (1) sustain or significantly enhance the productive capacity of the land for agriculture; (2) do not create conflict between rural activities and residential activities; (3) do not result in a potential to create additional lots; (4) do not result in a rural residential development pattern	**AO2.1** Development involving a boundary realignment in the Rural Zone results in lots that comply with Table 9.4.6.3.2 - Minimum Lot Size and Design. OR Development involving a boundary realignment in the Rural Zone that does not comply with Table 9.4.6.3.2 - Minimum Lot Size and Design: (1) does not result in a change in area of any lot that exceeds 10%; and (2) does not result in lots that have the potential for a net increase in the number of lots in the Rural Zone	N/A	The SRAIP subdivision is not for a boundary realignment only.
	AO2.2 Lots reconfigured as part of a boundary realignment in the Rural Zone: (1) share a common boundary; (2) do not create lots that are configured in a rural residential development pattern; (3) do not fragment land used for agricultural production; (4) do not result in the creation of a new lot divided by a road reserve;	N/A	The SRAIP subdivision is not for a boundary realignment only.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(5) do not create impractical situations for landowners in terms of access arrangements and future uses; and (6) do not involve the use of a lot originally intended to accommodate infrastructure, e.g. disused road reserve or transport infrastructure, water supply infrastructure.		
PO3 Boundary realignment and associated operational work is designed to minimise the need for earthworks, retaining walls and batters.	**AO3** No acceptable outcome is prescribed.	N/A	The SRAIP subdivision is not for a boundary realignment only.
PO4 Development provides that existing constructed roads and their relevant road reserves are appropriately aligned.	**AO4** Development achieves the correct alignment of existing constructed roads and their relevant road reserves.	N/A	The SRAIP subdivision is not for a boundary realignment only.
Allotment Drainage			
PO5 All lots are provided with essential services and public utilities, including sewerage, water, electricity and communication services that are designed and located to: (1) meet the needs of users; (2) enhance the health, safety and convenience of the community; (3) be cost effective over their life cycle;	**AO5.1** All lots: (1) where located in a zone other than the Rural Zone and Conservation Zone, are: (a) connected to the reticulated electricity supply; or (b) able to directly connect to a reticulated electricity supply. (2) where located in the Rural Zone, are:	N/A	The SRAIP subdivision is not for a boundary realignment only.

Performance outcomes	Acceptable outcomes	Solution	Comments
(4) minimise adverse impacts to the environment (including the visual amenity of the local area); (5) minimise risk of failure or damage during a natural hazard event; and (6) support connection to fibre telecommunication infrastructure, for greenfield residential areas.	(a) connected to the reticulated electricity supply; or (b) able to directly connect to a reticulated electricity supply; or (c) connected to an alternative electricity supply where a reticulated electricity supply is located greater than 500 metres of a mains supply (11kV). *Note - "directly connect" includes the ability to connect to a reticulated supply, available on a road way or lot adjoining the subject lot, without further extension to the reticulate supply network.*		
	AO5.2 All lots: (1) are connected to the reticulated water supply or reticulated sewerage where it is available; or (2) where located outside reticulated water supply or reticulated sewerage areas, demonstrates that water supply and sewerage disposal can be facilitated for on-site. *Note - Queensland Urban Utilities (QUU) is responsible for delivering reticulated water supply and reticulated sewerage services in the Scenic Rim Region. Refer to QUU's website www.urbanutilities.com.au for further information regarding reticulated water supply or reticulated sewerage availability.*	N/A	The SRAIP subdivision is not for a boundary realignment only.
	AO5.3 All lots can be serviced by communication services.	N/A	The SRAIP subdivision is not for a boundary realignment only.

Performance outcomes	Acceptable outcomes	Solution	Comments
PO6 A boundary realignment provides safe and efficient access to the road for vehicles and pedestrians.	**AO6** Lots configured as part of a boundary realignment allow any associated driveway access and crossover to be constructed in accordance with Local Laws or Planning Scheme Policy 1 - Infrastructure Design.	N/A	The SRAIP subdivision is not for a boundary realignment only.
Reverse Amenity			
PO7 Development involving sensitive land uses in close proximity to existing lawful land uses with potential for off-site noise, dust, odour and other emissions, are located and designed to: (1) not impede the operation of the existing lawful land use; and (2) mitigate the potential for any amenity impacts and do not impede the operation of existing lawful land uses. *Editor's Note - Development design principles may include;* *(1) locating open space and roadways to increase separation distances;* *(2) use of dense landscaping as a visual and particulate barrier;* *(3) reducing residential densities adjacent impacting sites;* *(4) building design, including air conditioning; and* *(5) providing barriers to impacting sites.*	**AO7** No Acceptable Outcome is prescribed.	N/A	The SRAIP subdivision is not for a boundary realignment only.
Rear Lots			
PO8 A boundary realignment involving the creation of rear lots are limited and are only considered where such lots:	**AO8.1** Development is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Choose an Item	The SRAIP subdivision is not for a boundary realignment only.

Performance outcomes	Acceptable outcomes	Solution	Comments
(1) maintain the character and amenity requirements outlined in the zone; (2) do not result in negative amenity impacts for adjoining lots; (3) protect the safety of pedestrians and cyclists by ensuring that driveway access to the road frontage are designed to maintain visibility to the verge; (4) provide an adequate internal manoeuvring area for vehicles for safe entry and exit from the lot in forward gear; and (5) allow sufficient street frontage for waste collection.	**AO8.2** The rear lot has a width not less than the lot it is positioned behind.	N/A	The SRAIP subdivision is not for a boundary realignment only.
	AO8.3 The access to the rear lot is located along a side boundary of the subject site.	N/A	The SRAIP subdivision is not for a boundary realignment only.
	AO8.4 Minimum widths for access strips and easements are in accordance with Table 9.4.6.3.2 - Minimum Lot Size and Design.	N/A	The SRAIP subdivision is not for a boundary realignment only.
	AO8.5 Vehicles entering the rear lot have sufficient space to manoeuvre and to enter and leave the lot in a forward direction.	N/A	The SRAIP subdivision is not for a boundary realignment only.
	AO8.6 Where in a residential zone, the rear lot is created for a Dwelling house.	N/A	The SRAIP subdivision is not for a boundary realignment only.
	AO8.7 The rear lot has a dedicated building envelope which: (1) achieves setback requirements outlined under the relevant zone code; and (2) is not located in the access strip or easement area.	N/A	The SRAIP subdivision is not for a boundary realignment only.
Building Envelopes for Constrained Land and Rear Lots			

Performance outcomes	Acceptable outcomes	Solution	Comments
PO9 Development ensures that a building envelope is provided when part of an allotment is constrained or when creating a rear lot.	**AO9.1** A building envelope is provided on lots where: (1) part or all of the lot is affected by a constraint that is not suitable for development (excludes public and community land); or (2) involving the creation of a rear lot.	N/A	The SRAIP subdivision is not for a boundary realignment only.
	AO9.2 A building envelope is designed and located to: (1) avoid constrained land; and (2) avoid access strips and easement areas.	N/A	The SRAIP subdivision is not for a boundary realignment only.
Reconfiguring a Lot involving the Creation of an Access Easement Only			
PO10 Development which involves the creation of an access easement: (1) does not result in existing development contravening the Planning Scheme; (2) does not impact on infrastructure and essential services; (3) does not impact upon any existing approvals attached to the land; and (4) provides for a safe and efficient access point for vehicles and pedestrians.	**AO10.1** Access easements are positioned to allow any associated driveway access and crossover to be constructed in accordance with Local Laws or Planning Scheme Policy 1 - Infrastructure Design.	N/A	The SRAIP subdivision is not for the creation of an access easement only.
	AO10.2 Access easements are designed and located to avoid existing infrastructure and essential services, including sewerage, water, electricity and communication services.	N/A	The SRAIP subdivision is not for the creation of an access easement only.
	AO10.3 Access easements do not: (1) contravene any development approval applying to the site; and (2) result in existing development contravening the Planning Scheme.	N/A	The SRAIP subdivision is not for the creation of an access easement only.

Performance outcomes	Acceptable outcomes	Solution	Comments
	AO10.4 Minimum widths for access easements are in accordance with Table 9.4.6.3.2 - Minimum Lot Size and Design.	N/A	The SRAIP subdivision is not for the creation of an access easement only.
All Other Reconfiguring a Lot (Excluding Boundary Realignment and Creation of Access Easement)			
Lot Design			
PO11 Reconfiguring a lot: (1) results in lots that have a usable shape suitable for the lots intended purpose and use; (2) results in lots with a regular shape and boundaries where practicable; (3) allows for the uses listed in the table of consistent uses and potentially consistent uses in the zone; (4) achieves character and built form outcomes applicable to the relevant Zone; (5) provides for all activities associated with the use on the lot to be located wholly within the lot; (6) does not contravene any existing approvals attached to the land; and (7) does not result in existing development contravening the Planning Scheme.	**AO11.1** Development creates lots that comply with Table 9.4.6.3.2 - Minimum Lot Size and Design.	Performance outcome	The SRAIP subdivision and proposed development code creates / will create lots within the SRAIP which are in keeping with an agricultural industrial precinct.
	AO11.2 Development ensures lot size and dimensions are sufficient to: (1) retain consistency with any existing approvals attached to the land; (2) provides for all activities associated with a use on the lot to be located wholly within a single lot; (3) accommodate existing development in a way that does not contravene the requirements of the Planning Scheme; (4) accommodate intended or likely structures, including the provision of level building pads and any associated retaining walls; and (5) achieves character and built form outcomes for future development applicable to the relevant Zone.	Performance outcome	The SRAIP subdivision and proposed development code creates / will create lots within the SRAIP which are in keeping with an agricultural industrial precinct.
	AO11.3 Development ensures that any buffers associated with a use is included in the same lot as the use.	Acceptable outcome	Where required, buffers associated with a use will be included on the same lot and will be achieved

Performance outcomes	Acceptable outcomes	Solution	Comments
			through landscaping outcomes as nominated on the SRAIP PoD.
PO12 Lot configuration provides safe and efficient access to the road for vehicles and pedestrians.	**AO12** All lots are configured to allow any associated driveway access and crossover to be constructed in accordance with Local Laws or Planning Scheme Policy 1 - Infrastructure Design.	Acceptable outcome	All SRAIP lots will comply.
Earthworks and Retaining Walls			
PO13 Reconfiguring a lot and associated operational work is designed to minimise the need for earthworks, retaining walls and batters.	**AO13** No acceptable outcome is prescribed.	Performance outcome	Earthworks and retaining walls are proposed as part of this application.
PO14 Where unavoidable, development ensures that batter slopes and retaining walls: (1) do not encroach onto, or impact upon, an adjoining property or public place; and (2) are located wholly within the lot receiving the benefit of the structure.	**AO14** Development provides that batter slopes and retaining walls: (1) are not located within existing or proposed road reserves or other public purpose land; (2) must not encroach onto any adjoining property or public place; (3) are setback a minimum distance of 0.6 metres from a boundary (including both the top and toe of a retaining wall or batter slope); (4) must drain discharge to the street or other legal point of discharge; and (5) do not impose loading on any adjoining structures, including underground utility services.	Performance outcome	The earthworks and retaining wall scenario for the SRAIP is a whole of site solution but will ensure that lots will drain to the street and will not impose loading on any adjoining structures, including underground utility services.
Lot Mix and Diversity			

Performance outcomes	Acceptable outcomes	Solution	Comments
PO15 Residential subdivisions creating 10 or more lots vary lot sizes to facilitate a diverse mix of lot sizes and housing types.	**AO15** No acceptable outcome is prescribed.	N/A	The SRAIP is not a residential subdivision.
PO16 Industrial subdivisions creating 5 or more lots vary lot sizes to facilitate a diverse mix of lot sizes.	**AO16** No acceptable outcome is prescribed.	Performance outcome	A mix of lot sizes is proposed within the SRAIP to accommodate for a range of uses.
PO17 Smaller lots are: (1) distributed amongst larger lots to avoid a concentration of small lot housing; (2) located within close proximity to public open space.	**AO17.1** Table drains are designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	N/A	Table drains are not proposed.
	AO17.2 Lots below 500m² are located within 300m of existing or proposed public open space.	N/A	Lots below 500m^2 are not proposed.
Infrastructure and Services			
PO18 New lots are provided with essential services and public utilities, including sewerage, water, electricity and communication services that are designed and located to: (1) meet the needs of users; (2) enhance the health, safety and convenience of the community; (3) be cost effective over their life cycle; (4) minimise adverse impacts to the environment (including the visual amenity of the local area); (5) minimise risk of failure or damage during a natural hazard event; and (6) support connection to fibre telecommunication infrastructure in greenfield residential areas.	**AO18.1** All lots: (1) where located in a zone other than the Rural Zone and Conservation Zone, are: (a) connected to the reticulated electricity supply; or (b) able to directly connect to a reticulated electricity supply. (2) where located in the Rural Zone, are: (a) connected to the reticulated electricity supply; or (b) able to directly connect to a reticulated electricity supply; or (c) connected to an alternative electricity supply where a reticulated electricity	Acceptable outcome	All newly created SRAIP lots are to be connected to the reticulated electricity supply.

Performance outcomes	Acceptable outcomes	Solution	Comments
	supply is located greater than 500 metres of a mains supply (11kV). *Note - "directly connect" includes the ability to connect to a reticulated supply, available on a road way or lot adjoining the subject lot, without further extension to the reticulate supply network.*		
	AO18.2 Electricity supply and communication infrastructure are provided underground, where development involves the creation of more than 5 lots or 5 dwellings or 5 tenancies, except in the Rural Zone.	Acceptable outcome	Electrical infrastructure will be provided underground.
	AO18.3 Where located in greenfield areas, development is designed to support connection to communications infrastructure.	Acceptable outcome	Communications infrastructure will be provided to all newly created SRAIP lots.
	AO18.4 All lots: (1) are connected to the reticulated water supply or reticulated sewerage infrastructure where it is available; or (2) where located outside reticulated water supply or reticulated sewerage areas, demonstrates that water supply and sewerage disposal can be facilitated on-site. *Note - Queensland Urban Utilities (QUU) is responsible for delivering reticulated water supply and reticulated sewerage services in the Scenic Rim Region. Refer to QUU's website www.urbanutilities.com.au for further information regarding reticulated water supply or reticulated sewerage availability.*	Acceptable outcome	As per the Civil Engineering Report, the SRAIP is to accommodate water supply and sewerage disposal on site / from the nearby Warrill Creek.
	AO18.5 Any public infrastructure provided has a minimum 20 year design life.	Acceptable outcome	Will comply.

Performance outcomes	Acceptable outcomes	Solution	Comments
PO19 New lots requiring the on-site treatment and disposal of wastewater demonstrate a disposal area can be accommodated wholly within a lot and designed to: (1) avoid adverse environmental or human health impacts; and (2) provide sufficient separation between waste water disposal areas from adjoining property boundaries and nearby watercourses.	**AO19** For lots requiring the on-site treatment and disposal of wastewater, a Waste water Disposal Plan, prepared by a suitably qualified person, is submitted demonstrating that the lots: (1) can accommodate an area for disposal; and (2) are of a sufficient size and design to allow for the required separation distances of the disposal area from: (a) adjoining property boundaries; (b) adjacent wastewater systems; (c) nearby watercourses; (d) inappropriate soil types; and (e) other general site constraints that would inhibit the disposal of waste water to an acceptable environmental and health standard. *Note - The Waste water Disposal Plan shall demonstrate the type, size and location of the effluent disposal and dispersal area, the extent of vegetation clearing that is required to achieve the disposal and dispersal area, and the extent of earthworks required to achieve the effluent disposal.*	Acceptable outcome	Refer to Waste Report.
Reverse Amenity			
PO20 Development involving sensitive land uses in close proximity to existing lawful land uses with potential for off-site noise, dust, odour and other emissions, are located and designed to: (3) not impede the operation of the existing lawful land use; and	**AO20** No Acceptable Outcome is prescribed.	N/A	Sensitive land uses are not proposed.

Performance outcomes	Acceptable outcomes	Solution	Comments
(4) mitigate the potential for any amenity impacts and do not impede the operation of existing lawful land uses. *Editor's Note - Development design principles may include;* *(1) locating open space and roadways to increase separation distances;* *(2) use of dense landscaping as a visual and particulate barrier;* *(3) reducing residential densities adjacent impacting sites;* *(4) building design, including air conditioning; and* *(5) providing barriers to impacting sites.*			
Rear Lots			
PO21 The creation of rear lots are limited and are only considered where such lots: (6) maintain the character and amenity requirements outlined in the zone; (7) do not result in negative amenity impacts for adjoining lots; (8) protect the safety of pedestrians and cyclists by ensuring that driveway access to the road frontage are designed to maintain visibility to the verge; (9) provide an adequate internal manoeuvring area for vehicles for safe entry and exit from the lot in forward gear; and (10) allow sufficient street frontage for waste	**AO21.1** Only one rear lot is created behind a full frontage lot.	N/A	Rear lots are not proposed.
	AO21.2 The rear lot has a width not less than the lot it is positioned behind.	N/A	Rear lots are not proposed.
	AO21.3 The access to the rear lot is located along a side boundary of the subject site.	N/A	Rear lots are not proposed.
	AO21.4 Minimum widths for access strips and easements are in accordance with Table 9.4.6.3.2 - Minimum Lot Size and Design.	N/A	Rear lots are not proposed.
	AO21.5 Vehicles entering the rear lot have sufficient space to manoeuvre and to enter and leave the lot in a forward direction.	N/A	Rear lots are not proposed.
	AO21.6 Where in a residential zone, the rear lot is created for a Dwelling house.	N/A	Rear lots are not proposed.

Performance outcomes	Acceptable outcomes	Solution	Comments
	AO21.7 The rear lot has a dedicated building envelope which: (3) achieves setback requirements outlined under the relevant zone code; and (4) is not located in the access strip or easement area.	N/A	Rear lots are not proposed.
Master Planning Requirements			
PO22 Master planning is undertaken for reconfiguring a lot where the total potential site yield is 25 or more lots. The master plan (which is to address the whole site) provides for: (1) best practice site planning, development layout, and building design; (2) an efficient and affordable infrastructure network; (3) the sequencing and orderly staging of development; (4) neighbourhoods that respond to natural features such as topography, waterway corridors and significant vegetation; (5) the incorporation of best practice water sensitive urban design principles; (6) identification of distinct areas for specific uses or activities and intended treatments to minimise conflict between different uses; (7) mitigation of conflict with potentially incompatible uses (e.g. commercial/residential); (8) a safe, attractive and integrated street network based on the grid street pattern that maximises	**AO22** No acceptable outcome is prescribed. *Note - To demonstrate compliance with this outcome, a master plan is prepared in accordance with Planning Scheme Policy 3 - Preparing Master Plans for Development Applications.*	N/A	The SRAIP will not accommodate more than 25 lots.

Performance outcomes	Acceptable outcomes	Solution	Comments
permeability, legibility, accessibility and street tree plantings; (9) the integration with adjoining urban areas in the locality; (10) residential development (where consistent with the intent of the zone) where: (a) the siting of dwellings takes advantage of local micro-climate benefits to promote the construction of energy efficient buildings and adequate solar access; (b) a wide range of housing types, densities and lot sizes are provided; and (c) smaller lots adjacent to areas of open space, community and recreation facilities are provided; and (11) development that has the appearance of a modern country town, not suburbia and incorporates attractive and diverse facades that address street frontages and public and communal open space. *Note - Total potential site yield is the total number of lots that could be obtained on a site and is calculated using the minimum lot size requirements. A site that could ultimately achieve 100 lots but involves an application for a first stage of 20 lots is still required to submit a Master Plan as the total potential site yield is above 25 (i.e. total potential site yield is 100 in this instance).*			
PO23 Staging of subdivision ensures that access to open space and community facilities is integrated and commensurate with community need.	**AO23** No acceptable outcome is prescribed.	N/A	The SRAIP will not accommodate more than 25 lots.

Performance outcomes	Acceptable outcomes	Solution	Comments
Open Space			
PO24 Development contributes to the public open space network which: (1) caters for a range of recreation settings and necessary facilities to meet the needs of the community; (2) offers opportunities for residents to conveniently participate in passive recreational activities; (3) delivers well distributed public open space that contributes to the legibility, accessibility, safety, and character of the development; (4) creates safe and attractive settings and focal points; (5) facilitates casual surveillance from adjacent streets and land uses and provides for open space areas with public road frontages; (6) caters for stormwater and flood management and care of valuable environmental resources; and (7) is cost effective to maintain.	**AO24.1** Open space is designed, embellished and constructed in accordance with the requirements of Planning Scheme Policy 1 - Infrastructure Design.	N/A	Open space is not proposed.
	AO24.2 Recreation and sporting parklands and land for community facilities are designed and provided in accordance with the Local Government Infrastructure Plan.	N/A	Recreation and sporting parklands and land for community facilities are not proposed.
Building Envelopes for Constrained Land and Rear Lots			
PO25 Development ensures that a building envelope is provided when part of an allotment is constrained or when creating a rear lot.	**AO25.1** A building envelope is provided on lots where: (3) part or all of the lot is affected by a constraint that is not suitable for development (excludes public and community land); or (4) involving the creation of a rear lot	N/A	Building envelopes or rear lots are not proposed.
	AO25.2 A building envelope is designed and located to: (3) avoid constrained land; and	N/A	Building envelopes or rear lots are not proposed.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(4) avoid access strips and easement areas.		
Street Network and Design			
PO26 An overall street network is provided which: (1) is designed to be responsive to the natural contours of the land; (2) prioritises pedestrians and cycling over motor vehicles; (3) establishes a connected and legible network; (4) has a clear hierarchy and conforms with the overall Local Government system; (5) provides a high level of internal accessibility and high-quality external connections for pedestrians and cyclists; (6) provides appropriate external connections for vehicles; (7) creates safe conditions for pedestrians, cyclists and vehicles for both day and night-time usage; (8) caters for the extension of existing or future public transport routes to provide services that are convenient and accessible for all the community; (9) facilitates safe and efficient access for service vehicles; (10) facilitates connections for future development, minimising travel distances; and (11) does not compromise future development to achieve the outcomes listed above.	**AO26** Streets are designed to: (1) comply with design standards in Planning Scheme Policy 1 - Infrastructure Design; (2) minimise earthworks, retaining walls and batters; (3) establish a safe, walkable and permeable street network that provides efficient pedestrian and cycle access to commercial, public transport, parks and community service areas; (4) provide street trees in accordance with Planning Scheme Policy 1 - Infrastructure Design; (5) provide for the safe crossing of pedestrians and cyclists at intersections and long roads; (6) have paths that link to existing paths, road crossings, parks and public transport facilities, and designed in accordance with Planning Scheme Policy 1 - Infrastructure Design; (7) provide street lighting in accordance with Planning Scheme Policy 1 - Infrastructure Design; (8) accommodate service vehicle requirements; and (9) provide for future extensions to the street network.	Acceptable outcome	The proposed SRAIP street complies with the specified standards.
Streetscape			

Performance outcomes	Acceptable outcomes	Solution	Comments
PO27 Development contributes to an attractive streetscape that is consistent with the desired local character.	**AO27** Streetscapes are designed to comply with design standards in Planning Scheme Policy 1 - Infrastructure Design and include: (1) landscape planting; (2) street furniture; and (3) enhancement of significant local features.	Acceptable outcome	As per the SRAIP PoD, landscape planting is proposed throughout to ensure an attractive streetscape is created.

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 9.4.4.3.1 – Criteria for Assessable Development			
Retention of Trees			
PO1 Landscaping: (1) is sensitive to existing site conditions, topography and scenic and landscape characteristics; (2) as far as practicable, retains existing vegetation of ecological value; and (3) protects and enhances the existing character and amenity of the site, street and surrounding area.	**AO1** Development; (1) ensures the retention of existing trees where practicable; and (2) ensures: (a) retained planting is protected in accordance with AS 4970 2009 - Protection of Trees on Development sites; or (b) that where significant trees and vegetation cannot practicably be retained, mature vegetation of the same or similar species is provided elsewhere on the development site.	Acceptable outcome	Clearing is only proposed in the portion of the site for the SRAIP development footprint. No other clearing is proposed. The SRAIP will be landscaped appropriately, refer to the SRAIP PoD, to establish a landscaped character for the estate and provide amenity.
Preferred Species			
PO2 Landscaping: (1) predominately uses native species suitable to the location of the development; and (2) avoids the introduction or spread of weed species and pests.	**AO2** Development ensures that: (1) at least 50% of trees are species selected from Planning Scheme Policy 2 - Landscape Design - Part 4 Preferred Landscape Species; and (2) plants listed in the Biosecurity Act 2014 are not used.	Acceptable outcome	Will comply. Refer to SRAIP PoD.
Landscaping - where not otherwise specified			
PO3 Development, where no specific landscape requirements are stated in this Code, incorporates landscaping designed to:	**AO3** Development incorporates aesthetic landscaping which meets the standards in Planning Scheme Policy 2 - Landscape Design.	Acceptable outcome	Will comply. Refer to SRAIP PoD.

Performance outcomes	Acceptable outcomes	Solution	Comments
(1) enhance and soften the visual and built form attributes of a development; (2) complement the existing design and character of landscaping on adjacent sites; (3) integrate the development with its surroundings; and (4) reflect the landscape character of the locality.			
Climate Control and Energy Efficiency			
PO4 Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.	**AO4** Climate control and energy efficiency design meets the standards in Planning Scheme Policy 2 - Landscape Design.	Acceptable outcome	Will comply. Refer to SRAIP PoD.
Protection of Buildings and Infrastructure			
PO5 Development ensures that the location and type of planting does not have an adverse effect on building foundations or electricity infrastructure such as overhead and underground utility services.	**AO5.1** Planting is not undertaken within a public utility easement or within 3 metres of overhead or underground utility services.	Acceptable outcome	Will comply. Refer to SRAIP PoD.
	AO5.2 Plant species will not damage building foundations or overhead and underground utility services.	Acceptable outcome	Will comply. Refer to SRAIP PoD.
	AO5.3 Vegetation used in landscaping adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary.	Acceptable outcome	Will comply where necessary.
Landscape Bonds			

Performance outcomes	Acceptable outcomes	Solution	Comments
PO6 Development ensures the timely and proper performance and maintenance of landscape works	**AO6** Development provides a bond equivalent to: (1) the cost of proposed landscape works; and (2) maintenance works required until landscape plantings are established. *Note - A bond may be provided in stages in line with identified stages of development.* *Note - Bonding would not generally be required for minor landscaping*	N/A	Landscape bonding will not be required for the SRAIP.
Aesthetic Landscaping			
PO7 Development in the: (1) Community Facilities Zone; (2) District Centre Zone; (3) Industry Zone; (4) Local Centre Zone; (5) Major Centre Zone; (6) Minor Tourism Zone; (7) Mixed Use Zone (Commercial/Industrial Precinct); and (8) Township Zone (Where no precinct applies); provide aesthetic landscaping to: (a) enhance and soften the built form; (b) enhance the streetscape character; (c) contribute to attractive streets; and (d) be consistent with the local character having regard to the zone in which the site is located. *Note - this outcome does not apply where building*	**AO7** An aesthetic landscape strip is provided being: (1) a minimum width of: (a) 2 metres where located in the Industry Zone, Mixed Use Zone (Commercial/Industrial Precinct) or Community Facilities Zone; and (b) 1 metre where located in any other listed Zone; and (2) within the site boundaries adjacent to all street and public place boundaries; and (3) designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.	Acceptable outcome	Aesthetic landscaping strips are to be provided throughout the SRAIP estate – refer to the SRAIP PoD.
Buffer Landscaping			

Performance outcomes	Acceptable outcomes	Solution	Comments
PO8 Buffer landscaping within the following zones is designed to minimise impacts on land in an adjoining residential zone having regard to visual amenity and privacy: (1) Community Facilities Zone; (2) District Centre Zone; (3) Local Centre Zone; (4) Major Centre Zone; and (5) Minor Tourism Zone	**AO8** On all common boundaries with land in a residential zone, development provides: (1) buffer landscaping with a minimum width of 2 metres designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) a solid screen fence 1.8m high. *Note: In areas of MLES or MSES, fencing or buffer landscaping is designed to be wildlife-friendly.*	N/A	The site does not share a common boundary with a residential zone.
Screen Landscaping			
PO9 Screen landscaping that screens the development from a residential zone, and maintains visual amenity and privacy, is provided to all development within the following zones: (1) Industry Zone; (2) Low Density Residential Zone; (3) Low-Medium Density Residential Zone; and (4) Mixed Use Zone (Commercial/Industrial Precinct).	**AO9** On all common boundaries with land in a residential zone, development provides: (1) screen landscaping with a minimum width of: (a) 3 metres if located in the Industry Zone or Mixed Use Zone (Commercial/Industrial Precinct); or (b) 2 metres if located in any other listed Zone; or (2) a solid screen fence 1.8 metres high. Screen landscaping shall be designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design. *Note: In areas of MLES or MSES, fencing or buffer landscaping is designed to be wildlife-friendly.*	N/A	The site does not share a common boundary with a residential zone.

Performance outcomes	Acceptable outcomes	Solution	Comments
Street Landscaping			
PO10 Development includes street landscaping that enhances the character of the local area and: (1) incorporates shade trees; (2) contributes to the continuity, character and form of existing and proposed streetscapes in the locality, including streetscape works; (3) incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; (4) incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area; and (5) minimises risk to the natural environment and damage to infrastructure and built structures.	**AO10** Development: (1) provides street trees along each road frontage of the site at whichever is the greater of: (a) 1 tree per 10 metres of road frontage; or (b) 1 tree per 400m2 of site area; and (2) uses trees selected from Planning Scheme Policy 2 - Landscape Design - Part 4 Preferred Landscape Species; and (3) provides streetscape in accordance with standards in Planning Scheme Policy 2 - Landscape Design.	Acceptable outcome	Street trees will be provided throughout the estate. Refer to SRAIP PoD.
Outdoor Storage Areas			
PO11 Development ensures outdoor storage and waste storage areas are screened from view from the street and public spaces.	**AO11** Outdoor storage and waste storage areas are screened from the street or a public space, by way of either: (1) 2 metre wide screen landscaping designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) a solid 1.8 metre high screen fence.	Acceptable outcome	The proposed landscaping provisions on the SRAIP PoD will ensure outdoor storage and waste storage areas are appropriately screened.
Hardstand Areas			
PO12 Development provides buffer landscaping that ensures vehicle parking, public areas and common areas enhance the amenity and safety of the site and	**AO12** Buffer landscaping of vehicle parking, public areas and common areas meets the standards in Planning Scheme Policy 2 - Landscape Design.	Acceptable outcome	The proposed landscaping provisions on the SRAIP PoD will ensure buffer landscaping of vehicle parking, public areas and common areas.

Performance outcomes	Acceptable outcomes	Solution	Comments
mitigate impacts associated with expanses of hardstand area.			
Landscaping for Specific Uses			
PO13 Animal keeping provides for: (1) landscaping: (a) that enhances and softens the visual and built form attributes of a development; and (b) integrates the development with its surroundings; and (2) landscaping that buffers the development and any incompatible uses and provides privacy for sensitive receivers.	**AO13** Where visible from an adjoining road or sensitive receiver not associated with the development, development provides: (1) buffer landscaping designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) a solid 1.8 metre high screen fence.	Acceptable outcome	If animal keeping is to be established in accordance with the SRAIP variation approval, this will be in the rural portion of the site and therefore landscaping is not appropriate in this area.
PO14 A Tourist park, Relocatable home park or a Retirement facility mitigates potential visual impacts of the development by including appropriate screening and separation from the street and sensitive receivers.	**AO14.1** A solid 1.8 metre high screen fence is provided for the full length of any common property boundary adjoining a sensitive receiver.	N/A	Tourist park, relocatable home park or retirement facility are not proposed uses within the SRAIP.
	AO14.2 A 3 metre wide screen landscape is provided to the front, side and rear property boundaries of the site designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design	N/A	Tourist park, relocatable home park or retirement facility are not proposed uses within the SRAIP.
PO15	**AO15.1** No existing vegetation is cleared within buffer areas.	Performance outcome	Extractive industry is only an allowable use in the SRAIP Rural Precinct which will not be able to be

Performance outcomes	Acceptable outcomes	Solution	Comments
An Extractive industry is screened from roads, public areas and neighbouring properties for the life of the activity, having regard to: (1) the characteristics of the site and surrounding area; (2) the resource being extracted; and (3) the landscape character of the locality.			viewed from the Cunningham Highway or a public area.
	AO15.2 Shrubs and trees are either retained or planted to: (1) screen the activities on the site from any public area; and (2) provide a screen landscape at least 30 metres wide along all boundaries.	Performance outcome	Extractive industry is only an allowable use in the SRAIP Rural Precinct which will not be able to be viewed from the Cunningham Highway or a public area.
	AO15.3 Where there is no existing vegetation to form an adequate screen, planted mounds are erected within 10 metres of the property boundary: (1) with a maximum slope of 1 in 3; and (2) a minimum height of 1.2 metres such as to impede the line of site from adjoining residences and public places.	Performance outcome	Extractive industry is only an allowable use in the SRAIP Rural Precinct which will not be able to be viewed from the Cunningham Highway or a public area.
	AO15.4 A Landscape Plan, prepared by a suitably qualified person, will be submitted to Council which provides for: (1) an overall concept plan for screen landscaping; (2) for screen landscaping to be planted in advance of stages; (3) maintenance of vegetation; and (4) proposed criteria and staging for the submission of the landscape bond for the establishment and maintenance of landscaping.	N/A	As per the above, a Landscape Plan for Extractive Industries will not be required.

Performance outcomes	Acceptable outcomes	Solution	Comments
	AO15.5 Landscaping meets the standards in Planning Scheme Policy 2 - Landscape Design.	N/A	As per the above, a Landscape Plan for Extractive Industries will not be required.
PO16 A medium density residential activity provides for: (1) landscaping: (1) that enhances and softens the visual and built form attributes of a development; and (2) integrates the development with its surroundings; (2) landscaping that screens the development from incompatible uses and provides privacy for sensitive receivers; (3) landscaping that ensures vehicle parking, public areas and common areas enhance the amenity of the site and mitigate impacts associated with expanses of hardstand area.	**AO16.1** A development: (1) provides aesthetic landscaping in accordance with Planning Scheme Policy 2 - Landscape Design; and (2) provides a landscaped area within the front setback, which comprises a minimum of 70% soft landscaping.	N/A	Medium density residential is not a proposed SRAIP use.
PO17 Large scale structures associated with: (1) Intensive animal industry (not being a poultry farm); (2) Intensive horticulture; (3) Renewable energy facility; (4) Wholesale nursery; and do not present an appearance of bulk to a residential zone, sensitive land uses, roads or public places adjacent to the development through buffer landscaping, design or distance.	**AO17** Development: (1) provides buffer landscaping where the development is visible from a residential zone, existing sensitive receivers, roads or public places; and (2) ensures that landscaping is designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.	Acceptable outcome	Landscaping of large scale structures in the SRAIP will be landscaped in accordance with the SRAIP PoD.

Note - Where a development is subject to more than one landscape outcome, the following applies:

(1) where differing standards apply, the higher standard and greater width of landscaping applies;

(2) landscaping can be combined to achieve multiple outcomes, e.g. a car park buffer can also provide aesthetic landscaping where designed appropriately

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 9.4.3.3.1 – Assessable Development			
Infrastructure Access and Maintenance			
PO1 Infrastructure is designed and constructed to provide easy access for maintenance and to minimise maintenance costs.	**AO1.1** All elements of the stormwater drainage network are provided with access and allow for maintenance in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Stormwater drainage designed to comply with the Scenic Rim Regional Council Standards / QUDM.
	AO1.2 Local government infrastructure on private property is provided with access easements in accordance with the Planning Scheme Policy 1: Infrastructure Design.	N/A	
	AO1.3 Trenches for underground services are in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome.
Stormwater Infrastructure			
PO2 The stormwater network is designed to: (1) result in no net increase in stormwater leaving the site; or (2) contribute towards a catchment wide quantity control system.	**AO2** No acceptable outcome is prescribed.	Performance outcome	The development will comply with this performance outcome. Stormwater drainage designed to comply with the Scenic Rim Regional Council Standards / QUDM.
PO3	**AO3.1** Stormwater quality improvement devices are provided on all car parking areas with a capacity	Acceptable outcome	The development will comply with this acceptable outcome.

Performance outcomes	Acceptable outcomes	Solution	Comments
The stormwater network is designed to improve stormwater quality and minimise stormwater quality deterioration.	greater than 8 vehicles. Where disturbance to existing infrastructure is unavoidable:		Stormwater quality devices will be provided in accordance with the Integrated Water Management Plan - Appendix L.
	AO3.2 Stormwater quality is controlled through the provision of features designed to reduce contaminants such as excess nutrients and petrochemicals.	Acceptable outcome	The development will comply with this acceptable outcome. Stormwater quality devices will be provided in accordance with the Integrated Water Management Plan - Appendix L.
PO4 Stormwater infrastructure is designed and constructed: (1) in accordance with natural channel design principles instead of a constructed channels where there is no natural flow path; (2) to minimise erosion; (3) to not locate major overland flow paths on private property in urban areas; (4) to prevent obstruction of the drainage network; (5) to preserve public safety; and (6) to connect to the stormwater network where available.	**AO4** Stormwater infrastructure is designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Stormwater drainage designed to comply with the Scenic Rim Regional Council Standards / QUDM.
Allotment Drainage			

Performance outcomes	Acceptable outcomes	Solution	Comments
PO5 In urban areas, development provides for allotment runoff to be: (1) connected to the stormwater network where the lot drains to the road and/or occupiable lot; or (2) discharged to a gravel pit where the lot drains to a park or drainage reserve.	**AO5** Inter-lot drainage is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Stormwater drainage designed to comply with the Scenic Rim Regional Council Standards / QUDM.
Pavements and Road Works			
PO6 Road pavements are of sufficient depth to provide a minimum 20 year design life based on design traffic speeds and traffic capacity.	**AO6** Road pavements are provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Road pavements will comply with the Scenic Rim Regional Council Planning Scheme Policies.
PO7 Development obtains access from a road and transport route which ensures the safe, efficient and comfortable operation of external roads having regard to: (1) the number and types of vehicles generated by the development; (2) ensuring pavement design, standard and width can carry the additional number and types of vehicles generated by the development without undue physical impact on the road or pavement life; (3) ensuring road and access driveway design caters for anticipated vehicles and vehicle use in the development, enabling suitable manoeuvrability and safety, and avoiding congestion;	**AO7** Road design and construction is in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Road layout will comply with the Scenic Rim Regional Council Planning Scheme Policies.

Performance outcomes	Acceptable outcomes	Solution	Comments
(4) the functional classification of the road from which it gains access; (5) the location of access points; (6) the potential for conflict between vehicles, pedestrians, cyclists and other road users; (7) the design of pedestrian access along roads giving access to the site; and (8) the desired speed environment.			
PO8 Development minimises conflict points when locating and designing intersections.	**AO8** Development is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Road layout will comply with the Scenic Rim Regional Council Planning Scheme Policies.
PO9 Development provides traffic management to ensure the safe operation of the intersection.	**AO9** Intersections, including uncontrolled intersections, round-a-bouts, signalised intersections and grade separated intersections are designed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Intersections will comply with the Scenic Rim Regional Council Planning Scheme Policies.

Performance outcomes	Acceptable outcomes	Solution	Comments
PO10 The design and design capacity of a pavement: (1) is adequate for the role the pavement will play in the transport network for vehicle, pedestrian or other traffic; (2) prevents pooling of water on a pavement in other than a major flood event; (3) provides that line marking, including crossings, is designed and applied to ensure the safe movement of traffic; (4) provides guideposts and road signage that adequately warn all road users of hazards to traffic movements and delineate the course of the road; and (5) ensures services, including electricity, water, sewerage and communications, are not located beneath the pavement other than where necessary to cross the pavement and: (a) at a right angle to the road boundary; or (b) at an angle not greater than 45 degrees to the road boundary.	**AO10** Design and construction of pavement is in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Road pavements will comply with the Scenic Rim Regional Council Planning Scheme Policies.
PO11 A sealed surface is provided to pavements to minimise dust, maximise pavement longevity and minimise maintenance based on the function of the road or surfaced area.	**AO11** Design and construction of pavement surface is in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Road pavements will comply with the Scenic Rim Regional Council Planning Scheme Policies.
PO12 Edging is provided to sealed surfaces where traffic volumes are significant or there are significant vehicle movements from off the sealed surface onto the sealed surface to prevent erosion of the sealed surface.	**AO12** Design and construction of pavement edging is in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Road pavement edging will comply with the Scenic Rim Regional Council Planning Scheme Policies.

Performance outcomes	Acceptable outcomes	Solution	Comments
PO13 Kerb and channel is provided within all urban areas	**AO13** Kerb and channel is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design in all land within the: (1) Low-Density Residential Zone; (2) Low-Medium Density Residential Zone; (3) Major Centre Zone; (4) District Centre Zone; (5) Local Centre Zone; (6) Township Zone; (7) Mixed Use Zone; and (8) Industry Zone.	Acceptable outcome	The development will comply with this acceptable outcome. Kerb and channel will comply with the Scenic Rim Regional Council Planning Scheme Policies.
PO14 Kerb and channel is provided where stormwater flows in table drains will result in the erosion of the table drain.	**AO14** Development is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Kerb and channel will comply with the Scenic Rim Regional Council Planning Scheme Policies.
PO15 Upright kerb is provided in all locations where lot access is not to be provided but kerb and channel is to be provided.	**AO15** Kerbs are designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Kerbs will comply with the Scenic Rim Regional Council Planning Scheme Policies.

Performance outcomes	Acceptable outcomes	Solution	Comments
PO16 Verges to roads are adequate to accommodate: (1) safe and efficient movement of all users, including pedestrians and cyclists; (2) on-street parking; (3) street tree planting; and (4) utility infrastructure, including stormwater management and run-off from road surfaces.	**AO16** Verges are designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Verges will comply with the Scenic Rim Regional Council Planning Scheme Policies.
PO17 Table drains are provided where roadside stormwater flows can be contained within the road reserve, stormwater flows are insufficient to cause significant erosion of the table drain and a grass cover can be maintained within the table drain.	**AO17** Table drains are designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	N/A	
PO18 Cross drainage is managed so to retain the functionality of the road or paved surface.	**AO18** Development provides: (1) cross drainage to roadways and paved surfaces in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design; or (2) diversion of cross drainage around the roadway or paved surface.	Acceptable outcome	The development will comply with this acceptable outcome. Cross-drainage to pavement will comply with the Scenic Rim Regional Council Planning Scheme Policies.
PO19 Development provides for on-street parking considering: (1) safety; (2) the functional classification of the road; and (3) the location of any intersections or access points	**AO19** On-street parking is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design. *Note - The provision of on-street parking is in addition to any parking required under the Parking and Access Code.*	N/A	
PO20 The road network is designed to: (1) maximise vehicular, pedestrian, cycle and other transport network user safety; and	**AO20** The road network is designed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome.

Performance outcomes	Acceptable outcomes	Solution	Comments
(2) maximise the efficiency of the network considering construction cost and maintenance and operating costs.			
Electricity and Communications			
PO21 Development provides electricity and communications infrastructure. Such infrastructure is located and designed to: (1) minimise the visual impact of the infrastructure; (2) be located for ease of maintenance; and (3) provide warning tape to enable detection of underground cables when excavating.	**AO21** Services are provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Services will comply with the Scenic Rim Regional Council Planning Scheme Policies.
External Works			
PO22 Where access to the external infrastructure network is to be provided development must construct the connection of the premises to the external infrastructure network.	**AO22** No acceptable outcome is prescribed.	N/A	
PO23 The design of the infrastructure network and any connection to the external network is constructed to an appropriate standard and does not diminish the safety and efficiency of the infrastructure network.	**AO23** Connection to external infrastructure is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	N/A	
Bridges			
PO24 Development provides for bridges to be:	**AO24**	N/A	

Performance outcomes	Acceptable outcomes	Solution	Comments
(1) safe for all users; (2) minimise the accumulation of debris on the bridge or its supporting structures; and (3) provided instead of culverts where there is a significant risk of clogging.	Bridge design and construction is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.		
PO25 Development provides for bridges to equitably provide space for all likely users.	**AO25** Development provides for bridges which: (1) provide for separate pedestrian space where the road class provides for a pathway and/or bikeway in the road profile in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design; (2) provide the opportunity for the future addition of separate pedestrian space; and (3) prevent access for vehicles where the bridge has not been designed to carry vehicles.	N/A	
PO26 Where the infrastructure network designs require infrastructure to cross waterways, bridges are designed to make provision for the carriage of: (1) water supply pipes; (2) sewerage pipes; and (3) electricity or telephone cables.	**AO26** No acceptable outcome is prescribed.	N/A	
Local Area Traffic Management Devices			
PO27 Development provides for local area traffic management devices to be designed and constructed to ensure devices: (1) do not become a traffic hazard; (2) result in a diminished speed environment;	**AO27** Development is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Traffic management will comply with the Scenic Rim Regional Council Planning Scheme Policies.

Performance outcomes	Acceptable outcomes	Solution	Comments
(3) do not incorporate elements which would reduce visibility of hazards for traffic below that limits for the speed environment; (4) are removable at low cost; (5) are incorporated into an area that there is a clear delineation between main traffic routes and minor local streets; and (6) do not result in a traffic hazard at the local area traffic management device due to traffic storing at an intersection.			
Street Furniture			
PO28 Development provides for street furniture to be: (1) designed and constructed to ensure they do not become a traffic hazard; (2) designed and constructed to be safe for users and passing pedestrians; (3) designed to a consistent theme used in, or intended for, the locality; (4) designed to ensure they do not impede the maintenance of services located within the road verge; (5) designed to provide an aesthetic streetscape and incorporate landscaped elements; and (6) designed, located and constructed so that pedestrian and bicycle movement is not impeded.	**AO28** Street furniture is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Street furniture will comply with the Scenic Rim Regional Council Planning Scheme Policies.
Parks			

Performance outcomes	Acceptable outcomes	Solution	Comments
PO29 Where development provides recreation space, the design of the recreation space and any furniture or recreation equipment or facilities is safe and accessible for all users.	**AO29.1** Development provides that the design of recreation space conforms to the principles of crime prevention through environmental design (CEPTD).	N/A	
	AO29.2 Development provides that recreation spaces, including all furniture or recreation equipment, are in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	N/A	
	AO29.3 Development provides for recreation spaces designed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	N/A	
Lighting			
PO30 Lighting infrastructure: (1) is consistent with the expected capacity of the use; (2) upgrades existing networks where current capacity is insufficient for the needs of the use; and (3) is in keeping with the character of the location.	**AO30** Lighting infrastructure is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Acceptable outcome	The development will comply with this acceptable outcome. Lighting will comply with the Scenic Rim Regional Council Planning Scheme Policies.
Landscaping of Public Areas			
PO31 Landscaping of parks, streets and future public places is designed to: (1) enhance and soften the built form; (2) enhance the streetscape character; (3) contribute to attractive streets and public spaces; and	**AO31** Landscaping of future public lands is provided in accordance with the standards in Planning Scheme Policy 6: Landscaping for Public Areas.	N/A	

Performance outcomes	Acceptable outcomes	Solution	Comments
(4) be in keeping with the character of the location.			

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 9.3.7.3.1 – Criteria for Assessable Development Only			
Acoustic Amenity and Noise			
PO1 Development is located, designed, constructed and operated to ensure that noise emissions do not cause environmental harm or environmental nuisance to sensitive receivers. *Note - this performance outcome also applies to noise emissions generated by sensitive land uses, from sources such as communal areas, service areas, plant and equipment.*	**AO1** (1) Development involves activities that are inaudible from an adjacent sensitive receiver or would not cause noise related environmental harm or environmental nuisance sensitive receiver; or (2) The emission of noise from the premises must not exceed the following levels: **Time Period** / **At A Sensitive Land Use** / **At Commercial Premises** 7:00am-10:00pm / Background +5dB(A) / Background +10dB(A) 10:00pm-7:00am (sleeping areas) / 35dB(A) / Background +8dB(A) 10:00pm-7:00am (living areas) / 40dB(A) / Background +8dB(A) 10:00pm-7:00am (unless otherwise specified) / Background +3dB(A) / Background +8dB(A) *Note –* *(1) Levels are measured as the adjusted maximum sound pressure level as defined in the Noise Measurement Manual (Environmental Protection Agency, 2000).* *(2) Noise generated from vehicle movements on the site, including noise from entering or exiting the vehicle, shall not be considered when assessing the Acceptable Outcome AO1.* *(3) Background=LA90* OR; (3) Development achieves the Acoustic Quality Objectives for Sensitive Receptors listed within the Environmental Protection (Noise) Policy 2008.	Performance outcome	Refer to Acoustic Report.

Performance outcomes	Acceptable outcomes	Solution	Comments
	Note - where the adjacent sensitive land use is not listed in the Environmental Protection (Noise) Policy 2008, the development will achieve the noise levels specified in AO1(2)		
PO2 Air conditioning units, refrigeration units and any other form of mechanical ventilation or extraction systems do not adversely impact on the acoustic amenity of surrounding sensitive receivers.	**AO2** Roof-top mounted plant and equipment is located away from surrounding sensitive land uses and is acoustically shielded to maintain the background noise levels (L90) at the nearest sensitive receiver.	Performance outcome	Future uses within the SRAIP will comply. Refer to Acoustic Report.
PO3 Development does not involve activities that would cause vibration related environmental harm or environmental nuisance to a sensitive receiver.	**AO3** No Acceptable Outcome is prescribed. *Editor's Note - the proponent may need to obtain a vibration impact assessment or alternatively included vibration within an environmental impact report for the site which demonstrates that the acceptable outcomes come be achieved*	Performance outcome	Refer to Acoustic Report.
Air Emissions – Dust, Particulates and Odour			
PO4 Development (excluding Intensive animal industry) is sited, designed and operated to avoid the generation of odour emissions of a level that have the potential to cause environmental harm to a sensitive receiver. *Editor's Note - The Intensive Animal Industry Code contains the assessment benchmarks for Air Emissions - Dust, Particulates and Odour applicable to Intensive animal industries.*	**AO4** No Acceptable Outcome is prescribed. *Note - An applicant is likely to be required to provide an Assessment Report prepared by a suitably qualified person in relation to odour impacts. The assessment is to be prepared in accordancewith the Guideline - Odour Impact Assessment for Developments - Department of Environment and Heritage Protection, for modelled odour concentrations.*	Performance outcome	Future uses within the SRAIP will comply. Refer to Air Quality Report.
PO5	**AO5** Development (excluding Intensive animal industry) does not involve activities that would	Acceptable outcome	

Performance outcomes	Acceptable outcomes	Solution	Comments
Development (excluding Intensive animal industry) does not create dust or particulate nuisance at any point beyond the boundary of the site. *Editor's Note - The Intensive Animal Industry Code contains the assessment benchmarks for Air Emissions - Dust, Particulates and Odour applicable to Intensive animal industries.*	cause dust related environmental harm or environmental nuisance; or *Note - in assessing potential dust emissions, consideration will include emissions from the use itself, on site unsealed roads or parking sites, and any other incidental source associated with the development.* (1) Development (excluding Intensive animal industry); (a) does not result in particle emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008; (b) generates dustfall, averaged over a 30 day period of time, that does not exceed 130mg/m²/day when measured at the site boundary. *Note - An applicant is likely to be required to provide an Assessment Report prepared by a suitably qualified person in relation to dust and particulate impacts.* *Note - Where development is likely to create ongoing significant dust issues an Applicant may be required to provide a 'site based management plan' which adequately addresses dust mitigation measures includes;* *(1) an adequate water supply available at all times in order to undertake proactive dust reduction measures e.g. watering of access roads;* *(2) areas within the site that are frequently used for vehicular purposes are imperviously sealed or treated to reduce dust emissions; and* *(3) activities undertaken on site that create dust are performed in an enclosed structure with suitable dust extraction and filtration systems.*		Future uses within the SRAIP will comply. Refer to the SRAIP Plan of Development (PoD) and Air Quality Report.

Performance outcomes	Acceptable outcomes	Solution	Comments
PO6 Air emission vents or stacks are sited to ensure that surrounding land uses are not exposed to concentrated levels of air contaminants.	**AO6** Exhaust stacks are located the maximum practical distance away from the boundary of the development site.	Performance outcome	Future uses within the SRAIP will comply. Refer to Air Quality Report.
Outdoor Lighting and Glare			
PO7 Development does not impact on the amenity of nearby sensitive receivers as a result of light spill.	**AO7.1** Development: (1) provides no outdoor lighting as part of the development; or (2) provides only minor external lighting devices, located, designed and installed to: (a) be consistent with and appropriate to the surrounding character and amenity; and (b) minimise the impact of direct and indirect light spillage on surrounding sensitive land uses; or *Note - Effective methods to comply with outcome AO9.1 (2) include:* *(a) providing covers or shading around lights that prevent direct light spillage on neighbouring premises or roadways; or* *(b) directing lights downwards to prevent direct light spillage on neighbouring premises or road ways; and* *(c) positioning and/or directing lights away from sensitive land uses; and* *(d) enabling the brightness of lights to be adjusted to lower output levels where appropriate; and* *(e) use of motion sensor lights or electronic controls to switch off lights when not required.*	Acceptable outcome	Refer to SRAIP Development Code and PoD.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(3) provides external lighting which is compliant with the technical parameters, design, installation, operation and maintenance standards of the following as applicable: (a) outdoor lighting complies with the requirements of Australian Standard AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting; and (b) sporting fields and sporting courts comply with the requirements of Australian Standard AS4282-1997 – Control of the Obtrusive Effects of Outdoor Lighting and a compliance statement by a lighting designer has been provided in accordance with the Australian Standard (Section 4). *Note - An applicant may be required to provide a lighting proposal and impact assessment (environmental and amenity) as part of the application to demonstrate that the lighting will not create nuisance issues for surrounding sensitive land uses.*		
	AO7.2 Development operating at night; (1) provides that the alignment of streets, driveways and parking areas avoid light from vehicle headlights falling directly upon any window or outdoor recreational area of adjacent residential dwellings; or (2) provides a solid screen fence prevents light from vehicle headlights falling directly upon any window or outdoor recreational area of adjacent residential dwellings	Acceptable outcome	Future uses within the SRAIP will comply.

Performance outcomes	Acceptable outcomes	Solution	Comments
PO8 Development does not impact on the amenity of the surrounding area or cause nuisance as a result of glare or reflection.	**AO8** No Acceptable Outcome is prescribed	Performance outcome	The SRAIP uses will be of a building form typical of an industrial estate which will not result in glare or reflection.
Waste Management			
PO9 Development provides: (1) sufficient area for the storage of waste and recyclables; and (2) for the separation of wastes to maximise alternatives to disposal.	**AO9.1** All waste produced on site is stored in approved containers of a sufficient capacity to receive all waste generated by the development.	Acceptable outcome	All future SRAIP uses will comply. Refer to SRAIP Development Code.
	AO9.2 Waste and recyclables are managed in accordance with the Waste Reduction and Recycling Act 2011.	Acceptable outcome	All future SRAIP uses will comply. Refer to SRAIP Development Code.
	AO9.3 Waste and recyclables produced on site are managed in accordance with the waste and resource management hierarchy* specified in the Waste Reduction and Recycling Act 2011. **Editor's Note - The waste and resource management hierarchy is the following precepts, listed in the preferred order in which waste and resource management options should be considered—* *(a) AVOID unnecessary resource consumption;* *(b) REDUCE waste generation and disposal;* *(c) RE-USE waste resources without further manufacturing;* *(d) RECYCLE waste resources to make the same or different products;* *(e) RECOVER waste resources, including the recovery of energy;*	Acceptable outcome	All future SRAIP uses will comply. Refer to SRAIP Development Code.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(f) TREAT waste before disposal, including reducing the hazardous nature of waste; *(g) DISPOSE of waste only if there is no viable alternative.*		
PO10 Development is designed to ensure that waste storage and collection can be undertaken in a safe and convenient manner.	**AO10.1** Development: (1) has a street frontage (exclusive of driveways) of 1 metre per 240L wheeled bin service required; or (2) provides waste container/s which are able to be accessed on site by collection vehicles being able to enter and leave the premises in forward gear, or sufficient and accessible road frontage exists to allow the containers to be placed kerbside for collection; or (3) provides an alternate storage and collection method for adequate storage capacity and safe collection of waste in accordance with the Waste Reduction and Recycling Act 2011.	Acceptable outcome	All future SRAIP uses will comply. Refer to SRAIP Development Code.
	AO10.2 Development provides unobstructed access to the container for removal of the waste by the local government or waste collection entity.	Acceptable outcome	All future SRAIP uses will comply. Refer to SRAIP Development Code.
	AO10.3 Development, which includes the provision of roads including private or public roads, designs and constructs such roads to provide access by waste collection vehicles to each tenancy or the container storage area/s.	Acceptable outcome	The SRAIP which involves both public and private roads will be constructed to a standard to ensure sufficient and sae access for waste collection vehicles to each lot.
PO11 Development ensures the placement of waste containers does not create a health or amenity nuisance.	**AO11** Development provides: (1) a dedicated area for refuse storage that is screened or otherwise located to avoid visual	Acceptable outcome	All future SRAIP uses will comply. Refer to SRAIP Development Code.

Performance outcomes	Acceptable outcomes	Solution	Comments
	impacts on streetscapes, public spaces and adjoining properties; and (2) an: (a) elevated stand for holding all waste containers at the premises; or (b) imperviously paved and drained area, upon which can be stood all waste containers at the premises; and (c) a hose cock and hose in the vicinity of the stand or paved area.		
PO12 Putrescible waste generated as a result of the development does not cause odour nuisance issues for surrounding land uses.	**AO12** Development stores all putrescibles waste in a manner that prevents odour nuisance and fly breeding and is disposed of at intervals not exceeding seven (7) days. *Note - Examples of acceptable outcomes may, either permanently or as required, include:* *(a) storing putrescible waste at low temperatures; and/or* *(b) increased frequency of collection to avoid the generation of odours.*	Acceptable outcome	All future SRAIP uses will comply. Refer to SRAIP Development Code.
PO13 Development involving: (1) reconfiguring of a lot creating 4 or more new lots; (2) the construction or demolition of buildings over 400m² GFA; (3) Multiple dwellings being 4 or more dwellings; (4) Intensive animal industry; (5) regulated waste; manages waste and recycling from the development to ensure optimum resource recovery and waste minimisation.	**AO13** Development provides and implements a Waste Management Plan (WMP) for pre-construction, construction and postconstruction stages addressing: (1) the management of waste and recyclables in accordance with the Waste Reduction and Recycling Act 2011; (2) Waste and recyclables produced on site is managed in accordance with the waste and resource management hierarchy specified in the Waste Reduction and Recycling Act 2011;	N/A	A Waste Management Plan will be provided during the construction phase for the SRAIP and waste managed will be managed in accordance with this plan by the SRAIP body corporate.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(3) optimisation of resource recovery; (4) waste minimisation and disposal procedures; (5) management of: (a) construction and demolition waste; (b) organic waste including vegetation clearing; (c) hazardous waste; (6) ongoing waste and resource recovery measures to be provided once the development is operational; (7) access and infrastructure required to enable waste and recycling services to be effectively provided; and (8) review process for the WMP to allow for ongoing flexibility, adaptability and new innovation.		
General Amenity			
PO14 The use of vehicles associated with the development does not impact on the safe or convenient use of the road network.	**AO14.1** Loading or unloading activities are undertaken within the site.	Acceptable outcome	Loading or unloading activities will be undertaken on each individual lot of the SRAIP.
	AO14.2 Development provides that all vehicles associated with the use can be parked on the site.	Acceptable outcome	Each future SRAIP use will need to accommodate its own parking within the lot. Refer to the SRAIP Development Code.
	AO14.3 Development has access to the road network is via a constructed road. *Note - Acceptable Outcome AO17.3 does not reduce or eliminate the need to comply with other Performance Outcomes that may require a higher or specific standard of road.*	Acceptable outcome	The proposed SRAIP subdivision will ensure each newly created lot has access to a constructed road.

Performance outcomes	Acceptable outcomes	Solution	Comments
Reverse Amenity			
PO15 Development involving a sensitive land use in close proximity to existing lawful land uses that generate noise, dust, odour and other emissions, are located and designed to not impede the operation of the existing lawful use. *Editor's Note - Development design principles may include;* *(1) locating open space and roadways to increase separation distances;* *(2) use of dense landscaping as a visual and particulate barrier;* *(3) reducing residential densities adjacent impacting sites;* *(4) building design, including air conditioning; and (5) providing barriers to impacting sites.*	**AO15** No Acceptable Outcome is prescribed.	N/A	Sensitive land uses are not proposed by the SRAIP proposal.
Stormwater - Quantity			
PO16 Stormwater quantity management outcomes demonstrate no adverse impact on stormwater flooding or the drainage of properties external to the subject site.	**AO16.1** A site based stormwater quantity management plan (SQMP) is prepared by a suitably qualified person and demonstrates achievable stormwater quantity control measures for discharge during operational phases of development designed in accordance with the Queensland Urban Drainage Manual (QUDM).	Acceptable outcome	All future SRAIP uses will comply. Refer to SRAIP Development Code.
	AO16.2 Stormwater flows discharged from development are either within the capacity of the downstream drainage system such that non-worsening occurs or are mitigated to pre-development characteristics.	Acceptable outcome	All future SRAIP uses will comply. Refer to SRAIP Development Code.
On-site Wastewater Disposal			

Performance outcomes	Acceptable outcomes	Solution	Comments
PO17 Where located outside a wastewater connection area, development is provided with sufficient on-site wastewater disposal, that is determined by a suitably qualified person, to meet the needs of residents and users.	**AO17** No Acceptable Outcome is prescribed.	Acceptable outcome	SRAIP wastewater will be directly to the waste water treatment plant and treated on site.
On-site Water Supply			
PO18 Where reticulated water supply is unavailable, the development is provided with sufficient on-site water supply to meet the needs of residents and users.	**AO18** No Acceptable Outcome is Prescribed.	Acceptable outcome	The SRAIP estate is to be serviced by bore water in the short term and the Warrill Creek in the medium to long term.

Specific Outcomes	Probable Solutions	Solution	Comments
Provisions Applicable to Only to Code and Impact Assessable Development			
Element (i): ENVIRONEMTAL IMPACT			
SO1 Filling or excavation does not adversely impact on the visual amenity or cause any instability of surrounding areas.	**PS1.1** The extent of filling or excavation does not exceed 40% of the site area or 500m2 whichever is lesser.	Specific Outcome	Complies with specific outcomes. The site will be filled to above the 100 year ARI flood level. The edges of the development will be battered to natural surface level to limit the impact on the visual amenity of the area and to ensure that the development will not cause any instability of surrounding areas.
	PS1.2 Filling and excavation is not greater than 1 metre in height or depth.	Specific Outcome	Complies with specific outcomes. The site will be filled to above the 100 year ARI flood level. Earthworks to be filled under Level 1 certification with appropriate batters provided.
	PS1.3 Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1 metre in height.	N/A	
	PS1.4 Filling and excavation does not occur within 2 metres of the site boundary.	Specific Outcome	Complies with specific outcomes. Stable batters will be constructed at the site boundaries to not adversely impact on the visual amenity of the area. Maximum earthwork batters of 1:3 have been provided along the site boundary.

Specific Outcomes	Probable Solutions	Solution	Comments
	PS1.5 Filling or excavation works are completed within three (3) months of the commencement date.	Specific Outcome	Construction programme to be developed by contractor.
	PS1.6 Soil to be used for filling is not stockpiled in locations visible from adjoining properties and from a road frontage for a period of more than one (1) month.	Specific Outcome	Stockpiling of materials to be managed by contractor during construction stage.
SO2 Filling or excavation ensures that the environmental values of the receiving waters are protected.	**PS2.1** Only clean, uncontaminated fill is used (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).	Specific Outcome	Earthworks to be carried out in accordance with the measures outlined in the Concept Erosion and Sediment Control Plan.
	PS2.2 The site is not on the contaminated land register.	Probable Solution	The site is not on the contaminated land register
	PS2.3 Any filling or excavation occurs more than 25 metres from any waterway or wetland.	Probable Solution	Earthworks are not proposed within 25 metres of any waterway or wetland.
Provisions Applicable to Code and Impact Assessable Development			
Element (i): ENVIRONMENTAL IMPACT			
SO3 Filling or excavation does not result in any adverse impact on drainage or flood flows whether upstream or downstream of the site.	**PS3.1** Filling or excavation of land does not obstruct the natural flow of stormwater.	Probable Solution	The earthworks design has been designed with an overland flow diversion channel that will provide for the natural flow of stormwater around the site.

Specific Outcomes	Probable Solutions	Solution	Comments
	PS3.2 Filling and excavation does not cause ponding on the site or nearby land.	Probable Solution	The earthworks design has been balanced to ensure no ponding on the site or nearby land.
	PS3.3 Filling and excavation does not occur within any overland flow path.	Probable Solution	The overland flow path has been altered as part of the design. However, the design allows water to be free-draining through the site.

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 9.4.2.3.1 – Criteria for Assessable Development Only			
Earthworks			
PO1 Earthworks do not result in increased instability of the subject or adjoining lands.	**AO1.1** Retaining walls: (1) are designed and certified by a suitably qualified person; and (2) do not include timber products where located or proposed to be: (a) located on public land; or (b) set back form a boundary adjoining public land a distance less than the height of the retaining wall.	N/A	No retaining walls proposed
	AO1.2 All areas of fill are compacted in accordance with: (1) Australian Standard 3798:1996 - Guidelines on Earthworks for Commercial and Residential Developments; and (2) Australian Standard 2870:1996 - Residential Slabs and Footings - Construction.	Acceptable outcome	All areas of fill are to be compacted in accordance with the relevant Australian Standards
PO2 Development undertaken in areas of existing traffic flow provides for traffic to continue to be able to reach its destination without significant delay.	**AO2** Development ensures that where the temporary diversion of traffic is necessary: (1) permission for a temporary road closure is obtainable from the Police, and a detour is provided via existing roads; or (2) a temporary detour is provided within or adjoining the site; or (3) if no detour is available, traffic flows are managed to ensure minimum disturbance to road users.	N/A	Intersection works and driveway access only proposed to the existing Cunningham Highway frontage

Performance outcomes	Acceptable outcomes	Solution	Comments
Damage to Existing Infrastructure			
PO3 Earthworks do not result in an unnecessary disturbance to existing infrastructure.	**AO3** (1) Development is designed to maintain the location of existing infrastructure, including depth of cover to underground infrastructure; or (2) Where disturbance to existing infrastructure is unavoidable: (a) underground infrastructure that is covered to a greater depth is provided with access for maintenance and inspection purposes; or (b) underground infrastructure that is uncovered, or has cover reduced to less than the applicable standard, is relocated or otherwise protected from damage; or (c) above ground infrastructure is repositioned to a location that complies with the applicable standards.	Acceptable outcome	No disturbance shall occur to any existing infrastructure
Removal of Vegetation, Stumps and Dumped Waste			
PO4 Disposal of waste generated from construction activities: (1) is managed in a manner not to cause environmental harm; (2) complies with relevant legislation; and	**AO4.1** Vegetation waste involving development sites of more than 5 hectares is chipped or burnt in an approved pit burner. *Editor's Note - Chipping is the preferred method of vegetation disposal. Chipped vegetation can be used as soil cover for exposed areas to assist sediment control.*	Acceptable outcome	Development shall comply with this condition.

Performance outcomes	Acceptable outcomes	Solution	Comments
(3) does not to occur on site.	**AO4.2** Small quantities of waste are taken to an appropriate landfill facility.	Acceptable outcome	Development shall comply with this condition.
	AO4.3 Development involving contaminated waste is disposed of in an approved manner under the Environmental Protection Act 1994.	Acceptable outcome	Development shall comply with this condition.
	AO4.4 All unconsolidated fill, builder's rubble, or other waste is removed from the site prior to the completion of works.	Acceptable outcome	Development shall comply with this condition.
Siting and Removal of Dams			
PO5 Existing dams: (1) do not create a safety hazard; (2) are located on a single lot; and (3) where removed, the land is shaped and compacted back to its natural state.	**AO5.1** Development in urban areas results in the removal of all dams.	N/A	
	AO5.2 Development in the Rural Zone or Rural Residential Zone only retains dams where they are fully contained within one lot.	Acceptable outcome	Development shall comply with this condition.
	AO5.3 The land affected by a dewatered dam shall be returned to its natural state by: (1) shaping the land to its natural form or in accordance with a development approval; and (2) compaction of the soil.	N/A	
Amenity			

Performance outcomes	Acceptable outcomes	Solution	Comments
PO6 Earthworks are conducted in a manner which minimises disruption to nearby sensitive receivers having regard to: (1) hours of operation; (2) traffic movement on access roads and within the site; (3) minimising timeframes for earthworks.	**AO6** No acceptable outcome is prescribed.	Performance outcome	Development shall comply with this condition. To be monitored throughout construction by the contractor. Management measures will be incorporated into the Construction Management Plan for the development.
PO7 Earthworks are conducted in a manner which reduces their visual impact.	**AO7** Earthwork areas are grassed or landscaped immediately upon completion to a standard commensurate with their surrounds.	Acceptable outcome	Development shall comply with this condition and the measures outlined in the Concept Erosion and Sediment Control Plan.
Dust Management			
PO8 Dust from development does not create environmental harm and minimises impacts on sensitive receivers.	**AO8.1** Development provides for the suppression of dust during construction or earthworks.	Acceptable outcome	To be monitored throughout construction by the contractor. Dust control will be incorporated into the Construction Management Plan for the development.
	AO8.2 Haul routes for bulk earthworks are located as far as practical from sensitive receivers.	Acceptable outcome	Contractor to ensure compliance during construction.
PO9	**AO9.1** Spoil piles, stockpiles and borrow pits are located as far as practical from sensitive receivers.	Acceptable outcome	Contractor to ensure compliance during construction.

Performance outcomes	Acceptable outcomes	Solution	Comments
Spoil piles, stockpiles and borrow pits are located and managed to not create a dust nuisance and to minimise impacts on sensitive receivers.	**AO9.2** Spoil piles, stockpiles and borrow pits, operating for greater than one week, are covered.	Acceptable outcome	Contractor to ensure compliance during construction.
Stormwater Management – Protecting Water Quality and Hydrological Processes			
PO10 Development is planned and designed considering site land-use constraints to allow the provision of stormwater management systems that avoid or minimise adverse impacts on environmental values of receiving waters. *Editor's Note: A site stormwater quality management plan prepared by a suitably qualified person is required to inform the layout of the development and to demonstrate compliance with the requirement*	**AO10.1** Development demonstrates it has minimised disturbance to: (1) natural drainage; (2) areas with erosive, dispersive, sodic and/or saline soils; (3) acid sulfate soils; (4) groundwater levels; and (5) landscape features and vegetation.	Acceptable outcome	Development shall comply with this condition.
	AO10.2 A stormwater management system has sufficient site area to service the requirements of the development.	Acceptable outcome	Development shall comply with this condition. Stormwater management mechanisms have been provided within the Integrated Water Management Plan - Appendix L.
	AO10.3 Stormwater management systems: (1) are located outside of wetlands, waterways and riparian areas; and (2) prevent increased channel bed and bank erosion. *Editor's Note: The approximate location of wetlands and waterways can be found on Environmental Significance Overlay Map – Wetlands and Waterways OM-04-D and Environmental Significance Overlay Map – Local Watercourses OM-04-E*	Acceptable outcome	Development shall comply with this condition.

Performance outcomes	Acceptable outcomes	Solution	Comments
PO11 Construction activities for the development avoid or minimise adverse impacts on sediment mobilisation, stormwater quality and hydrological processes.	**AO11** An erosion and sediment control program (ESCP) demonstrates that release of sediment-laden stormwater is avoided or minimised by achieving the design objectives listed in Table 9.4.2.3.2 - Construction Phase – Stormwater Management Design Objectives. **OR** **AO11.2** The ESCP demonstrates how stormwater quality will be managed so that target contaminants are treated to a design objective at least equivalent to Table 9.4.2.3.2 - Construction Phase – Stormwater Management Design Objectives.	Acceptable outcome	Development shall comply with the Concept Erosion and Sediment Control Plan. Contractor to develop and implement during construction to achieve the design objectives listed in Table 9.4.2.3.2 - Construction Phase – Stormwater Management Design Objectives.
PO12 Development manages stormwater to avoid or minimise the environmental impacts of stormwater discharge on the quality and waterway hydrology of receiving waters. *Editor's Note: A site stormwater management plan prepared by a suitably qualified person is provided that demonstrates development can be managed to achieve compliance with the stormwater management design objectives.*	**AO12** Development is managed so that it meets the objectives in Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives.	Acceptable outcome	Development shall comply with the storm water quality treatment measures outlined in the Integrated Water Management Plan - Appendix L.
PO13 Development prevents increased bed and bank erosion in receiving waterways by limiting changes in run-off volume and peak flows.	**AO13** The development is designed to: (1) minimise impervious areas; (2) maximise opportunities for capture and reuse of stormwater; (3) incorporate natural channel design principles; and	Acceptable outcome	Development shall comply with the storm water quantity measures outlined in the Integrated Water Management Plan - Appendix L.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(4) achieve the waterway stability objectives listed in Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives. *Note: The waterway stability objective listed in Table 9.4.2.3.4 applies if development drains to an unlined waterway within or downstream of the site where there is an increased risk of erosion due to changes in hydrology.*		
PO14 Development protects in-stream ecology by maintaining pre-development low-flow discharge regimes.	**AO14** No acceptable outcome is prescribed.	Performance outcome	Development shall comply with this condition. Stormwater management mechanisms have been provided within the Integrated Water Management Plan - Appendix L.
PO15 Development ensures that the entry and transport of contaminants into stormwater is avoided. *Note: Prescribed water contaminants are defined in the Environmental Protection Act 1994.*	**AO15** No Acceptable Outcome is prescribed.	Performance outcome	Development shall comply with this condition. Stormwater management mechanisms have been provided within the Integrated Water Management Plan - Appendix L.
Point Source Wastewater Management (Other than Contaminated Stormwater and Sewage)			
PO16 Development involving wastewater discharge (other than contaminated stormwater and sewage) to a waterway avoids or minimises adverse impacts to ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.	**AO16.1** Where the development involves the discharge of wastewater (other than contaminated stormwater and sewage), a wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses: (1) wastewater type; (2) climatic conditions; (3) water quality objectives; (4) soil conditions and natural hydrology; and	Acceptable outcome	Development to comply with the recommendations of the Onsite Wastewater Management Report

Performance outcomes	Acceptable outcomes	Solution	Comments
	(5) best practice environmental management. Note - Development is designed to achieve the prescribed water quality objectives for Waterways in accordance with the Environmental Protection (Water) Policy 2009		
	AO16.2 The WWMP prepared in AO16.1 provides that wastewater is managed in accordance with a waste management hierarchy that: (1) avoids wastewater discharges to waterways; or (2) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	N/A	Development to comply with the recommendations of the Onsite Wastewater Management Report
Non-tidal artificial waterways			
PO17 The location of artificial waterways: (1) avoids groundwater-recharge areas; (2) incorporates low lying areas of a catchment connected to an existing waterway; (3) does not disturb natural wetlands and any associated buffer areas; (4) minimises disturbing soils or sediments; and (5) avoids altering the natural hydrologic regime in nutrient hazardous areas.	**AO17** No Acceptable Outcome is prescribed.	N/A	
PO18 Stormwater is treated before discharge into a nontidal artificial waterway.	**AO18** Before being discharged into an artificial waterway, stormwater is treated to achieve the applicable stormwater management design objectives outlined in:	Acceptable outcome	Development shall comply with measures outlined in the Integrated Water Management Plan - Appendix L.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(1) Table 9.4.2.3.2- Construction Phase – Stormwater Management Design Objectives; (2) Table 9.4.2.3.3 - Construction phase – Stormwater Management Design Objectives for Temporary Drainage Works; and (3) Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives.		
PO19 Any artificial waterway is designed, constructed and managed in a way that avoids or minimises adverse impacts on ecological processes, water quality, flood capacity, waterway integrity, and ecosystem and human health. *Editor's Note: A suitably qualified registered professional engineer, Queensland (RPEQ) with specific experience in establishing artificial waterways is required to demonstrate compliance with the requirement.*	**AO19** No acceptable outcome is prescribed.	Performance outcome	Development shall comply with measures outlined in the Integrated Water Management Plan - Appendix L.

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 8.2.1.3.1 – Assessable Development			
Land uses on significant agricultural land			
PO1 Uses that lead to the loss or degradation of significant agricultural land from production are avoided unless: (1) the use facilitates an increase or improves the efficiency of agricultural production; or (2) development is only for rural activities and complementary rural activities, except where an overriding need exists for the development to occur, the area lost from production is minimised and there is no viable alternative where impacts on significant agricultural land can be avoided; and (3) the area lost to agricultural production is minimised to the greatest extent possible. *Note - An Applicant may seek to demonstrate through the submission of a report, prepared by a suitably qualified professional, that the site does not contain the attributes of significant agricultural land as shown in Agricultural Land Overlay Map OM-01*	**AO1.1** Development on significant agricultural land identified on the Agricultural Land Overlay Map OM-01 involves any of the following land uses: (1) Animal husbandry; (2) Animal keeping; (3) Aquaculture; (4) Cropping; (5) Dual occupancy; (6) Dwelling house; (7) Home based business; (8) Intensive animal industry (excluding buildings); (9) Intensive horticulture; (10) Market; (11) Renewable energy facility; (12) Roadside stall; (13) Rural industry; (14) Rural workers' accommodation; (15) Wholesale nursery.	Performance outcome	The SRAIP protects the SRAIP Rural Precinct as agricultural land to be utilised for a number of rural / agricultural activities as part of the proposal.
	AO1.2 Development involving the following land uses: (1) Agricultural supplies store; (2) Club; (3) Emergency services; (4) Environment facility; (5) Food and drink outlet; (6) Low impact industry;	Performance outcome	These uses are only accommodated within the SRAIP Industrial Precinct to ensure that these areas do not encroach into areas intended to be used for rural purposes.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(7) Nature-based tourism; (8) Outdoor sales involving livestock saleyards; (9) Research and technology industry; (10) Rural workers accommodation; (11) Service industry; (12) Short-term accommodation; (13) Telecommunications facility; (14) Tourist attraction; (15) Tourist park; (16) Transport depot; (17) Utility installation; (18) Veterinary service; and (19) Winery, ensures that the total area of significant agricultural land identified on the Agricultural Land Overlay Map OM-01 covered by a development footprint is equal to or less than 1,000m².		
Sensitive Land Uses			
PO2 Uses are located and designed to: (1) avoid land use conflict; (2) protect the existing and ongoing viability of the rural resource; and (3) manage the impact from agricultural activities on sensitive land uses (listed in AO2) including chemical spray drift, odour, noise, dust, smoke and ash. *Note - An Applicant may seek to demonstrate through the submission of report, prepared by an appropriately qualified professional, that the site does not support significant agricultural land as shown in Agricultural Land Overlay Map OM-01.*	**AO2** A: (1) Child care centre; (2) Community care centre; (3) Community residence; (4) Community use; (5) Educational establishment; (6) Health care service; (7) Hospital; (8) Hotel; (9) Multiple dwelling; (10) Relocatable home park;	N/A	Sensitive land uses are not proposed.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(11) Residential care facility; (12) Retirement facility; is not located in the Agricultural Land Buffer Area or significant agricultural land identified on the Agricultural Land Overlay Map OM-01. *Editor's Note - Part E of the State Planning Policy - state interest guideline: Agriculture, July 2014 provides technical guidance to help minimise conflict between agriculture and non-agricultural land uses.*		
Reconfiguration of a Lot			
PO3 Lot reconfigurations: (1) maintain the opportunity for agricultural production on significant agricultural land; (2) do not result in allotment sizes that fragment, alienate or result in loss or diminished productive capacity of significant agricultural land. *Editor's note - Minimum lot sizes for each lot must enable continued agricultural viability. Minimum lot sizes should ensure that resulting farm sizes are sufficiently large to allow for a range of crop options over the long-term.*	**AO3** No acceptable outcome is prescribed.	Performance outcome	The proposed SRAIP management subdivision will not hinder the ability for the SRAIP Rural Precinct to be used for future agricultural land uses.
PO4 Where realigning the boundaries of a lot on, or adjacent to significant agricultural land, the realignment: (1) results in a more productive use and management of significant agricultural land and water for agricultural uses; and (2) does not lead to increased fragmentation of significant agricultural land and does not	**AO4.1** The number of new lots, including the balance of the area, is equal to or less than the total number of original lots.	N/A	A boundary realignment is not proposed.

Performance outcomes	Acceptable outcomes	Solution	Comments
increase the potential conflict between agricultural and nonagricultural land uses.	**AO4.2** Provision of adequate separation area between any small lots and nearby agriculture is provided by the new development to ensure nearby significant agricultural land is protected.	N/A	A boundary realignment is not proposed.

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 8.2.3.3.1 – For Accepted and Assessable Development			
Access for Firefighting Appliances			
PO1 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances. *Note: A site specific assessment prepared by a suitably qualified person in accordance with Planning Scheme Policy 4 - Bushfire Management Plans, . may be required to determine compliance with PO1.*	**AO1.1** Development has a driveway from a constructed road with: (1) a minimum vertical clearance of 4.8 metres; and (2) a minimum formed width of 3.5 metres	Acceptable outcome	The SRAIP will provide constructed roads of the specified widths.
	AO1.2 (1) A driveway does not exceed a length of 60 metres from a constructed road; OR (2) Where a driveway from a constructed road is longer than 60 metres, it is designed to accommodate turning bays for firefighting appliance vehicles in accordance with Queensland Fire and Emergency Services, Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots (2019).	N/A	Driveways are not proposed within the SRAIP.
PO2 Development undertaken in areas of existing traffic flow provides for traffic to continue to be able to reach its destination without significant delay.	**AO2** Development ensures that where the temporary diversion of traffic is necessary: (1) permission for a temporary road closure is obtainable from the Police, and a detour is provided via existing roads; or (2) a temporary detour is provided within or adjoining the site; or (3) if no detour is available, traffic flows are managed to ensure minimum disturbance to road users.	N/A	The subject site does not have areas of existing traffic flow.

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 8.3.1.3.2 – Assessable Development			
All Development			
PO1 Development is located where it is not at risk from bushfire hazard. *Note: A site specific assessment prepared by a suitably qualified person in accordance with Planning Scheme Policy 4 - Bushfire Management Plans will be required to determine compliance with PO1.*	**AO1** A site specific assessment determines that bushfire hazard is unlikely on any part of the site affected by the development.	Performance outcome	The SRAIP is proposed adjacent to the Cunningham Highway. Significant separation from existing vegetation at the rear of the lot minimises bushfire hazard to the estate.
The following Outcomes (PO2 - PO22) must be addressed only where it is determined through AO1 above that the site is at risk from Bushfire Hazard and a Bushfire Management Plan is required			
PO2 Development complies with a site specific Bushfire Management Plan (BMP), prepared by a suitably qualified person in accordance with Planning Scheme Policy 4 - Bushfire Management Plans. The BMP demonstrates: (1) that the safety of people and property in a bushfire event can be managed and risks mitigated; and (2) how the specific outcomes of this Code can be achieved.	**AO2** No Acceptable Outcome is prescribed.	N/A	A BMP is not required.
PO3 Development does not increase the number of people living, congregating or working on land in a bushfire hazard area, unless a Bushfire Management Plan (BMP), prepared by a suitably qualified person in accordance with Planning Scheme Policy 4 - Bushfire Management Plans, demonstrates that the safety of people and property in a bushfire event can be managed and risks mitigated.	**AO3.1** Development does not increase the number of people living, congregating or working on land in a bushfire hazard area.	N/A	A BMP is not required.
	AO3.2 Development involving a vulnerable use is not established in a bushfire hazard area.	N/A	A BMP is not required.

Performance outcomes	Acceptable outcomes	Solution	Comments
PO4 Emergency services and uses providing community support services: (1) are able to function effectively and safely during and immediately after a bushfire hazard event; and (2) can demonstrate, by a Bushfire Management Plan prepared by a suitably qualified person in accordance with Planning Scheme Policy 4 - Bushfire Management Plans, that the safety of people and buildings in a bushfire event can be managed and lives protected during a bushfire event.	**AO4** Emergency services and uses providing community support services; (1) are not located in a bushfire hazard area; and (2) ensures the development footprint, including internal driveways between buildings and from buildings to the roadway, does not traverse a bushfire hazard area.	N/A	A BMP is not required.
PO5 Development does not cause: (1) an adverse risk to people, property and the environment due to the impact of bushfire on hazardous materials; and (2) excess danger or difficulty for emergency services to provide an emergency response or evacuation.	**AO5** Development involving the storage, handling or manufacture of hazardous materials is not located within a bushfire hazard area.	N/A	A BMP is not required.
PO6 Landscaping and fuel sources within the bushfire prone area between hazardous vegetation and building envelopes does not increase the potential for bushfire hazard.	**AO6** Landscaping treatments and fuel sources within a bushfire prone area, and any hazardous vegetation and building envelopes are designed and managed to achieve: (1) a potential available fuel load which is less than 5 tonnes/hectare in aggregate; and (2) a fuel structure which is discontinuous. *Note - A landscape maintenance plan may be required to identify the long-term management arrangements to be implemented to achieve the above Acceptable Outcome*	N/A	A BMP is not required.

Performance outcomes	Acceptable outcomes	Solution	Comments
PO7 Development is designed to minimise vegetation clearing and avoid or minimise impacts on the natural environment and ecological processes.	**AO7** Development is located in an area that does not require the removal of native vegetation.	N/A	A BMP is not required.
PO8 Development outside reticulated water supply areas include a dedicated static supply that is available solely for fire-fighting purposes and can be accessed by firefighting appliances.	**AO8** A water tank is provided within 10 metres of each building (other than a class 10 building) which: (1) is either below ground level or of non-flammable construction; (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: (a) 10,000 litres for residential buildings; (b) for industrial, commercial and other buildings, a volume specified in AS 2304–2011; (3) includes shielding of tanks and pumps in accordance with AS2304–2011; (4) includes a hardstand area (concrete or construction standard gravel) allowing medium rigid vehicle (15 tonne fire appliance) access within 6 metre of the tank; (5) is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e. 50 mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and	N/A	A BMP is not required.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(6) is clearly identified by directional signage at the street frontage.		
PO9 Where development is undertaken in an urban area or is for urban purposes a constructed perimeter road with reticulated water supply is established between the lot or building envelope and is readily accessible at all times for urban fire fighting vehicles. The access to the perimeter road is available for both fire-fighting and maintenance works for hazard reduction purposes. *Note - For a material change of use perimeter roads are unlikely to be required where a development site involves less than 2.5ha and alternative access is available.*	**AO9.1** Lot boundaries or building envelopes are separated from hazardous vegetation by a public road which: (1) has a two-lane sealed carriageway clear of hazardous vegetation; (2) contains a reticulated water supply; (3) is connected to public roads at both ends and at intervals of no more than 500 m; (4) accommodates geometry, turning radii and vertical clearance in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines and the Department of Transport and Main Roads' Planning and Design Manual; and (5) allows and does not impede access for firefighting and maintenance for fire-fighting purposes.	N/A	A BMP is not required.
	AO9.2 Where a reticulated water supply is available, fire hydrants are designed, sited and installed in accordance with AS2419.1-2009 Fire Hydrant Installations - System Design, Installation and Commissioning, and connected to a reticulated water supply, unless otherwise specified by the relevant water entity.	N/A	A BMP is not required.
PO10 Where development is undertaken for non-urban purposes either a constructed perimeter road or a formed, all weather fire trail is established between the development (including lots or building	**AO10** Lot boundaries or building envelopes are separated from hazardous vegetation by a public road (as per AO19.1), or a fire trail which has:	N/A	A BMP is not required.

Performance outcomes	Acceptable outcomes	Solution	Comments
envelopes) and the hazardous vegetation and is readily accessible at all times for the type of fire-fighting vehicles servicing the area. The access to the perimeter road or fire trail is available for both fire-fighting and maintenance works or hazard reduction activities. *Note - For a material change of use fire trails are unlikely to be required where a development site involves less than 2.5ha and alternative access is available.*	(1) a reserve or easement width of at least 20 metres (2) a minimum trafficable (cleared and formed) width of 4 metres and no less than 4.8 metres vertical clearance, with 3 metres each side cleared of all flammable vegetation greater than 10 centimetres in height (3) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path (4) The trail must be capable of accommodating a 10 tonne vehicle (5) The balance 10 metre width of the easement has managed vegetation to remove major surface hazards (6) turning areas and vertical clearances for firefighting appliances in accordance with Queensland Fire and Emergency Services' Fire hydrant and vehicle access guidelines (7) a maximum gradient of 12.5 per cent (8) a cross-fall of no greater than 10 degrees (9) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy (10) vehicular access at each end, which is connected to the public road network at intervals of no more than 500 metres (11) designated fire-trail signage (12) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (13) if a fire trail, has an access easement that is granted in favour of council and Queensland Fire and Emergency Services; and		

Performance outcomes	Acceptable outcomes	Solution	Comments
	(14) allows and does not impede access for firefighting and maintenance for firefighting purposes.		
PO11 Development is not located on slopes and land forms that expose people or property to an intolerable level of risk to life or property.	**AO11.1** Development along ridgelines saddles and crests where adjacent slopes exceed 14 degrees is avoided.	N/A	A BMP is not required.
	AO11.2 Development is located where the effective slope is less than 5 degree downslope.	N/A	A BMP is not required.
PO12 To ensure the protection of peoples' lives and property, an area designated for revegetation or rehabilitation will not create an additional bushfire prone area. *Note - If the acceptable outcomes are not met a bushfire hazard assessment in accordance with Planning Scheme Policy will need to be conducted to demonstrate areas designated for revegetation or rehabilitation will not create additional bushfire prone areas.*	**AO12.1** The dimensions and configuration of an area designated for revegetation or rehabilitation ensure the area does not have the ability to become a medium, high or very high bushfire prone area in the future. OR The landscaping treatments are designed to achieve; (1) potential available fuel load which is less than 5 tonnes/hectare in aggregate; and (2) fuel structure which is discontinuous.	N/A	A BMP is not required.
	AO12.2 A landscape maintenance plan specifies longterm management arrangements necessary to ensure that: (1) potential available fuel load is maintained at less than 5 tonnes/hectare in aggregate; and (2) fuel structure remains discontinuous.	N/A	A BMP is not required.

Performance outcomes	Acceptable outcomes	Solution	Comments
PO13 Where required, recreational parks or open space are located to act as a buffer between bushfire hazard areas and development and do not create additional bushfire hazard areas.	**AO13.1** Recreational parks or open space are designed and located between buildings, building envelopes or lot boundaries and adjacent bushfire hazard areas.	N/A	A BMP is not required.
	AO13.2 Recreational parks or open space are designed to ensure that: (1) potential available fuel load is maintained at less than 5 tonnes/hectare in aggregate; and (2) fuel structure remains discontinuous.	N/A	A BMP is not required.
PO14 Essential infrastructure is designed or located to minimise the creation of ignition sources that would increase the potential risk of bushfires to people and property.	**AO14** Major electricity infrastructure, Electricity distribution and transmission networks within the bushfire hazard area, are managed in accordance with Electrical Safety Act 2002 and Regulation 2013.	N/A	A BMP is not required.
Reconfiguring a Lot (PO15 - PO20)			
PO15 The safety of people and property are maintained by locating house site areas and other vulnerable uses on land or part of the land not affected or accessed by bushfire hazard.	**AO15.1** (1) Land that is subject to bushfire hazard is not subdivided for residential or rural residential purposes; or (2) Proposed lots are sited on land or part of the land that is determined as having low bushfire hazard by a Bushfire Management Plan prepared by a suitably qualified person in accordance with Planning Scheme Policy 4 - Bushfire Management Plans. *Note - Building envelopes or similar mechanisms will be used to control the future siting of buildings.*	N/A	A BMP is not required.

Performance outcomes	Acceptable outcomes	Solution	Comments
	AO15.2 Additional lots are not created where the only vehicular access route is through a bushfire hazard area.	N/A	A BMP is not required.
PO16 Development is located and designed to incorporate a bushfire defendable space which achieves separation between buildings and hazardous vegetation necessary to reduce risk to an acceptable or tolerable level.	**AO16.1** Lots 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; (1) 10kW/m² where involving a vulnerable use; or (2) 29kW/m² otherwise. *Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.*	N/A	A BMP is not required.
	AO16.2 Building envelopes are provided that separate adjacent buildings or building envelopes by a distance of 8 metres. *Note –* *a) 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.* *b) For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.*	N/A	A BMP is not required.
PO17 Lots are designed so that their size and shape allow for efficient emergency access to buildings for firefighting appliances.	**AO17** Private driveways within individual lots: (1) a length no greater than 60 metres from the street to the dwelling; or	N/A	A BMP is not required.

Performance outcomes	Acceptable outcomes	Solution	Comments
Note - Long driveways must accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Access Guidelines.	(2) where exceeding a length of 60m, provide a turning bay with an 8m radius adjacent to the proposed location of any buildings; and (3) have a minimum formed width of 3.5m; and (4) have a minimum vertical clearance of 4.8m; and (5) serve no more than 3 dwellings or occupied buildings.		
PO18 Development minimises the risk of damage to life and property from bushfires, by providing: (1) permanent access for fire-fighting vehicles; and (2) an adequate water supply for fire fighting purposes.	**AO18.1** Development involving the opening of a new road in a bushfire hazard area: (1) provides through roads; or (2) avoids cul-de-sac and dead end roads; and (3) ensures road design is capable of providing access for fire fighting and other emergency vehicles.	N/A	A BMP is not required.
	AO18.2 Development: (1) where reticulated water supply is available, incorporates a reticulated water supply that provides a reliable water supply that has a minimum flow and pressure of 10 litres per second at 200 kPa; or (2) where outside reticulated water supply areas, provides an accessible water tank that is provided within 10m of each building (other than a class 10 building) that (a) is either below ground level or of nonflammable construction; (b) 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: (	**N/A**	A BMP is not required.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(i) 10,000 litres for residential buildings; (ii) for industrial, commercial and other buildings, a volume specified in AS 2304–2011; (c) includes shielding of tanks and pumps in accordance with AS2304–2011; (d) includes a hardstand area (concrete or construction standard gravel) allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e. 50 mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and (f) is clearly identified by directional signage at the street frontage.		
	AO13.3 Where a reticulated water supply is available, fire hydrants are designed, sited and installed in accordance with Queensland Fire and Emergency Services Fire Hydrant and Vehicle Access Guidelines, unless other specified by the relevant water entity	**N/A**	A BMP is not required.
PO19 The development design: (1) minimises the area of development exposed to bushfire attack; and establishes safe evacuation routes to achieve an acceptable or tolerable risk to people.	**AO19** The development: (1) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (2) avoids the creation of bottle-neck points in the movement network within the development;	N/A	A BMP is not required.

Performance outcomes	Acceptable outcomes	Solution	Comments
Note - For example, developments should avoid fingerlike or hour-glass subdivision patterns or substantive vegetated corridors between lots.	(3) establishes direct access to a safe assembly/evacuation area in the event of an approaching bushfire; (4) ensures roads internal and external to the development are designed to have sufficient capacity for the evacuating population, and minimise traffic congestion in the event of a bushfire; and (5) ensures access routes do not expose occupants to bushfire hazard. *Note - A safe assembly / evacuation area in (2) and sufficient capacity in (4) are to be determined by a bushfire hazard/risk assessment and/or bushfire protection plan.*		
PO20 Emergency services and community infrastructure are able to function effectively and immediately after a bushfire event.	**AO20** Access and egress routes are: (1) public roads; (2) are designed to be used in all weather conditions; and (3) allow provision for safe passage of a fire appliance in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines.	**N/A**	A BMP is not required.

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 8.2.5.3.1 – Assessable Development			
Protection of Key Resource Areas			
PO1 Development in a Key Resource Area (KRA) maintains the long-term availability and ability to extract the extractive resource.	**AO1.1** Development not associated with extractive industry in the KRA does not involve a sensitive land use and does not increase the number of people living in the KRA.	Acceptable outcome	The SRAIP does not involve sensitive land uses nor does it propose residential uses and therefore will not increase the number of people living in the KRA.
	AO1.2 Development involving reconfiguring a lot does not result in an increase in the number of lots within the KRA located in a: (1) Resource Area / Processing Area; or (2) Separation Area; or (3) Transport Route Separation Area.	Performance outcome	The SRAIP management subdivision will result in new lots within the KRA resource and separation areas
Protection of Transport Routes			
PO2 Development will not adversely affect the safe and efficient operation of vehicles transporting extractive materials along the Transport Route identified in the Extractive Resources Overlay Map OM-05.	**AO2** Development: (1) does not increase the number of access points to the Transport Route; or (2) access points are designed to ensure the safe and efficient operation of vehicles transporting extractive materials along the transport route. .	N/A	A transport route is not situated within the subject site.
Development Intensity			
PO3 Development incorporates measures to mitigate the potential adverse effects from existing or future extractive industry on people working, residing or congregating in the Resource Area / Processing	**AO3.1** The number of people working, residing or congregating in the Resource Area / Processing Area, Separation Area and Transport Route Separation Area is not increased.	Performance outcome	The SRAIP will increase the number of people working within the separation area. The SRAIP will not impact on the ability of the KRA to operate as intended as people will be focused close to the

Performance outcomes	Acceptable outcomes	Solution	Comments
Area, Separation Area and Transport Route Separation Area.			Cunningham Highway more than 150m from the closest point of the resource / processing area.
	AO3.2 Development incorporates design, orientation and construction materials that mitigate the potential adverse effects from an existing or future extractive industry to acceptable levels by: (1) locating buildings and structures the greatest distance practicable from the Resource Area / Processing Area and associated Transport Route; (2) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthermost from the Resource Area / Processing Area and associated Transport Route; (3) minimising openings in walls closest to these effects; (4) providing mechanical ventilation to habitable rooms; (5) use of appropriate construction methods and materials including (acoustic) insulation and glazing materials; (6) providing private outdoor recreation space that is located adjacent to a building façade which shields it from the extractive industry or resource; and (7) providing buffer landscaping between development and the Resource Area / Processing Area, where the Resource Area / Processing Area is visible from the development.	**Acceptable outcome**	The SRAIP locates buildings close to the highway, as far from the resource / processing area as possible. Future buildings will be designed to minimise openings in walls, provide mechanical ventilation to habitable rooms and provide sufficient landscaping throughout the SRAIP to visibly buffer to the resource area at the rear of the site.

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 8.2.6.3.1 – Assessable Development Only			
PO1 Development siting, layout and access: (1) responds to the potential risk of flooding, including the Flood Hazard Category on the site; (2) maintains personal safety at all times; and (3) mitigates the risk to people and property to an acceptable or tolerable level. *Note - Flood Hazard Category is shown on the Flood Hazard Overlay Map - Category Area OM-06-B.*	**AO1.1** A new building or extension to an existing building is not located in a high hazard category area as shown on the Flood Hazard Overlay Map - Category Area OM-06-B.	Performance outcome	Development shall comply with the performance outcomes. The Integrated Water Management Plan - Appendix L demonstrates that the development has been designed to minimise the risk of flooding to an acceptable level by locating all building platforms above the 100 year ARI level.
	AO1.2 Residential buildings: (1) are not located on land in a flood hazard area; or (2) where the development cannot be located on land outside the flood hazard area, all floor levels of habitable rooms are elevated a minimum of 500mm above the defined flood level. Non-residential buildings: (1) are not located on land in a flood hazard area; or (2) where development cannot be located on land outside the flood hazard area, all floor levels are elevated a minimum of 500mm above the defined flood level. Note - If part of the site is outside the flood hazard area, this is the preferred location for development. *Note - Building work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act 1975. Editor's Note - The defined flood level may be obtained from a Council property flood search where the property is located within the Defined Flood Area on Flood Hazard Overlay Map - Hazard Area OM-*	Acceptable outcome	Development shall comply with the performance outcomes. The Integrated Water Management Plan - Appendix L demonstrates that the development has been designed to minimise the risk of flooding to an acceptable level. All buildings will be set above the flood level with appropriate freeboard.

Performance outcomes	Acceptable outcomes	Solution	Comments
	06-A. A site based flood study is required that investigates the impact of the development on the floodplain and demonstrates compliance with the Performance Outcome where a flood level is not available (Investigation Area).		
	AO1.3 Development provides for a road and/or pathway layout that ensures residents are not physically isolated by the defined flood event and provides a safe and clear evacuation route by: (1) locating entry points into the development are located outside the flood hazard area; (2) ensuring all roads in the development are located outside the flood hazard area; (3) avoiding cul-de-sacs or other non-permeable layouts; and (4) providing direct and simple routes to main carriageways.	Performance outcome	Development shall comply with the performance outcomes. The Integrated Water Management Plan - Appendix L demonstrates that the development has been designed to minimise the risk of flooding to an acceptable level.
	AO1.4 Development ensures that all buildings have vehicle and pedestrian evacuation routes outside the flood hazard area to facilitate egress from the site.	Performance outcome	Development shall comply with the performance outcomes.
	AO1.5 Development either: (1) does not create additional lots that are located in the flood hazard area; or (2) creates lots that incorporate a building envelope outside the flood hazard area. *Editor's note - If part of the site is outside the Flood Hazard Area, this is the preferred location for all lots (excluding park or other relevant open space and recreation lots). Editor's Note - Buildings subsequently developed on the lots created will need*	Performance outcome	Development shall comply with the performance outcomes. The Integrated Water Management Plan - Appendix L demonstrates that the development has been designed to minimise the risk of flooding to an acceptable level.

Performance outcomes	Acceptable outcomes	Solution	Comments
	to comply with the relevant building assessment provisions under the Building Act 1975.		
	AO1.6 There is no intensification of residential uses within flood affected areas on land situated below the defined flood event. *Editor's note - If part of the site is outside the Flood Hazard Area, this is the preferred location for all buildings.*	N/A	
	AO1.7 Development ensures that: (1) signage is provided on a road or pathway indicating the position and path of all safe evacuation routes off the premises; and (2) where the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.	Acceptable outcome	Development shall comply with the acceptable outcomes. Appropriate signage to be provided
	AO1.8 Development is located to support self-evacuation of people, and ensure sufficient warning time for the nature of the use.	Performance outcome	Development shall comply with the performance outcomes. The Integrated Water Management Plan - Appendix L demonstrates that the development has been designed to minimise the risk of flooding to an acceptable level.
	AO1.9 Development does not: (1) shorten warning time for other uses in the floodplain; and (2) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	Acceptable outcome	The development complies with this acceptable outcome.

Performance outcomes	Acceptable outcomes	Solution	Comments
	AO1.10 Development in greenfield areas protects a floodway by providing an easement or reserve over the area of the premises up to the defined flood event.	N/A	
	AO.11 Development allows an area within the development site at or above the flood planning level with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flash flooding subsides (if applicable) or people can be evacuated.	Acceptable outcome	The development complies with this acceptable outcome.
PO2 Development is compatible with the level of risk associated with the flood hazard such that: (1) Vulnerable uses in the high hazard Flood Hazard Category are avoided; (2) Vulnerable uses in the medium or low hazard Flood Hazard Category area mitigates the risk to an acceptable or tolerable level. *Note - Flood Hazard Category is shown on the Flood Hazard Overlay Map - Category Area OM-06-B.*	**AO2** Development in high hazard areas is limited to non-Vulnerable uses.	Performance outcome	Development shall comply with the performance outcomes. The Integrated Water Management Plan - Appendix L demonstrates that the development has been designed to minimise the risk of flooding to an acceptable level.
PO3 Development is resilient to flood events and supports disaster management response or recovery capacity and capabilities by ensuring design, built form and materials stored on site do not increase the potential for damage on the site or to other properties.	**AO3.1** Materials stored on site: (1) are readily able to be moved in a flood event to a flood free area; and (2) where capable of creating a safety hazard by being shifted by floodwaters, are contained in order to minimise movement in times of flood. *Note - Businesses and Animal Husbandry or Cropping uses should ensure that they have the necessary continuity plans in place to account for the potential need to relocate property prior*	Performance outcome	Development shall comply with the performance outcomes.

Performance outcomes	Acceptable outcomes	Solution	Comments
	to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building, an area not affected by flood, or off site). *Note - Queensland Government Fact Sheet 'Repairing your house after a flood' provides information about water resilient products and building techniques.*		
	AO3.2 Non-residential buildings and structures allow for flow through of flood waters on the ground floor. *Editor's Note - The relevant building assessment provisions under the Building Act 1975 apply to all building work within the Flood Hazard Area and need to take account of the flood potential within the area.*	N/A	
PO4 Development avoids the release of hazardous materials into floodwaters.	**AO4** Development: (1) involving materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or (2) involving the manufacture or storage of hazardous materials ensures structures are: (a) located above the defined flood level; or (b) designed to prevent the intrusion of floodwaters; or (3) where a defined flood level is not available, ensures hazardous materials and their manufacturing equipment are: (a) located on the highest part of the site to enhance flood immunity; and (b) designed to prevent the intrusion of floodwaters.	Acceptable outcome	All hazardous materials will be stored outside of the flood hazard area.

Performance outcomes	Acceptable outcomes	Solution	Comments
	Editor's Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.		
PO5 Development supports, and does not burden, disaster management response or recovery capacity and capabilities.	**AO5** Development does not: (1) increase the number of people calculated to be at risk from flooding; or (2) increase the number of people likely to need evacuation; or (3) shorten flood warning times; or (4) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	Performance outcome	Development shall comply with the performance outcomes. The Integrated Water Management Plan - Appendix L demonstrates that the development has been designed to minimise the risk of flooding to an acceptable level.
PO6 Development involving community facilities or infrastructure: (1) remains functional to serve community need during and immediately after a flood event; (2) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; (3) retains essential site access during a flood event; and (4) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	**AO6.1** Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves, are: (1) located above the defined flood level; and (2) designed and constructed to exclude floodwater infiltration.	N/A	
	AO6.2 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by flood.	N/A	
	AO6.3 In new subdivisions and large master planned developments, arterial, sub-arterial or major	N/A	

Performance outcomes	Acceptable outcomes	Solution	Comments
	collector roads are located above a suitable flood immunity level.		
PO7 Development involving community facilities or infrastructure: (1) remains functional to serve community need during and immediately after a flood event; (2) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; (3) retains essential site access during a flood event; and (4) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	**AO7.1** Development for community services activities or infrastructure is designed to have a minimum flood immunity as prescribed in Table 8.2.6.3.2.	N/A	
	AO7.2 For all other development being an infrastructure activity not listed in Table 8.2.6.3.2, such development can function effectively during and immediately after flood events.	N/A	
	AO7.3 For all other development being a community services activity not listed in Table 8.2.6.3.2, such development is not located on land inundated during a defined flood event.	N/A	
	AO7.4 The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.6.3.3 Low Hazard Evacuation Routes: (1) Community residence; (2) Emergency services; (3) Hospitals; (4) Residential care facility; (5) Retirement facility; (6) Child care centre; (7) Substation; (8) Utility installations;	N/A	

Performance outcomes	Acceptable outcomes	Solution	Comments
	(9) Community use; (10) Community care centre; (11) Detention facility; (12) Educational establishment; (13) Tourist park; (14) Non-resident workforce accommodation; (15) Rooming accommodation; (16) Rural workers' accommodation; and (17) Relocatable home park.		
PO8 Development directly, indirectly and cumulatively avoids any increase in water flow, velocity or flood level and does not increase the potential for damage on site or on other properties.	**AO8.1** In non-urban areas, buildings, infrastructure and building envelopes are set back a minimum of 50 metres from Stream Order 3 and 4, and Stream Order 5 to 7 on the Environmental Significance Overlay Map - Local Watercourses OM-04-E to maintain the natural riparian corridors and their natural function of reducing velocity of flood waters. *Editor's Note - Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse impacts that they may have on downstream properties in the event of a flood.*	Acceptable outcome	Development shall comply with the acceptable outcome. The proposed development has appropriate set-backs to environmental triggers.
	AO8.2 Development on land in a flood hazard area either: (1) does not involve a net increase in filling greater than 50m³ where located in a non-urban area; or (2) does not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth, duration and velocity of floodwaters; or	Acceptable outcome	The development complies with Acceptable Outcome No. 3. The Integrated Water Management Plan - Appendix L demonstrates that the development has been designed to minimise flood impact on the subject site and surrounding lands to an acceptable level.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(3) does not change flood characteristics outside the subject site in ways that result in: (a) loss of flood storage; (b) loss of/changes to flow paths; (c) acceleration or retardation of flows; and (d) any reduction in flood warning times elsewhere on the floodplain. *Note - A hydraulic and hydrology report, prepared by a suitably qualified person can be prepared to demonstrate compliance with this performance outcome.*		
	AO8.3 Where development is located in an area affected by a defined flood event, a hydraulic and hydrology report, prepared by a suitably qualified person, demonstrates that the development: (1) maintains the flood storage capacity on the subject site; (2) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (3) does not increase stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site.	Performance outcome	A hydraulic and hydrological assessment has been included within the Integrated Water Management Plan - Appendix L. The outcomes presented within this report demonstrate compliance with the performance outcome.
	AO8.4 Works in urban areas associated with the proposed development do not involve: (1) any physical alteration to a watercourse or floodway including vegetation clearing; and/or (2) a net increase in filling (including berms / mounds).	N/A	

Performance outcomes	Acceptable outcomes	Solution	Comments
	Editor's note - Berms/mounds are considered to be an undesirable built form outcome and are not supported.		

Performance outcomes	Acceptable outcomes	Solution	Comments
Table 8.2.7.3.1 – Accepted and Assessable Development			
Steep Slope Area - Slope Hazard 15.1 - 20% or Steep Slope Area - Slope Hazard 20.1 - 25%, and Landslide Hazard - Medium			
PO1 Development siting and access: (1) ensures the safety of people on sites containing unstable or steep slopes is maintained; and (2) mitigates the potential damage to property to an acceptable or tolerable level.	**AO1** Development involving building, earthworks, vegetation clearing or an increase in the number of people living and working on a site, is undertaken on land identified as a Steep Slope Area - Slope Hazard 15.1 - 20% or Steep Slope Area - Slope Hazard 20.1 - 25%, and Landslide Hazard - Medium, only where a geotechnical stability assessment report, prepared and certified by a Registered Professional Engineer in Queensland (RPEQ), confirms that the proposed development: (1) is designed, located and managed to ensure the safety of people is maintained; (2) is located so that it is geologically stable in the long term and not at risk from landslide; (3) is appropriate for the sloping nature of the site; and (4) that the risk of landslide adversely affecting the subject lot, adjoining properties and the proposed development is at a low level. *Note - Certification is to consider all relevant matters including but not limited to safety of persons using the site, adjacent land stability impacts, rockfall, development siting and layout, vegetation and vegetation removal, waste disposal areas, stormwater management, earthworks, driveways, car parking and manoeuvring areas.*	Performance outcome	The SRAIP and associated earthworks is located close to the Cunningham Highway in the portion of the site not mapped as Steep Slope Area.
Table 8.2.7.3.2 – Assessable Development			
Landslide Hazard and Steep Slope Constraints (Slope Hazard over 25% and Landslide Hazard Area - High and Very High)			

Performance outcomes	Acceptable outcomes	Solution	Comments
PO1 Development is not located in areas of intolerable landslide risk.	**AO1** Development is not undertaken on land identified as: • Steep Slope Area - Slope Hazard Over 25%; or • Landslide Hazard Area - High and Very High; unless: (1) a location with less slope and/or less geological instability risk is not available on the site for the development (2) a geotechnical stability assessment report undertaken by a suitably qualified person certifies that the development: (a) is designed, located and managed to ensure the safety of people is maintained; (b) is located so that it is geologically stable in the long term and not at risk from landslide; (c) is appropriate for the sloping nature of the site; and (d) that the risk of landslide adversely affecting the subject lot, adjoining properties and the proposed development is at a low level; (e) can manage the evacuation of people if involving institutional uses. *Note - A geotechnical stability assessment report, prepared and certified by an RPEQ, is to consider all relevant matters including but not limited to safety of persons using the site, adjacent land stability impacts, rockfall, development siting and layout, vegetation and vegetation removal, waste disposal areas, stormwater*	Performance outcome	The SRAIP and associated earthworks is located close to the Cunningham Highway in the portion of the site not mapped as Steep Slope Area.

Performance outcomes	Acceptable outcomes	Solution	Comments
	management, earthworks, driveways, car parking and manoeuvring areas.		
Specific Land Uses			
PO2 Development involving vulnerable uses: (1) is only established or expanded in areas of low or no risk; and (2) is not likely to burden disaster management response or recovery capacity and capabilities by having: (3) an increased number of people calculated to being at risk from land instability or landslide; (4) increase the number of people likely to need evacuation; and (5) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes in higher risk areas.	**AO2** A vulnerable use is not established or expanded in areas designated: (1) Landslide Hazard Area - High; or (2) Landslide Hazard Area - Very High; or (3) Steep Slope Area – Slope Hazard Over 25%.	N/A	Vulnerable land uses are not proposed.
PO3 The manufacture or storage of hazardous material in bulk is not located on land, or in the immediate surrounds of land, with a slope in excess of 15%, or in a Landslide Hazard Area. increase the potential conflict between agricultural and non-agricultural land uses.	**AO3** No acceptable outcome prescribed.	Performance outcome	While hazardous materials will be stored within the SRAIP estate, this is not located in the portion of the site identified on the landslide hazard.
PO4 Development involving infrastructure activities includes measures identified by a site-specific geotechnical stability assessment report prepared by a suitably qualified person that ensures:	**AO4** No acceptable outcome prescribed.	Performance outcome	The SRAIP infrastructure activities are not located on the portion of the site identified on the landslide hazard.

Performance outcomes	Acceptable outcomes	Solution	Comments
(1) infrastructure activities are able to function effectively during and immediately after landslide events; (2) the long term stability of the site including associated buildings and infrastructure; (3) access to the site will not be impeded by a landslide event; and (4) the infrastructure activities will not be adversely affected by landslides originating from other land including land above the site.			
Built Form			
PO5 Development in Steep Slope Areas and Landslide Hazard Areas incorporates measures to minimise landslide risk level for the development site and for areas immediately surrounding the development site without significantly altering the characteristics of the land.	**AO5.1** Development located in a Steep Slope Area is located on the least steep part of the subject site.	N/A	Development is not located in the Steep Slope Area.
	AO5.2 Existing vegetation is retained on land with a slope of 15% or greater.	Acceptable outcome	Vegetation is to be retained in the portion of the site mapped within the Steep Slope Area.
	AO5.3 Development creates minimal disturbance to the natural ground levels.	Acceptable outcome	Earthworks is only proposed in the portions of the site not identified on the landslide hazard.
Stormwater Drainage			
PO6 Development ensures that stormwater runoff does not: (1) increase the susceptibility of the site to landslide; and (2) does not cause detriment to the natural environment or to any other lots	**AO6** Stormwater drainage (including roof guttering and rainwater tank overflows) is managed to avoid an increase in on-site groundwater, ponding of water and water concentration into slopes and discharges to a lawful point of discharge	Acceptable outcome	Refer to SRAIP Integrated Water Management Plan - Appendix L.

Performance outcomes	Acceptable outcomes	Solution	Comments
Wastewater			
PO7 Wastewater disposal does not create or increase the likelihood of instability of the site or neighbouring sites.	**AO7** Development ensures that: (1) where sewerage reticulation is available, wastewater is disposed of via a connection to sewerage reticulation; or (2) where sewerage reticulation is not available on site: (a) subsurface disposal of effluent is not used; and (b) effluent disposal areas are located in areas so as not to cause potential instability on site or on a neighbouring site. *Note - Certification is to be provided by a RPEQ, confirming that the location of the effluent disposal areas is appropriate for the sloping nature of the site.*	Acceptable outcome	The proposed effluent disposal area is located outside the steep slope area.
Vehicle and Pedestrian Access			
PO8 Development provides that vehicle and pedestrian access is designed and located to address slope satiability issues and control of erosion.	**AO8.1** Development is positioned on a site so that: (1) vehicle and pedestrian access avoids areas identified as: (a) Steep Slope Area - Slope Hazard over 25%; and (b) Landslide Hazard Areas; and (2) the amount and depth of any excavation required to construct internal vehicle and pedestrian access is minimised.	Acceptable outcome	The SRAIP estate is not located on the Steep Slope or Landslide Hazard Areas.
	AO8.2 Paths, driveways and roads: (1) are designed to:	Acceptable outcome	Refer to **SRAIP Concept Plans - Appendix A**.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(a) follow natural contours and have the minimum length necessary; and (b) minimise the number of crossings of water courses and drainage lines; (c) allow for traffic to enter and leave the site in a forward gear; and (2) be sealed with asphalt, concrete or another type of hardstand where traversing a slope greater than 10%; and (3) do not traverse land with a slope exceeding 25%.		
Operational Works			
PO9 Operational works (not associated with building work), is minimised and must not; (1) adversely affect slope stability; or (2) cause geological instability; (3) create erosion potential; or (4) create a potential risk to structures or personal safety.	**AO9.1** Development involving operational works is supported by a RPEQ certified geotechnical report, which: (1) adequately addresses and documents the site's geotechnical stability and constraints; (2) incorporates necessary mitigation measures so that the level of landslide risk to property and persons is low; (3) ensures surface waters are managed and will not cause erosion both during the works being undertaken, and in an ongoing basis.	Performance outcome	The proposed earthworks is not situated in the portions of the site identified for landslide hazard.
	AO9.2 Development creates minimal disturbance to the natural ground levels.	Acceptable outcome	The SRAIP will not disrupt natural ground levels for areas in the slope hazard area.

Performance outcomes	Acceptable outcomes	Solution	Comments
Vegetation			
PO10 To minimise the risk of landslide, land instability, degradation of slopes, erosion or scouring, development: (1) creates minimal disturbance to existing vegetation significant to the stabilisation of the land; and (2) revegetates areas to increase the stabilisation of the land.	**AO10** Development: (1) retains vegetation in slopes, gullies, existing and potential landslip areas; and (2) revegetates slopes, gullies, existing and potential landslip areas with: (a) grasses; (b) dense landscaping; or (c) a combination of (a) and (b). *Note - Vegetation management is to be considered by a RPEQ in a Geotechnical Stability Assessment Report.*	Acceptable outcome	Vegetation is proposed to be retained in slopes, gullies and existing landslip area.
PO11 Development for community services activities: a) is not at risk from landslide hazards; or will function without impediment from a landslide; b) provides access to the infrastructure without impediment from the effects of a landslide c) does not contribute to elevated risk of landslide to adjoining properties.	**AO11** Development involving community services activities includes measures identified by a site-specific geotechnical assessment prepared by a competent person that ensures: a) the long-term stability of the site including associated building and infrastructure b) access to the site will not be impeded by a landslide event, and c) the community infrastructure will not be adversely affected by landslides originating from other land, including land above the site.	N/A	Community service activities are not proposed.
Reconfiguring a Lot			
PO12 Development involving reconfiguration of a lot: (1) has a low level of landslide risk;	**AO12.1** Additional lots are not created in: (1) Landslide Hazard Area - High; or (2) Landslide Hazard Area - Very High; or	Performance outcome	The SRAIP management subdivision will not involve physical works.

Performance outcomes	Acceptable outcomes	Solution	Comments
(2) does not increase the landslide hazard risk for adjoining and nearby sites; and (3) does not result in an increase in the number of people living, congregating or working on land in high risk areas.	(3) Steep Slope Area – Slope Hazard Over 25%.		
	AO12.2 Development does not involve reconfiguring a lot for a vulnerable use.	N/A	A vulnerable use is not proposed.
	AO12.3 Retaining walls have a maximum height of 1.5 metres.	Acceptable outcome	Refer to Appendix K - Detailed Engineering Drawings.
	AO12.4 Development involves minimal disturbance to the natural ground levels.	Acceptable outcome	Refer to Appendix K - Detailed Engineering Drawings.
PO13 Reconfigured lots provide a building envelope that: (1) is large enough to at least accommodate a dwelling house, outdoor recreation area, water supply/storage, and on site wastewater treatment system (where not connected to the reticulated network); (2) is geologically stable in the long term and does not increase the rock fall or landslide risk for adjoining and nearby sites; and (3) does not impose unreasonable building constraints for future uses; (4) would not result in the removal of vegetation important to ground stability; and (5) achieves a safe and efficient access by vehicles and pedestrians to a formed legal road access.	**AO13.1** Reconfigured lots intended to accommodate a future dwelling house provides a building envelope: (1) with a minimum area of 1,000m2 ; (2) with a minimum dimension of 18 metres; (3) on land with a slope less than 15.1%; (4) is demonstrated to have a low level of landslide risk; and (5) provides any benching or retaining walls at a maximum height of 1.5 metres.	N/A	The created lots will not accommodate future dwelling houses.
	AO13.2 Reconfigured lots intended to accommodate uses other than a dwelling house provides a building envelope: (1) with a minimum area of 1,000m2 ; (2) with a minimum dimension of 18 metres; (3) on land with a slope less than 15.1%;	Acceptable outcome	The proposed SRAP lots can comply.

Performance outcomes	Acceptable outcomes	Solution	Comments
	(4) that has an area large enough to facilitate the proposed use, car parking, water supply/storage and on site wastewater treatment system (where not connected to the reticulated network); (5) is demonstrated to have a low level of landslide risk; and (6) provides any benching or retaining walls at a maximum height of 1.5 metres.		
	AO13.3 The building envelope is connected to a constructed public road by a driveway or road that: (1) is designed to: (a) follow natural contours and have the minimum length necessary; and (b) minimise the number of crossings of water courses and drainage lines; and (2) be sealed with asphalt, concrete or another type of hardstand where traversing a slope greater than 10%; and (3) does not traverse land with a slope exceeding 25%.	Acceptable outcome	Refer to SRAIP Concept Layout.
	AO13.4 The building envelope is located in an area that: (1) does not require the removal of vegetation; or (2) is located in an area with a slope less than 15.1% slope.	Acceptable outcome	Building envelopes are not proposed.