

**TOOWOOMBA
REGIONAL COUNCIL**
Advice Details

Date	7 April 2025
Council Officer	Richard Green (Acting Principal Planner)

Applicant Contact Details

Applicant Name	ONF Surveyors
Postal Address	PO Box 896, KINGAROY QLD 4610

Property Details

Application Number	PREL/2025/1001
Property Owner	Ian Donald MacKinnon and Beverley Fay MacKinnon
Property Address	614 Haynes Kite Millar Road, CHERRY CREEK QLD 4314
Property Description	Lot 3 SP121826
Site Area	19.38 hectares
Zoning	Rural
Precinct	100ha minimum Precinct
Overlay Map Designation	Environmental Significance Overlay - <i>Areas of Ecological Significance</i> - <i>Areas of Ecological Significance Buffer</i> - <i>Biodiversity Corridors</i> - <i>Waterways and Wetlands Buffer</i> Bushfire Hazard Overlay - <i>Bushfire Hazard – Medium Fire Risk</i> Agricultural Land Overlay - <i>Agricultural Land</i> Flood Hazard Overlay - <i>Balance Mixed</i>
Local Plan	Not Applicable

Proposed Development

Development Type	Material Change of Use
Proposed Use/Development	High Impact Industry (Timber Sawmill)
Proposed Development as described by the Applicant	High Impact Industry (Timber Sawmill). ERA47 Timber Milling – threshold would be over 5,000t and under 10,000t
Submitted Concept / Proposal Plan References:	Refer to attachments

Confirmation of Assessment Status against the Planning Scheme

Use / Development		Assessment Status (X denotes assessment status)				
		Accepted Development		Assessable Development		Prohibited
		Exempt	Self	Code	Impact	
Material Change of Use	High Impact Industry (Sawmill)	☐	☐	☐	☒	☐

Confirmation of Assessment Benchmarks

The proposed development requires Impact Assessment and as such must be assessed against the relevant Assessment Benchmarks and the *Toowoomba Regional Planning Scheme 2012* in its entirety (to extent relevant). In particular:

- Schedules 9 and 10 of the *Planning Regulation 2017* (as relevant);
- State Planning Policy July 2017 (as relevant);
- Darling Downs Regional Plan (as relevant);
- The Local Government Infrastructure Plan; and
- *Toowoomba Regional Planning Scheme 2012* (Version 28)
 - Strategic Framework
 - Codes

Toowoomba Regional Planning Scheme 2012 (Version 28)

The following codes are most applicable to the proposed development (not an exhaustive list):

Zones

6.6.6 Rural Zone Code

Overlays

8.2.2 Bushfire Hazard Overlay Code
 8.2.3 Flood Hazard Overlay Code
 8.5.1 Environmental Significance Overlay Code
 8.6.2 Agricultural Land Overlay Code

Development Codes

9.3.5 Industry Uses Code
 9.3.8 Rural Uses Code
 9.4.2 Environmental Standards Code
 9.4.3 Integrated Water Cycle Management
 9.4.4 Landscaping Code
 9.4.6 Transport, Access and Parking Code
 9.4.7 Works and Services Code

Confirmation of Referral Agencies

Referral Agency	Technical Agency	Trigger for Referral	Concurrence / Advice
State Assessment and Referral Agency (SARA)	Department of Transport and Main Roads	<i>Planning Regulation 2017</i> , Schedule 10, Part 9, Division 4, Subdivision 1, Table 1. (Schedule 20 – Industry activity with a 16,000m ² total site area combined total)	Concurrence

*State Assessment and Referral Agency (SARA)	Department of Transport and Main Roads	Planning Regulation 2017, Schedule 10, Part 9, Division 4, Subdivision 1, Table 1. (Schedule 20 – Using machinery having an annual throughput of product of 10,000t)	Concurrence
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**Note: High Impact Industry would trigger referral to DTMR where using machinery having an annual throughput of product of 10,000t.*

Proposal

High Impact Industry (Timber Sawmill). The proposed development includes an Environmentally Relevant Activity as defined within Schedule 2 of the *Environmental Protection Regulation 2019*. ERA 47 Timber milling and woodchipping – milling, in a year, the following total quantity of timber— (a) 5,000t to 10,000t.

Definition

High Impact Industry

means the use of premises for an industrial activity –

- (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and*
- (b) that a local planning instrument applying to the premises states is a high impact industry; and*
- (c) that complies with any thresholds for the activity stated in the local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.*

Schedule 1 of the Planning Scheme prescribes that High Impact Industry includes sawmilling and wood chipping producing greater than 500 tonnes per annum.

Assessment Level

Pursuant to Part 5 – Tables of Assessment in the Planning Scheme, the development application for High Impact Industry would require Impact Assessment.

Issues/Advice

Town Planning

General

- A planning report addressing the relevant assessment benchmarks within the Planning Scheme will be required.
- DA Form 1 along with all mandatory information required to be submitted with Form 1 must be submitted with an application. This form can be accessed on the Department of State Development, Infrastructure and Planning website through the following link:
<https://planning.dsdmip.qld.gov.au/planning/better-development/application-forms-and-templates>.
- Application fees apply at the time of lodgement. These fees reflect the cost to Council of assessing the proposed development. Fees are outlined in detail further in the advice.
- Detailed proposal plans, site plans, elevations and a detailed description of the site operations, must be lodged with an application, accompanied by the technical studies identified in this advice.
- As the application is Impact Assessable, public notification will be required.

Rural Zone Code

- The purpose of the Rural Zone is to “provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities” and “provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long term use of the land for rural purposes”.

The Planning Report will need to demonstrate how the proposed use meets the purpose and assessment benchmarks of the Rural Zone Code with consideration provided that High Impact Industry is identified as an inconsistent use.

Agricultural Overlay Code

- The subject site is wholly contained within the Agricultural Land Overlay. The development application must demonstrate how the proposed use meets the purposes of the Agricultural Land Overlay Code.

Engineering

Site Layout and Car Parking

- Plans drawn to scale must be provided showing existing buildings, existing services, car parks and access arrangements to/from the site, in accordance with AS2890.1 'Parking facilities Part 1: Off-street car parking', 'Part 2: Off-street commercial vehicle facilities' and Council's Planning Scheme requirements.
- Swept paths must be provided demonstrating the feasibility of vehicle manoeuvring into and out of car parks. These should be drawn using recognised industry standard software such as Auto-turn. This is to include standing and manoeuvring for designed vehicles adopting all car parking spaces in use.

Stormwater

- A Conceptual Stormwater Management (CSWMP) will be required prepared in accordance with the requirements of the *Queensland Urban Drainage Manual (QUDM)* and *PSP No.2 Engineering Standard – Road and Drainage Infrastructure*. As the site is within the Flood Hazard Overlay (Balanced-Mixed), the CSWMP is required to include a Flood Impact Assessment.

Traffic

- A Traffic Impact Assessment report (TIA), as described in *Department of Transport and Main Roads Guide to Traffic Impact Assessment (GTIA)* will be required. The report is to include:
 - Identification of the volume and type of vehicles that will be generated by the development;
 - Impacts on the road network where the development generated traffic continuously exceeds 5% of the existing AADT;
 - It will also need to be demonstrated that there will be no significant adverse impacts on the adjoining road network in accordance with the requirements of Queensland Streets; and
 - Access arrangements to/from the site.

On-Site Water Supply

- Demonstrate that the existing on-site water supply has adequate capacity to cater to the development's potable and industrial use.

On-Site Disposal

- Demonstrate that the existing onsite system has adequate capacity to cater for the development and the proposed development can compliantly discharge on-site.

Engineering Design Certificate

- A Design Certificate will be required, prepared by a Registered Professional Engineer of Queensland (RPEQ) certifying that all the submitted engineering drawings and documents are prepared in accordance with relevant Australian Standards, Council requirements as well as good engineering practice.

Landscaping

- The proposed development is required to meet the requirements of the Landscaping Code and Landscaping provisions of the applicable planning scheme codes. It is recommended that a Landscape Plan / Conceptual Landscape Plan is submitted to demonstrate compliance with the Landscaping Code.

Environment

Environmentally Relevant Activity

- The proposed development includes an Environmentally Relevant Activity as defined within Schedule 2 of the *Environmental Protection Regulation 2019*. ERA 47 Timber milling and woodchipping – milling, in a year, the following total quantity of timber— (a) 5,000t to 10,000t. Referral to SARA for assessment and approval of an Environmental Authority is required.

Air Quality – Dust and Particulates

- The proposed development is likely to produce dust and particulate emissions which may cause environmental nuisance or harm to human health and wellbeing. A technical assessment of potential impacts and required mitigation measures is required.

To demonstrate compliance against PO₂₀, PO₂₂ and PO₂₃ of the Environmental Standards Code, please submit an Air Quality Impact Assessment, completed by a suitably qualified person, that includes at minimum:

- Description of site activities and related sources that includes details of:
 - operational activities that include details of the all timber milling and woodchipping activities;

- service activities;
- maintenance activities; and
- vehicle movements (including dust generated from wind and vehicles on internal access roads);
- Location of sensitive receptors;
- Assessment criteria for compliance against EPP (Air) 2019;
- Modelling of impacts on sensitive receptors including climatic variations and any impact mitigation measures proposed;
- Descriptions of specific mitigation treatments, management methods and procedures that will be implemented to control dust emissions during site activity and operations;
- Mapping of buffer zones, if required; and
- A complaints management procedure that must include the following:
 - a contact person with whom complaints can be lodged;
 - a clearly defined procedure for responding to and investigating complaints; and
 - a notification protocol to all complainants of the outcome of complaint investigations.

Acoustic Amenity

- The proposed development will have a range of different uses creating noise emissions that are likely to impact adjacent sensitive receptors.

In response to PO₈ of the Environmental Standards Code, please submit an Acoustic Impact Assessment, completed by a suitably qualified person, that includes at minimum:

- Description of all site activities and related noise sources that includes:
 - operational activities and relevant noise sources;
 - vehicle movements; and
 - regulated noise devices integral to site operations;
- Location of sensitive receptors relative to the proposed development;
- Monitoring of background noise from surrounding land uses;
- Assessment criteria for compliance including day, evening and night time limits for clearly defined normal operating hours for each component of the development;
- Modelling of cumulative impacts from the proposed use on existing sensitive receptors;
- Modelling should include façade reflection from existing on and off site buildings, and proposed buildings;
- Model results should be presented in both noise contour plots and tabulated summaries for identified receptors;
- Descriptions of specific mitigation treatments, management methods and procedures that will be implemented to control noise during site activity and operations; and
- A complaints management procedure that must include the following:
 - a contact person with whom complaints can be lodged;
 - a clearly defined procedure for responding to and investigating complaints; and
 - a notification protocol to all complainants of the outcome of complaint investigations.

Site Based Management Plan

- The applicant is requested to submit a Site Based Management Plan that considers and reports on the following site specific issues:
 - Location of the site, including physical address, lot on plan and relevant scaled maps;
 - Description of the site (infrastructure and features on or near the site and those requiring protection);
 - Contact details and responsibilities for site representatives;
 - Description of activities to be conducted on site and other relevant supporting information including:
 - Location of activity areas;
 - Employee, patron and vehicle numbers;
 - Operating hours;
 - Activity descriptions including plants and equipment to be used on site; and
 - When relevant, prohibited activities and prohibited areas;
 - Site Plans clearly showing where proposed activities will occur, along with adequate notes for proposed environmental management measures that will be built into the site;
 - Strategies to Manage Environmental Impact:
 - Air Quality and Dust Management;
 - Noise Impact Management;
 - Water Quality;
 - Waste Management;
 - Hydrocarbon, Chemical and Dangerous Goods Management;
 - Flora and Fauna Management;

- Bushfire Management; and
- Any other relevant topics;
- Complaints management procedure, including processes for recording details of and addressing complaints;
- Emergency procedures;
- Document Control and review procedures – internal review every 2 years or following any significant change or incident on site.

Bushfire Hazard Overlay

- The site is within medium fire risk areas of Council's Bushfire Hazard Overlay. Submit a Bushfire Emergency Evacuation Plan, prepared by a suitably qualified person. This document is to include:
 1. Emergency assembly point(s) both internal and external to the site as required;
 2. Roles and responsibilities of staff in the event of a bushfire emergency;
 3. Devices maintained on site for contacting emergency services (e.g. UHF, satellite phone, mobile phone, etc); and
 4. Identification of the following:
 - when to contact Emergency Services and/or Rural Fire Brigade (e.g. distance from fire front, alert status, etc.);
 - when to notify site staff, visitors and contractors; and
 - when to move patrons and staff to the assembly area or evacuate the site.

Note: Regarding the requirements of point 4, relevant risk factors such as distance from fire front, alert status, fuel loads and weather conditions must be included.

Ecology

- The development site contains area mapped within the Regulated Vegetation Management Map and areas and areas of ecological significance within Council's Environmental Significance Overlay.

The extent of any proposed clearing or disturbance of native vegetation within the site must be clearly outlined within the development application to determine assessment requirements within the *Vegetation Management Act 1999 / Planning Regulation 2017* and the *Toowoomba Regional Planning Scheme 2012*.

Infrastructure Charges

Council will levy Infrastructure Charges in accordance with the policies in effect at the date an application is decided. An estimate of Infrastructure Charges may be obtained by completing and submitting form *APP 020 Estimate of Infrastructure Charges Request Application Form* available from Council's website. The current fee for this estimate is \$212.00.

In order to correctly calculate infrastructure charges, the applicant is requested to provide a site plan which, drawn to scale, that shows the following:

- (a) Lists the total Gross Floor Area and Impervious Area (m²) of the existing and proposed development, in accordance with the definitions under the *Toowoomba Regional Planning Scheme* and Council's *Charges Resolution No. 6*; and
- (b) Verifies the above by uniquely hatching, or other delineating, the areas used in the calculation of the total Gross Floor Area/s and Impervious Area/s.

Fees

The development application fee will be calculated using the relevant Fees and Charges Schedule for the financial year in which the application is lodged. The fees listed below are from the Fees and Charges Schedule 2024/2025 and are provided based on the information submitted with the Pre-lodgement Meeting Request:

High Impact Industry

\$18,750 (up to 5,000m² gross floor area)
 \$30,000 (5,001m² to 15,000m² gross floor area)
 \$45,000 (15,001m² to 25,000m² gross floor area)

*Note: Gross Floor Area is defined under Schedule 1.2 of the *Toowoomba Regional Planning Scheme 2012*.*

Additional Technical Studies or Information Required

The technical studies/information identified below are recommended by Council to accompany any subsequent application for the development proposal. The technical studies/information are those identified as being required by Council based on a preliminary assessment of information provided for the purposes of this pre-lodgement meeting. Council does not preclude the possibility that additional technical studies/information may be required, and subsequently requested following further assessment of a subsequent development application.

Where information identified below does not accompany a subsequent development application, it may, following an assessment of the adequacy of information provided, be requested by Council under an Information Request issued pursuant to Part 3 of the DA Rules

Specialist Technical Studies

Planning Report
Acoustic Impact Assessment
Air Quality Impact Assessment
Traffic Impact Assessment
Bushfire Emergency Evacuation Plan
Site Based Management Plan
Conceptual Stormwater Management Plan

Additional Information

Vehicle Turning Diagrams
Site Plan, Floor Plans, Elevations
Conceptual Landscaping Plan

THANK YOU

Further Information

For further information or clarification provided in this record of meeting, please contact the undersigned.

Officer Name (Planning): Richard Green
Officer Name (Engineering): Samita Thapa
Phone: 131 872
Email: development@tr.qld.gov.au

PLEASE SUBMIT A COPY OF THIS RECORD OF MEETING AS PART OF ANY SUBSEQUENT DEVELOPMENT APPLICATIONS FOR THE DEVELOPMENT PROPOSAL.

Disclaimer

The purpose of this Advice is to obtain Council's preliminary, non-binding comments on a given development proposal and to broadly identify matters requiring further investigation and consideration by an applicant and/or applicant's agents. The information given should not be used by anyone as a basis for investment or other private decision making purposes in relation to land purchases and/or proposed land use/s.

Accordingly, Council will not be bound by, or liable for, any written or verbal information or advice provided by Council Officers.

Applicants must not construe any such information or advice as an indication of the suitability of a given proposal or the likelihood of any such development proposal being approved by Council.

Council's obligations and assessment of any application for a Development Permit lodged subsequent to obtaining this advice will not be fettered or prejudiced by matters discussed or information or advice provided.

Attachments

Figure 1 – Site Plan

Attachments



A WATER STORAGE TANKS
 B WATER STORAGE TANKS
 C WATER STORAGE TANKS
 D CHOOK HOUSE
 E SHED /GARAGE
 F MAIN HOUSE
 G GAZEBO
 H OFFCUTS WASTE READY FOR MULCHING
 I TRANSPORTABLE SAWMILL SHELTER
 J TRANSPORTABLE SAWMILL SHELTER
 K TRANSPORTABLE SAWMILL SHELTER
 L MAIN STACKING SHED
 M OFFICE

N TRACTOR SHELTER
 O TRANSPORTABLE STACKING SHELTER
 P LOG STORAGE AREA
 Q STORMWATER CATCHMENT DAM
 R TIMBER PACK STORAGE AREA
 S TIMBER PACK STORAGE AREA
 T ORIGINAL FARM SHED
 U TIMBER PACK STORAGE AREA
 V 2ND STORMWATER CATCHMENT DAM

Figure 1 – Site Plan

Bushfire Hazard Overlay Code

Table Error! No text of specified style in document.:1 – Bushfire Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
PO ₁ Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.	AO_{1.1}¹ Development within a water supply area involving the creation of a new lot/s or involving proposed and existing buildings with a combined gross floor area greater than 50m², is connected to Council's reticulated water supply system It will be readily available at all time for fire fighting vehicles and a water supply outlet located within the road reserve is within 40m² of the following: <i>A building envelope designated on each lot; or</i> <i>The centre of each lot, excluding access handles (where no building envelope is designated); and</i> <i>All existing and proposed buildings</i> And Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines, Unless otherwise specified by the relevant water entity AO_{1.2}² Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m², are provided with a dedicated on site water storage system that permanently holds a minimum of 10,000 litres (e.g. dam, swimming pool or water tank) for fire fighting purposes.
Comment: The development is outside a water supply area, and firefighting water supply will be addressed in the Bushfire Emergency Evacuation Plan drafted by Yarramine Environmental, dated 15 June 2026.	

¹ Amended on 27 April 2018

² Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
The sawmill owners will need to install a water tank as a dedicated water supply for firefighting purposes. It is proposed that bushfire-fighting water be accessed directly from the bore. A hydrant with a 50 mm male camlock valve compatible with firefighting appliance hoses and signage will also be installed. During and after a bushfire event, it is also important that water supply systems are able to continue to function. For this reason, it is recommended that all water supply infrastructure, irrespective of use, incorporate the following as relevant: • Water tanks should be constructed using non-combustible material, such as metal or concrete, or alternatively can be installed underground as a subterranean tank and sized for all possible uses, including firefighting and static water supply. • Where possible, use static water pressure if there is suitable terrain to support this • If an external water pump is required or desired, ensure the water pump is designed and protected to allow it to operate under extreme bushfire conditions. Consideration of the power source utilised should be undertaken. Electric, petrol and diesel pumps are susceptible to radiant heat and flame contact, while petrol and diesel pumps have the added susceptibility to ember attack and elevated air temperatures, which can cause fuel vaporisation or air inlet filter ignition. Where pumps are fuelled careful consideration of the refuelling requirements of these pumps is also important. Having a fuel tank that is sized so as not to require refuel during a bushfire event is the preferred option. The logistics of accessing the pump and safely refuelling it in the middle of a bushfire event presents a range of life safety issues. • Use non-combustible tank and pipework for all elements that are less than 150 mm below the earth.	
	AO_{1.3}³ A water tank is provided within 10m of each building (other than a class 10 building) which:

³ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
	<i>Is either below ground level or of non-flammable construction;</i> <i>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:</i> 10,000 litres for residential buildings; For industrial, commercial; and other buildings, a volume specified in AS2304-2011 <i>Includes shielding of tanks and pumps in accordance with AS2304-2011</i> <i>Includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank</i> <i>Is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e. 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and</i> (f) Is clearly identified by directional signage at the street frontage
PO₂ Development provides for the safety of people and property by avoiding areas of High or Medium bushfire risk.	AO_{2.1} Development is not located on land that is subject to High or Medium bushfire risk. OR AO_{2.2} Where development is located in a High or Medium bushfire risk area (except for single dwellings on existing lots), it complies with a Bushfire Management Plan for the premises⁴.
Comment: The TRPS Version 28 (Effective from 28 November 2022) shows the entire site, and surrounding areas are mapped as 'medium' fire risk.	

⁴ Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition on a previous development approval or by incorporating it in the planning scheme or a planning scheme policy), the development proponent will be expected to prepare such a plan to the satisfaction of the assessment manager. See State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, Appendix 8: Undertaking a Bushfire Management Plan.

Performance outcomes	Acceptable outcomes
The Bushfire Emergency Evacuation Plan drafted by Yarramine Environmental dated 15 June 2026 identifies bushfire mitigation measures relevant to the bushfire risk determined for the proposed development. Asset Protection Zones it is recommended an IPA with a width of 10m be maintained around each building onsite whereby within: • All large trees presenting a safety risk from fallen branches or toppling are removed. • Branches overhanging buildings must have a vertical separation of at least 5m. • All fine fuel at ground level which could be set alight by a bushfire (e.g. twigs and leaf litter) is kept at a minimum. • The presence of a few shrubs in the IPA is acceptable provided that they: ○ do not touch or overhang the building, are well spread out and do not form a continuous middle layer. ○ are not species that retain dead material or deposit excessive quantities of ground fuel in a short period or in a danger period. Fire Trails & Firebreaks No designated fire trail network is proposed given such a network would yield no strategic benefit to firefighters. Landscaping Landscaping and garden maintenance around buildings should: • preserve the requirements of this Bushfire Emergency Evacuation Plan notably plant vertical or horizontal connectedness and roof overhang within APZs as noted above. • new plantings are to include plant species with fire resistant qualities and low combustibility, by virtue of high moisture content, low volatile oil content, high leaf mineral levels, large fleshy leaves and absence of shedding bark. • Avoidance of flammable mulches on garden beds such as woodchip or straw within 10 metres of buildings. • Use of non-flammable mulches such as river pebbles or stones on garden beds near buildings. Firefighting Appliance Access In the event of a serious bushfire threat to the sawmilling area, the width of the existing driveway as well as its surface finish (gravel topped), vegetation clearance and the absence of any fencing or gates at the site entrance is considered adequate for fire-fighting vehicular access and no changes are considered necessary. Firefighting Water Supply As discussed under PO1 above.	

Performance outcomes	Acceptable outcomes
PO₃ Development provides for the safety of people and property by mitigating the bushfire risk through the siting of buildings.	AO_{3.1} Buildings and structures: (a) are sited in locations of lowest hazard within the lot; and (b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 m, whichever is the greater; and (c) are 10 m from any retained vegetation strips or small areas of vegetation; and (d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.
Comment: The potential impacts of bushfire on the sawmill operations can be mitigated by implementing the bushfire mitigation measures identified in the Bushfire Emergency Evacuation Plan drafted by Yarramine Environmental dated 15 June 2026. With respect to vegetation maintenance for bushfire management/fuel load reduction and safety purposes, this activity constitutes exempt clearing work provided: • Clearing is undertaken reducing hazardous fuel loads by fire under the Fire and Emergency Services Act 1990. • Clearing is for establishing or maintaining a necessary firebreak to protect infrastructure such as buildings (other than a fence, road or vehicular track) if the maximum width of firebreak is 1.5 times the height of the tallest vegetation next to the infrastructure, or 20m, whichever is the wider. • For establishing a necessary fire management line up to 10m wide. • Necessary to remove or reduce the imminent risk that the vegetation poses of serious personal injury or damage to infrastructure. The average canopy height of the classified vegetation (RE 12.5.6) surrounding the sawmilling operations area is 33m. Therefore, the maximum firebreak or Asset Protection Zone (APZ), for each building onsite, to meet the requirements of exempt clearing work, is 1.5 x 33m. which equates to 49.5m.	

Table Error! No text of specified style in document.:2 – Bushfire Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes
For all development:		
PO ₁	Community infrastructure is only located in a bushfire medium and high risk area where the function and role of the infrastructure necessitates its location in the area and there are no suitable alternative sites in a low bushfire hazard area.	No acceptable outcome is nominated.
Comment: The proposed development does not include community infrastructure.		
O ₂	Community infrastructure is able to function effectively during and immediately after bushfire events.	AO _{2.1} The community infrastructure is located on land that is not subject to High or Medium bushfire risk; or <i>Note for AO_{2.1}: A site-specific bushfire hazard assessment is necessary to demonstrate that although the proposed development site is within bushfire hazard area, the bushfire hazard is low on that site.</i> AO _{2.2} The community infrastructure will not involve any new building work other than a minor extension (<20 m ² Gross Floor Area) to an existing building; or AO _{2.3} The community infrastructure development is located within a bushfire hazard area (as identified in the Bushfire Hazard Overlay Maps) but is designed to function effectively during and immediately after bushfire events. <i>Note for AO_{2.3}: The development application must include and comply with a comprehensive Bushfire Management Plan.</i>
Comment: The proposed development does not include community infrastructure.		

Performance outcomes	Acceptable outcomes
Water Supply	
PO₃ Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.	AO_{3.1}⁵ Development within a water supply area involving the creation of a new lot/s or involving proposed and existing buildings with a combined gross floor area greater than 50m², is connected to Council's reticulated water supply system It will be readily available at all time for fire fighting vehicles and a water supply outlet located within the road reserve is within 40m² of the following: <i>All of the land; or</i> <i>A building envelope designated on each lot; or</i> <i>The centre of each lot, excluding access handles (where no building envelope is designated);</i> <i>and</i> <i>All existing and proposed buildings</i> <i>And</i> <i>Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines, Unless otherwise specified by the relevant water entity</i> AO_{3.2}⁶ Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m², are provided with a dedicated on site water storage system that permanently holds a minimum of 10,000 litres (e.g. dam, swimming pool or water tank) for fire fighting purposes.
Comment: The sawmill owners will need to install a water tank as a dedicated water supply for firefighting purposes. It is proposed that bushfire-fighting water be accessed directly from the bore. A hydrant with a 50 mm male camlock valve compatible with firefighting appliance hoses and signage will also be installed.	

⁵ Amended on 27 April 2018

⁶ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
	AO_{3.3}⁷ A water tank is provided within 10m of each building (other than a class 10 building) which: <i>Is either below ground level or of non-flammable construction;</i> <i>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:</i> 10,000 litres for residential buildings; For industrial, commercial; and other buildings, a volume specified in AS2304-2011 <i>Includes shielding of tanks and pumps in accordance with AS2304-2011</i> <i>Includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank</i> <i>Is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e. 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and</i> <i>Is clearly identified by directional signage at the street frontage</i>

⁷ Amended on 27 April 2018

Performance outcomes		Acceptable outcomes
Hazardous Materials		
PO ₄	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on the manufacture or storage of hazardous materials in bulk.	AO _{4.1} Development complies with a Bushfire Management Plan for the premises. <i>Note: 'Hazardous materials in bulk' is defined in Section 9, Glossary of the SPP Guideline. Where the assessment manager has not previously approved a Bushfire Management Plan (see Note 1.7 above), the development proponent will be expected to prepare such a plan to the satisfaction of the assessment manager. See Appendix 8 for more information on bushfire management plans.</i>
Comment: Advice provided by the sawmill operator (MMG) indicates that only limited storage and handling of hazardous materials is anticipated for the proposed operations. The Bushfire Emergency Evacuation Plan takes the storage and handling of these substances into account. No explosives are required or stored on site. The hazardous materials currently stored on site are limited to the following: • A 24,000 L fully enclosed and bunded bulk diesel storage tank supplied by Pacific Fuels. Fuel levels are monitored remotely by Pacific Fuels, with diesel deliveries typically occurring on a weekly basis. • A 1,200 L unleaded fuel tank. Unleaded fuel is supplied on an as-needed basis.		
Reconfiguring a lot and Material Change of Use		
PO ₅	Lot design and the siting of buildings provide safe sites for habitable and non-habitable buildings.	AO _{5.1} All development enables buildings and structures to achieve setbacks from hazardous vegetation that are: - sited within the area of lowest hazard within the lot; and - provide for adequate setbacks from hazardous vegetation; and 1.5 times the predominant mature canopy tree height or 10m, whichever is the greater; and 10m from any retained vegetation strips or small areas of vegetation; and - sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.
Comment: No new structures are proposed in support of the development.		

Performance outcomes	Acceptable outcomes
With respect to vegetation maintenance for bushfire management/fuel load reduction and safety purposes, this activity constitutes exempt clearing work provided: • Clearing is undertaken reducing hazardous fuel loads by fire under the Fire and Emergency Services Act 1990. • Clearing is for establishing or maintaining a necessary firebreak to protect infrastructure such as buildings (other than a fence, road or vehicular track) if the maximum width of firebreak is 1.5 times the height of the tallest vegetation next to the infrastructure, or 20m, whichever is the wider. • For establishing a necessary fire management line up to 10m wide. • Necessary to remove or reduce the imminent risk that the vegetation poses of serious personal injury or damage to infrastructure. The average canopy height of the classified vegetation (RE 12.5.6) surrounding the sawmilling operations area is 33m. Therefore, the maximum firebreak or Asset Protection Zone (APZ), for each building onsite, to meet the requirements of exempt clearing work, is 1.5 x 33m. which equates to 49.5m. The potential impacts of bushfire on the sawmill operations can be mitigated by implementing the bushfire mitigation measures identified in the Bushfire Emergency Evacuation Plan drafted by Yarramine Environmental dated 15 June 2026.	
PO₆ For development that will result in multiple buildings or lots, roads and access are designed to mitigate against bushfire hazard by ensuring adequate access for: (a) fire fighting and other emergency vehicles; and (b) the evacuation of people in the event of an emergency.	AO_{6.1} The road design is capable of providing access for fire fighting and other emergency vehicles, in accordance with the standards identified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. AO_{6.2} The lot layout ensures that all roads are through roads. AO_{6.3} The lot layout does not include long narrow lots, long access ways or rear lots. AO_{6.4} The road has a maximum gradient of 1 in 8 (12.5%).
Comment: The proposed development is confined to a single lot and does not require the construction of any new roads to facilitate access.	

Performance outcomes	Acceptable outcomes
PO₇ For development that will result in multiple buildings or lots, fire breaks are provided that: (a) adequately and effectively separate the development site from surrounding vegetation to mitigate against bushfire hazard; (b) have sufficient width to enable continuous access for fire fighting and other emergency vehicles, residents and equipment; and (c) are in secure tenure and are maintained.	AO_{7.1} The development incorporates a fire break provided by a perimeter road that: (a) separates the boundary of the lots and the adjacent bushland; (b) has a minimum cleared width of 20m; (c) has a formed road width of 6m; and (d) is constructed to an all weather standard. AO_{7.2} The development includes fire breaks which are located as close as possible to the boundaries of the lot(s) and the adjoining bushfire hazard and the fire breaks have: (a) a minimum cleared width of 6m; (b) a minimum formed width of 4m; (c) a maximum gradient of 1 in 8 (12.5%);
Comment: The proposed development will not result in multiple lots. No designated fire trail network is proposed, as such a network would yield no strategic benefit to firefighters given the extent of the existing development and site characteristics, which allow for suitable access for firefighting appliances. In addition, the existing space in and around buildings is considered adequate to allow for sufficient unobstructed movement.	
	(d) are constructed and maintained to prevent erosion, provide adequate drainage and provide continuous access for fire fighting vehicles; (e) provide passing bays and turning areas for fire-fighting appliances; and (f) are either located on public land, or within an access easement that is granted in favour of the Toowoomba Regional Council and the Queensland Fire and Rescue Service. AO_{7.3} Vehicular access is provided along and at each end of the fire break to existing fire maintenance trails or roads. AO_{7.4} The development includes sufficient cleared breaks of 6m minimum width in retained bushland within the development (e.g. creek corridors and retained vegetation) to allow burning of sections and access for bushfire response.

Flood hazard overlay Code

Table Error! No text of specified style in document.:3 – Flood Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Development in Flood islands only	
PO₁ Development involving a vulnerable use is not located in a flood island area. Note: This is the only performance criterion in Table 8.2.3.1 applicable to development in a flood island area.	AO_{1.1} Vulnerable uses are not located within a flood island area.
Comment: The proposed development is not for a vulnerable use.	
Material change of use (Home based business only)	
PO₂ Development ensures occupants and property avoid areas of intolerable risk, and otherwise are prepared for and resilient to flood events.	AO_{2.1} Development is not located in the FR4 or FR3 flood risk areas or the OFP2 (high) overland flow path area. AO_{2.2} Materials stored on site: (a) are those that are readily able to be moved in a flood event; and (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Editor's Note – Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate personnel and to relocate property prior to a flood event (e.g. to allow enough time to transfer stock to the upstairs level of a building or off-site).
Comment: Not relevant.	

Performance outcomes	Acceptable outcomes
Rearrangement of Boundaries	
PO₃ Development layout does not increase the risk to existing or future people, property or infrastructure located on the premises or other premises.	AO_{3.1} Development ensures there is sufficient area outside the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area to accommodate the intended use(s). AO_{3.2} Development ensures that building envelopes are located in an area other than the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area. AO_{3.3} Development ensures that the entry points into the development are located to provide a safe and clear evacuation route path that meets the requirements of Table 8.2.3.6 during floods up to the Defined Flood Event.
Comment: Not relevant.	
Resilient Built Form (all other development, including Dwelling house and Dual Occupancy)	
PO₄ Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding, such that buildings are: (a) located to avoid the risk to occupants and minimise the risk of property damage; (b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct; (c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions. Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.	AO_{4.1} Buildings are not located in the FR4 or FR3 flood risk areas. Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council. AO_{4.2} Buildings in a Flood Management Precinct⁸ are developed in accordance with the overall outcomes of that precinct. Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council. AO_{4.3} Buildings in a flood risk area: (a) of a residential nature provide a finished habitable floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions;

⁸ Currently the Township Zone – Flood Management Precinct.

Performance outcomes	Acceptable outcomes
	(b) of a non-residential nature provide a finished floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions; and (c) where utilising pier and pole construction, if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of flood water through the understorey. Note: The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques⁹. Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information. AO_{4.4} Buildings in an overland flow path area provide a finished habitable floor level located, designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.
Comment: The subject site is not located in the FR4 or FR3 flood risk area or the Flood Management Precinct. The Balance (mixed) category is mapped within areas of the site not occupied by habitable infrastructure.	

⁹ Available at <http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf>

Performance outcomes	Acceptable outcomes
PO ₅ Development does not worsen flooding on adjacent properties.	AO _{5.1} Earthworks in the FR4, FR3, FR2 or FR1 flood risk areas or the OFP1 (low) overland flow path area or OFP2 (high) overland flow path area do not worsen flood flows or drainage on adjacent properties. Note: A report should be provided from an RPEQ certified professional indicating the proposed earthworks will not increase flood flows or drainage upstream or downstream of the proposed development. For the avoidance of doubt, RPEQ certification is not required for development in the FR1 or Balance (mixed) flood risk areas or the OFP1 overland flow area.
Comment: The proposed development does not involve earthworks within the FR4, FR3, FR2 or FR1 flood risk areas, or the OFP1 or OFP2 overland flow path areas, and is not expected to worsen flood flows or drainage on adjacent properties.	

Table Error! No text of specified style in document.:2 – Flood Hazard Overlay Code –assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Development in Flood islands only	
PO ₁ Development involving a vulnerable use is not located in a flood island area. Note: This is the only performance criterion in Table 8.2.3.1 applicable to development in a flood island area.	AO _{1.1} Vulnerable uses are not located within a flood island area.
Comment: The proposed development is not for a vulnerable use and is not located within a flood island area.	
Risk-compatible Land Use	
PO ₂ Development is compatible with the level of risk associated with the natural hazard, such that: (a) vulnerable uses are not located in the Vulnerable Uses Restriction Area; (b) all other uses within the:	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
(i) FR4 flood risk area are limited to non-urban uses; (ii) FR3 flood risk area are consistent with the intent of any underlying Flood Management Precinct or otherwise are limited to non-urban uses; (iii) FR2 flood risk area, FR1 flood risk area, Balance (mixed) flood risk area or OFP1(low) overland flow path area are consistent with the overall outcomes of the relevant zone or any Flood Management Precinct. Note: Non-urban uses can include Rural activities, sport and recreation activities such as Outdoor sport and recreation or Park, and conservation activities such as Permanent plantation. It does not include tourism activities such as Nature based tourism or Tourist park, or residential activities of any type (including Relocatable home park or Short term accommodation). Building work in the FR4 and FR3 areas should be avoided wherever possible.	
Comment: The proposed sawmill use is compatible with the level of flood risk mapped for the site. The site is not understood to be affected by FR4 or FR3 flood risk areas, and the development does not introduce a vulnerable use or other land use that would be incompatible with the mapped hazard.	
Resilient Built Form	
PO₃ Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding, such that it is:	AO_{3.1} Buildings are not located in the FR4 or FR3 flood risk areas. AO_{3.2} Buildings in a Flood Management Precinct¹⁰ are developed in accordance with the overall outcomes of that precinct. AO_{3.3} Buildings in a flood risk area: (a) of a residential nature provide a finished habitable floor level located, designed and constructed to at least the flood planning level

¹⁰ Currently the Township Zone – Flood Management Precinct.

Performance outcomes	Acceptable outcomes
(a) located to avoid the risk to occupants and minimise the risk of property damage; (b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct; (c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions. Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.	specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions; (b) of a non-residential nature provide a finished floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions. Note: The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques¹¹. Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information. AO_{3.4} Buildings in an overland flow path area provide a finished habitable floor level located, designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.
Comment: Although a portion of the site is mapped as Balance (mixed) on TRC flood mapping, the site is not known to flood.	
PO₄ Development ensures that a use which requires an interface with the public realm, (including a commercial or residential use), maintains a functional and attractive relationship with the adjacent street frontage¹².	AO_{4.1} Development for a residential use where pier and pole construction is utilised: (a) if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of flood water through the understorey. AO_{4.2} Development for a commercial building or structure maintains an active street frontage through:

¹¹ Available at <http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf>

¹² This is particularly relevant for commercial uses in centres with a strong 'town-centre' pedestrian realm that also may be affected by flood, or for residential uses to maintain an attractive presentation to the street.

Performance outcomes	Acceptable outcomes
	(a) providing clear pedestrian access from any adjacent footpath to the floor level of the commercial activity; (b) providing a retail or food and beverage use, if consistent with the overall outcomes of the applicable zone and precinct, which interfaces with and overlooks the street; (c) urban design treatments which screen the understorey of the building from view from the adjacent street frontage but do not impede flood flow.
Comment: The proposed development is not for a residential or commercial use that needs to retain a relationship with the adjacent street frontage.	

Performance outcomes	Acceptable outcomes
Siting of Development for Reconfiguring a Lot	
PO₅ Development siting and layout in a flood risk area responds to flooding potential and maintains personal safety at all times, such that: (a) subdivision of land occurs consistent with the overall outcomes of any applicable Flood Management Precinct; (b) lots for urban purposes provide a ground level above the Defined Flood Event¹³; (c) rural and rural residential lots provide sufficient area outside the Defined Flood Event to accommodate the required minimum lot size; (d) lots (excluding balance or common property lots) on a building format plan under the Land Title Act 1994 which is subject to a community titles scheme under the Body Corporate and Community Management Act 1997 and associated with a material change of use are located above the Defined Flood Event.	AO_{5.1} Development is avoided on that part of any land within the FR4, FR3 or FR2 flood risk areas, or otherwise as specified in the overall outcomes of a Flood Management Precinct¹⁴. AO_{5.2} Development complies with the filling requirements of table 8.2.3.5. AO_{5.3} Development in a greenfield area protects a flood conveyance area by providing an easement or reserve over the area of the premises up to the Defined Flood Event to be retained for the purposes of reserve or Park.
Comment: The proposed development does not involve Reconfiguring a Lot.	
PO₆ Development siting and layout in an overland flow path area accommodates the flow path characteristics and minimises the risk to persons, property and infrastructure both on site and external to the site.	AO_{6.1} Development: (a) for urban purposes avoids maintaining overland flow paths in private ownership; (b) for rural or rural residential purposes provides sufficient area outside the overland flow path areas to accommodate the required minimum lot size. OR

¹³ Development is encouraged to exceed the level of the Defined Flood Event to reduce the need for future buildings to accommodate the freeboard requirements of meeting the Flood planning level for finished floor levels.

¹⁴ Currently the Township Zone – Flood Management Precinct.

Performance outcomes	Acceptable outcomes
	AO _{6.2} Development is in accordance with an approved site-based stormwater management plan.
Comment: A Stormwater Management Plan prepared by IMEMS Pty Ltd is included with this application. Control measures have been implemented over time, including: • All sawmilling activities are undertaken within roofed buildings onsite. Therefore, no sawmilling activities occur outside within open areas. • A directional drain on the eastern site boundary directs water from leaving the site into the main stormwater catchment dam. • Site water for ablutions is sourced directly from the onsite bore. • Operational sawmilling and ancillary activities (approximately 25% of total site area) all drain to the two onsite stormwater collection dams. The balance of the site is vegetated, grassed, or used for private purposes by the site owners. • All potentially hazardous wastes (used oils / fuels) are stored in covered and where necessary bunded areas until being collected for lawful disposal / recycling by licenced contractors. • Waste sawdust is piped through a pneumatic closed loop pulse system and stored in dedicated areas ready for offsite disposal.	
Access and Isolation	
PO₇ Development in a flood risk area is sited and designed such that: (a) road layout avoids isolation in a flood hazard event and does not impede evacuation; (b) vehicular access during a flood hazard event is enabled; (c) provision is made for on-site sheltering during a flood event; and (d) signage is utilised to ensure that community members have a clear understanding of the nature of the flood risk in the area.	AO_{7.1} Road and/or pathway layout within the development provides a safe and clear evacuation path: (a) to ensure persons are not physically isolated from an adjacent flood-free urban area;¹⁵ (b) by locating entry points into the reconfiguration above the Defined Flood Event and avoiding cul-de-sacs or other non-permeable layouts; and (c) in the form of at least one (1) evacuation route that meets the requirements of Table 8.2.3.6 during floods up to the Defined Flood Event. AO_{7.2} An area is available within the development site at or above the flood planning level with sufficient space to accommodate the likely population of

¹⁵ It is important to ensure that new reconfigurations are not isolated from other urban areas in the event of a flood.

Performance outcomes	Acceptable outcomes
	the development in safety for a relatively short time until flash flooding subsides or people can be evacuated. AO_{7.3} Development ensures that: (a) signage is provided on a road or pathway¹⁶ indicating the position and path of all safe evacuation routes off the premises; (b) if the premises contains or is within 100m of a waterway, hazard warning signage and depth indicators are provided at each key hazard point, such as at a waterway crossing or an entrance to a low-lying reserve.
Comment: The existing site layout will be retained and existing access to the site will be maintained.	
Flood Storage and Conveyance	
PO₈ Development complies with the requirements of table 8.2.3.5 and does not change the flood characteristics of the area, taking account of the cumulative impact of development, outside the site in ways that result in: (a) loss of flood or overland flow storage/conveyance; (b) loss of or changes to flow paths; (c) acceleration or retardation of flows; (d) increase in the depth or duration of flood or overland flow waters; or (e) any reduction in flood warning times elsewhere on the floodplain. Note: To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy No.1 – Development application requirements.	No acceptable outcome provided.
Comment:	

¹⁶ 'Pathway' in this instance relates to pedestrian and non-pedestrian routes internal to a development site that are not specifically roads – for example, pedestrian pathways within a hotel development or internal roads in a large townhouse development.

Performance outcomes	Acceptable outcomes
The proposed development will not require earthworks that may change the flood characteristics of the area.	
Emergency Management and Business Continuity	
PO₉ Development supports, and does not unduly burden, disaster management responses and recovery capacity and capabilities for a flood hazard event up to and including the Defined Flood Event or the Overland Flow Event.	AO_{9.1} Development enables or does not hinder or complicate self-evacuation of persons, and ensures sufficient warning time for the nature of the use. AO_{9.2} Materials stored on site: (a) are not located within the FR4 and FR3 flood risk areas or the OFP2 (high) overland flow path area, and otherwise are those that are readily able to be moved in a flood event; and (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Editor's Note – Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate personnel and to relocate property prior to a flood event (e.g. to allow enough time to transfer stock to the upstairs level of a building or off-site).
Comment: The sawmill owners live on site which provides site security and surveillance out of operational hours. A number of MMG staff also live nearby and are available to assist in case of emergencies out of hours. Wastes (liquid and solid) are stored in covered and where necessary bunded areas until being collected for lawful disposal / recycling by licenced contractors. Sewage is managed via a septic system.	

Performance outcomes	Acceptable outcomes
Hazardous Materials	
PO ₁₀ Development not in the FR4 or FR3 flood risk areas or the OFP2 (high) overland flow path area ensures public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk.	AO_{10.1} Development ensures: (a) the manufacture or storage in bulk of hazardous materials is located at least above the flood planning level in Table 8.2.3.3 or the overland flow planning level in Table 8.2.3.4 (whichever is applicable); or (b) structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters. Note: Refer to the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.
Comment: All potentially hazardous wastes (used oils / fuels) are stored in covered and where necessary bunded areas to prevent the intrusion of floodwaters until being collected for lawful disposal / recycling by licenced contractors.	
Infrastructure	
PO ₁₁ Essential services infrastructure within a site (including electricity, gas, water supply, wastewater and telecommunications) is located outside the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area or maintains its function during and immediately after flood events.	AO_{11.1} Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are: (a) located outside the FR4 and FR3 flood risk areas or OFP2 (high) overland flow path area; and (b) located above the flood planning level in Table 8.2.3.3 or the overland flow planning level in Table 8.2.3.4 (whichever is applicable); or (c) designed and constructed to exclude floodwater intrusion/infiltration. AO_{11.2} Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by all flood events.

Performance outcomes		Acceptable outcomes
Comment: Essential service infrastructure is maintained as part of the overall stormwater management strategy on site.		
Community Infrastructure		
PO ₁₂	Development involving community infrastructure: (a) is not located within a flood risk area, flood island or the OFP2 (high) overland flow path area if it involves a vulnerable use; (b) remains functional to serve community need during and immediately after a flood event; (c) retains essential site access during a flood event such that the following uses have direct access to low hazard evacuation routes as defined in Table 8.2.3.6: (i) a vulnerable use located outside the Vulnerable Uses Restriction Area; (ii) substation; (iii) utility installations involving water and sewerage treatment plants (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	No acceptable outcome provided.
Comment: The proposal does not involve community infrastructure.		

Table 8.2.3:3 – Flood Hazard Overlay Code – Flood planning levels for finished floors (residential and non-residential development) and levels for hazardous chemicals

Flood risk area	Freeboard	Flood planning level
FR1 flood risk area	300mm	Defined Flood Event + 300mm
FR2, FR3 and FR4 flood risk areas	500mm	Defined Flood Event + 500mm
Balance – Mixed flood risk area	600mm	Defined Flood Event + 600mm

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

Note: The Defined flood event (DFE) varies across the region. Refer to Schedule 1 for a definition of the Defined Flood Event.

Table 8.2.3:4 – Flood Hazard Overlay Code – Overland flow planning levels for finished floors (residential and non-residential development) and levels for hazardous chemicals

Overland flow path area	Freeboard	Overland flow planning level
OFP1 (low)	N/A	600mm above ground level
OFP2 (high)	300mm	Overland Flow Event + 300mm

Note: The Defined flood event (DFE) are catchment-specific. Refer to Schedule 1 for a definition of the Overland Flow Event.

Table 8.2.3:5 – Flood Hazard Overlay Code – Fill requirements

Flood risk area/Overland flow path area	Fill level
FR4 and FR3 flood risk areas	No filling permitted except for the purposes of public infrastructure or otherwise as directed by an approved floodplain management plan
FR2 and FR1 flood risk area	Filling permissible where complying with PO ₈
Balance flood risk area	Filling permissible where complying with PO ₈
OFP2 (high) overland flow path area	No filling permitted except for the purposes of public infrastructure or otherwise as directed by an approved floodplain management plan
OFP1 (low) overland flow path area	Filling permissible where complying with PO ₈

Table 8.2.3:6 – Flood Hazard Overlay Code – Low hazard evacuation route requirements¹⁷

Criteria	Degree of Flood Hazard – Low
Wading ability	If necessary children and the elderly could wade (generally, safe wading velocity depth product is less than 0.25)
Evacuation distances	< 200 metres
Maximum flood depths	< 0.3 metres
Maximum flood velocity	<0.4 metres per second
Typical mean of egress	Sedan
Time (refer to Local Disaster Management Plan)	Ample for flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.

¹⁷ Adapted from Table 1 – Model flood hazard overlay code provided in *State Planning Policy – State interest guideline: Natural hazards, risk and resilience* dated August 2014

Environmental Significance Overlay Code

Table Error! No text of specified style in document.:4 – Environmental Significance Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Areas of Ecological Significance	
PO₁ Vegetation disturbance or other impacts on areas of ecological significance shown on the Environmental Significance Overlay maps, is avoided or where disturbance cannot be avoided the loss or reduction of ecological values is minimised.	AO_{1.1} Impacts are avoided by locating development wholly outside mapped areas of ecological significance and areas of ecological significance buffer identified on the Environmental Significance Overlay maps. OR Where impacts on areas of ecological significance shown on the Environmental Significance Overlay Maps cannot be avoided, they are minimised by: (a) minimising the total footprint within which activities, buildings, structures, driveways and other works or activities are contained; (b) avoiding further fragmentation of areas of ecological significance and strengthening linkages where possible; (c) utilising areas of lesser importance in terms of biodiversity values so that areas of higher value are conserved to the greatest extent practicable; and (d) maintaining areas of ecological significance in patches of greatest possible size and with the smallest possible edge to area ratio.
Comment: Much of the site, including the entire sawmill operations area, is highly modified, comprising a selection of trees with an absent middle storey and a managed ground layer. Notwithstanding, the proposal will not involve any disturbance to vegetation, as it relates solely to the formalisation of existing operations and does not include the construction of buildings, roads, storage areas, or other site infrastructure. In addition, timbered areas surrounding the buildings do not require any further structural vegetation management as part of bushfire risk mitigation at the site.	
PO₂ Development optimises biodiversity outcomes by prioritising the location of environmental offsets within identified biodiversity corridors.	AO_{2.1} Biodiversity offsets designed to counterbalance development impacts on areas of ecological significance are delivered consistent with the Queensland Government Environmental Offsets Policy 2008 and other applicable biodiversity/environmental offset policies.

Performance outcomes	Acceptable outcomes
Comment: The site is located within a mapped biodiversity corridor but does not involve any vegetation disturbance.	
PO₃ Landscaping complements biodiversity values by incorporating the following elements into the landscaping design: (a) native plants of local origin; or (b) known food and habitat trees and shrubs for endemic native fauna species in the local area; or (c) replication of adjacent healthy remnant habitats, including understorey vegetation; and (d) no declared noxious plants, weeds or invasive plants likely to displace native flora species or degrade fauna habitat.	No acceptable outcome is nominated.
Comment: No additional landscaping is proposed.	
PO₄ Movement of fauna is facilitated within and through the site, particularly along identified biodiversity corridors by: (a) ensuring that development and associated activities do not create barriers to the movement of fauna along and within biodiversity corridors; (b) directing fauna to locations where wildlife infrastructure has been created, to enable wildlife to safely negotiate a development area; and (c) separating fauna from potential hazards.	No acceptable outcome is nominated.
Comment: No vegetation clearing or disturbance is proposed. Existing habitat and connectivity are retained, ensuring no barriers to fauna movement are created and no additional risks or hazards to wildlife arise.	
PO₅ Identified biodiversity corridors on the Environmental Significance Overlay maps and their role to potentially connect areas of ecological significance (through rehabilitation or enhancement) are not compromised by development.	No acceptable outcome is nominated.
Comment:	

Performance outcomes		Acceptable outcomes	
The identified biodiversity corridors mapped under the Environmental Significance Overlay are not compromised by the proposed development. The proposal does not involve any vegetation disturbance and, as such, maintains the integrity and potential function of these corridors to connect areas of ecological significance, including opportunities for future rehabilitation or enhancement.			
Waterways and Wetlands			
PO ₆	Development is not carried out within a mapped waterway or wetland identified on the Environmental Significance Overlay maps.	AO _{6.1}	Development is located outside the mapped boundary of a waterway or wetland identified on the Environmental Significance Overlay maps.
Comment: Operations are located well away from the area mapped as a waterway on the Environmental Significance Overlay.			
PO ₇	Development provides a buffer which protects the ecological, hydrological and water quality values of the wetland or the waterway.	AO _{7.1}	Development provides a buffer area which is vegetated with native plants endemic to the area.
		AO _{7.2}	Buildings, structures and works are not carried out within the buffer area identified on the Environmental Significance Overlay maps.
Comment: Operations are located well away from the area mapped as a waterway on the Environmental Significance Overlay. The proposal does not include the construction of buildings, roads, storage areas, or other site infrastructure.			
PO ₈	Development retains the existing hydrological regime or re-establishes the previous naturally occurring regime.	AO _{8.1}	Existing flows of surface and ground water are not altered through construction of channelled flows or the redirection or interruption of flows.
Comment: The proposal does not include the construction of buildings, roads, storage areas, or other site infrastructure and will not alter existing flows of surface and groundwater.			

Agricultural Land Overlay Code

Table Error! No text of specified style in document.:5 – Agricultural Land Overlay Code – assessment benchmarks for assessable development

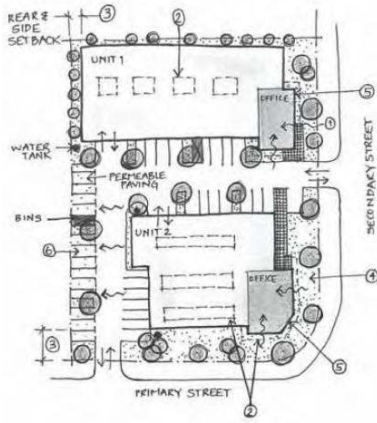
Performance outcomes	Acceptable outcomes
PO ₁ Development does not reduce the productive capacity of the land or result in conflict with nearby rural uses.	No acceptable outcome is nominated.
Comment: The subject site is approximately 19.38 hectares in area and is mapped as agricultural land. The proposed development relates to the formalisation and continuation of an established sawmill operation rather than the introduction of a new, expansive non-rural activity across the balance of the site. The sawmill operations are contained within the existing developed/modified portion of the land and do not require the construction of new buildings, roads, storage areas or other infrastructure that would further reduce the productive capacity of the site. The balance of the land remains available for rural, open space, environmental or ancillary rural activities and the proposal does not fragment the land, remove additional land from possible agricultural use, or prejudice the ability of adjoining rural land to continue being used for agricultural purposes. The sawmill is also consistent with the broader rural character of the locality, being a rural industry that processes timber and is appropriately separated from sensitive urban uses. Potential land use conflicts can be managed through existing site layout, access arrangements, stormwater controls, waste management practices and operational procedures. Accordingly, the development is not expected to materially reduce the productive capacity of agricultural land or result in unacceptable conflict with nearby rural uses.	
PO ₂ Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, do not compromise the long term productive capacity of agricultural land.	AO2.1 Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, are not located on agricultural land. OR AO2.2 Development is compatible with agricultural production and is designed and located in a way that does not inhibit or prevent normal farming practices in the future <i>Note: examples of development that achieve this outcome may include a golf course, plant nursery or sports field</i>
Comment: The sawmill is a non-rural/rural industry type use that is not dependent on the agricultural quality of the land. However, the proposal is limited to the formalisation of existing sawmilling activities on an already modified part of the 19.38 hectare site. The development footprint is confined and	

Performance outcomes	Acceptable outcomes
does not require further clearing, earthworks, new buildings or additional infrastructure that would sterilise the broader agricultural land resource. The site's size allows the existing operation to be accommodated without compromising the long-term productive capacity of the balance of the land. The use is compatible with the rural setting because it supports primary production and forestry-related supply chains, has a functional relationship with rural and timber-producing areas, and is not of a scale or nature that would inhibit normal farming practices on adjoining or nearby rural land. The continuation of the use will not lead to further fragmentation of agricultural land or create constraints on surrounding rural activities. On this basis, the development is considered compatible with agricultural production and appropriately designed and located so as not to inhibit or prevent normal farming practices in the future.	
PO₃ Reconfiguring lots on agricultural land does not result in allotment sizes that result in: (a) fragmentation of rural lands and loss of land to viable rural production; (b) conflict between farming and residential uses; or (c) loss of farming flexibility.	AO_{3.1} The minimum lot size in the Rural Zone is in accordance with Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code. OR AO_{3.2} The proposed lot is smaller than that nominated in Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code and the reconfiguration is a boundary realignment that would not create any additional lots and would provide for the implementation of improved land management practices or productive utilisation of the land.
Comment: Reconfiguring a lot is not proposed.	
PO₄ Residential development in close proximity to agricultural land is located and designed in a manner that avoids its alienation¹⁸.	No acceptable outcome is nominated.
Comment: No residential development is proposed that may alienate agricultural land.	

¹⁸ Refer to State Planning Policy 1/92: Development and the Conservation of Agricultural Land in particular referring to separating agricultural and residential land uses.

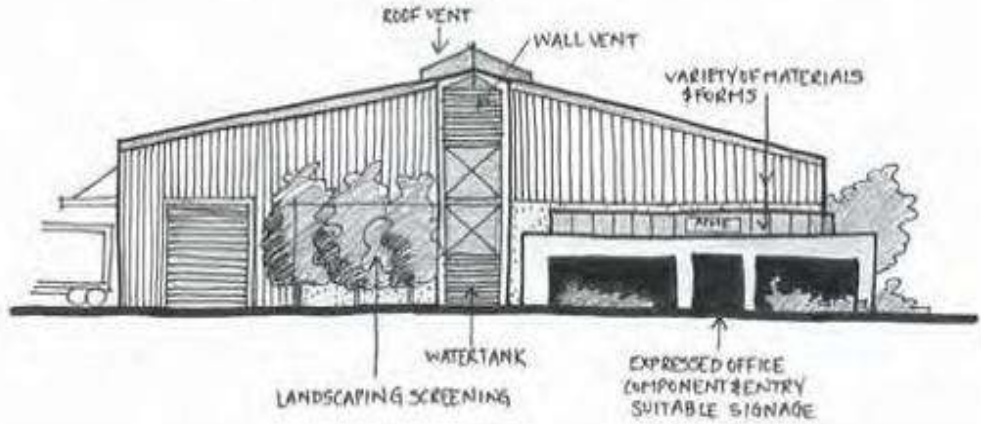
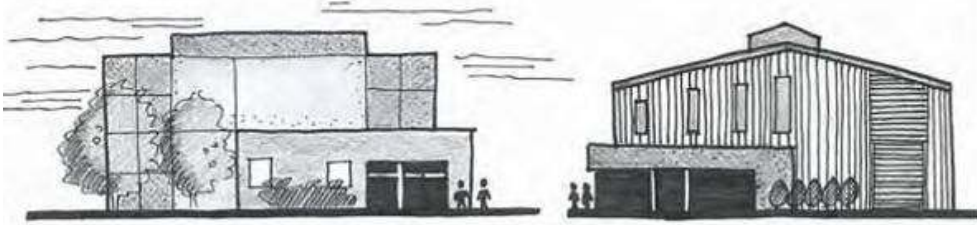
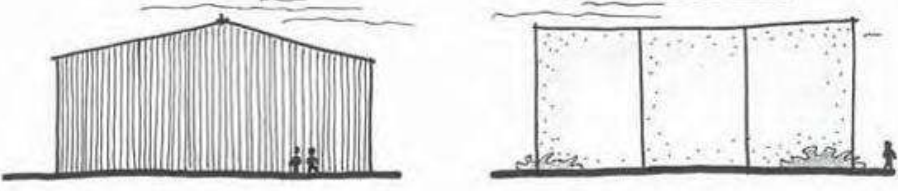
Industry Uses Code

Table 9.3.5:1 – Industry Uses Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Location	
PO ₁ Industry activities are located where they are compatible with the local character and where the impacts from industries on sensitive land uses and other public places, community or recreational facilities can be appropriately managed.	No acceptable outcome is nominated.
Comment: The proposed development is suitably located near the timber production source. Its low intensity, building bulk and scale maintain the existing rural character, while potential impacts on sensitive receptors can be managed through the Environmental Management Plan submitted with the application.	
Building Design and Site Layout	
PO ₂ Development has a high quality appearance having regard to orientation of buildings to the street and incorporation of way-finding elements.	AO_{2.1} The unarticulated length of external walls along a road frontage does not exceed 15m. AO_{2.2} Where applicable, ancillary office space and sales area of each building is sited on and oriented towards the primary street frontage. 
Comment: The proposed development will have a high-quality appearance that is consistent with, and reflective of, the rural character of the site.	

Performance outcomes	Acceptable outcomes
	AO_{2.3} Pedestrian entries: (a) are visible from the street and visitor car parking areas and are separate to vehicle access points; (b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900mm wide from the external building face to the outermost projection; and (c) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc).
Comment: The nature of the proposed development consisting of processing activities will not cater for pedestrian movements.	
PO₃ Landscaping is provided to enhance the appearance of the development and unsightly components are screened.¹	AO_{3.1} Unless a lesser setback is supported by a zone code or local plan, landscaping is provided along all road frontages of the site, for a minimum width of: (a) 5m along any other regional arterial or sub-arterial roads; or (b) 3m along any other road frontage. AO_{3.2} Outdoor work, storage (including bin storage) and servicing areas are: (a) not located adjacent to any road frontage; and (b) screened from public view by either: (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or (ii) mature landscaping that has the same effect as a 1.8m high wall. AO_{3.3} A minimum of 5% of the site is used to provide landscaping.
Comment: Additional landscaping is not proposed due to the rural locality, which contains mature trees and vegetation.	

¹ Landscaping is to be provided to a standard specified in the Landscape Code.

Performance outcomes	Acceptable outcomes
PO ₄ A variety of building materials, textures and colours, building elements, articulation and landscaping are used to provide visual interest. Examples shown below.	No acceptable outcome is nominated.
Comment: The proposal plans demonstrate the use of a variety of building materials and finishes.	
Examples for PO₄ Building Form Legibility  Appropriate Building Forms  Inappropriate Building Forms 	

Performance outcomes	Acceptable outcomes
PO₅ Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.	No acceptable outcome is nominated.
Comment: The site layout supports efficient timber processing appropriate to the rural location.	
PO₆ Development is designed to incorporate graffiti-prevention measures.	AO_{6.1} Building design and layout discourages graffiti and incorporates the following elements where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.²
Comment: The building design and site layout support rural production activities and present a low risk of graffiti.	

² Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
Amenity	
PO ₇ Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour ³ , dust or other emissions to air.	AO_{7.1} Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>. AO_{7.2} Any industry that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.
Comment: The proposed development can achieve the relevant air quality objectives set out in the EPP as demonstrated in the EA supporting documentation included with this application.	
PO ₈ Development prevents or minimises the generation of any noise so that:	AO _{8.1} Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> .
(a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.	
Comment: The proposed development can achieve the relevant noise objectives set out in the EPP as demonstrated by the noise report included in the EA supporting documentation.	
PO ₉ Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO_{9.1} Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>. AO_{9.2} Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.

³ Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.

Performance outcomes	Acceptable outcomes
Comment: Outdoor lighting will be installed and maintained in accordance with the relevant standards as required.	
PO₁₀ Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.⁴	AO_{10.1} Areas where potentially contaminating substances are stored or used, are: (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and (b) located in a flood free area of a 1 in 100 year flood event. AO_{10.2} Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means. AO_{10.3} Roof water is piped away from areas of potential contamination.
Comment: The proposed development can appropriately deal with disposal of liquid waste as set out in the EA supporting documentation.	
PO₁₁ Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.
Comment: The proposed development can function in accordance with PO11 as set out in the EA supporting documentation.	

⁴ Applicants should also have regard to the Works Code, the Integrated Water Management Code and other relevant legislative, industry and licensing requirements.

Rural Uses Code

Table 9.3.8:1 – Rural Uses Code – Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes
General		
PO ₁	Ecological values, habitat corridors and soil and water quality are protected, having regard to: (a) maximisation of vegetation retention and protection of vegetation from the impacts of development; (b) avoidance of potential for erosion and minimisation of earthworks; (c) retention and protection of natural drainage lines and hydrological regimes; and (d) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.	No acceptable outcome is nominated.
Comment: The proposed development will maintain the ecological values of the site as set out in the ecological advice letter included with the application. Vegetation on site within the immediate surrounds of the sawmill operations is significantly altered, consisting of a selection of trees with an absent middle storey and a managed ground storey. Areas are generally used for stockpiling timber and are typically maintained in a low fuel state through regular slashing.		
PO ₂	Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.
Comment: The proposed development can function in accordance with PO2 as set out in the EA supporting documentation.		
PO ₃	Effective separation distances are provided to minimise potential conflicts with or impacts on other uses having regard to vibration, odour, dust, spray drift and noise emissions. ⁵	No acceptable outcome is nominated.

⁵ Council recommends that applicants seeking approval for intensive animal industries refer to the 'Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland', 'Queensland Dairy Farming Environmental Code of Practice' and 'Environmental Code of Practice for Queensland Piggeries' and that applicants consult with Primary Industries and Fisheries prior to the lodgement of a development application.

For intensive horticulture, applicants should have regard to the Section 3 of the SPP1/92 – Planning Guidelines – Separating agricultural and residential land uses.

For other uses Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 1997 or Environmental Protection (Noise) Policy 1997.

Performance outcomes	Acceptable outcomes
Comment: The existing separation distance will be retained by the proposed development and can meet the relevant objectives of the EPP as demonstrated in the EA supporting documentation.	
PO₄ Provision is made for effluent treatment and disposal which ensures impacts on the natural environment are avoided and odour is minimised.	No acceptable outcome is nominated.
Comment: Effluent treatment is effectively managed on site as the proposed development will not generate significant amounts of effluent.	
PO₅ An adequate water supply is available to the proposed use.	No acceptable outcome is nominated.
Comment: Adequate water supply in the form of an on-site bore is available to support the proposed activity. Details are contained in the EA supporting documents.	
Intensive Animal Industries and Aquaculture	
PO₆ Natural topography and vegetation effectively screen the development from nearby residences, community uses and any road or other public view point.	No acceptable outcome is nominated.
Comment: Not relevant to the proposed development.	
PO₇ Intensive animal industries or aquaculture are not located within a declared catchment area or a declared groundwater area.	No acceptable outcome is nominated.
Comment: Not relevant to the proposed development.	
PO₈ Sites used for intensive animal industries or aquaculture are large enough to contain all odour emissions within the boundaries of the site.	AO_{8.1} Potential odour sources are located the distances specified in Table 9.4.2:2 from the boundary of the site.
Comment: Not relevant to the proposed development.	

Performance outcomes	Acceptable outcomes
Animal Keeping being Kennels and Catteries	
PO₉ Animal keeping (being kennels or catteries) is sited, constructed and managed such that: (a) animals are securely housed; and (b) the use does not cause a nuisance beyond the site boundaries.	AO_{9.1} The site is fenced to a minimum height of 1.8m designed to prevent escape of animals by climbing, jumping or digging. AO_{9.2} Buildings are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point. AO_{9.3} Exterior walls of buildings are constructed of sound absorbent material being brick, concrete, masonry or other similar material. AO_{9.4} Animals are kept in enclosures, inside buildings at all times between the hours of 6:00 pm and 7:00 am. AO_{9.5} A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.
Comment: Not relevant to the proposed development.	

Environmental Standards Code

Table 9.4.2:1 – Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Outdoor Lighting	
PO ₁ Development does not unacceptably reduce the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces as a result of light spill.	AO_{1.1} No outdoor lighting is proposed as part of the development. OR AO_{1.2} Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian Standard 'AS4282-1997 <i>control of the obtrusive effects of outdoor lighting</i>'. AO_{1.3} For sporting fields and sporting courts the technical parameters, design, installation, operation and maintenance comply with the requirements of Australian Standard <i>AS4282-1997 – Control of the obtrusive Effects of Outdoor Lighting</i> and a compliance statement by a lighting designer has been provided in accordance with the Australian Standard (Section 4). AO_{1.4} Where light spillage outside of the property boundary is likely to result in levels above those mentioned in AO_{1.3} the applicant has provided a lighting proposal and impact assessment (environmental and amenity) as part of the application which has demonstrated that the lighting will not create nuisance issues for surrounding sensitive receptors. AO_{1.5} For private sporting courts the lighting system: (a) is baffled or shielded to ensure that a light source is not directly visible from a Habitable Room window of an adjoining Dwelling; and (b) the luminaire does not exceed a height of 8m above the court surface. AO_{1.6} The alignment of streets, driveways and servicing areas avoid vehicle headlight impacts on adjacent residential dwellings.
Comment: The proposed development does not require outdoor lighting given the restricted hours of operation between Monday to Friday: 6:00 am to 7:00 pm.	

Performance outcomes	Acceptable outcomes
PO₂ Outdoor lighting (excluding street lighting, normal residential lighting and low level security lighting) situated in excess of 4m above ground level does not jeopardise the safety or well-being of any pedestrian, cyclist or motorist. Light emissions do not reduce the ability of transport system users to see essential details of the route ahead, including signalling systems and signage.	AO_{2.1} Outdoor lighting situated in excess of 4m above ground level is provided in accordance with Australian Standard <i>AS1158.1.1:2005 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.
Comment: No outdoor lighting is proposed on site.	
PO₃ Outdoor Lighting does not cause unreasonable disturbance or cause detrimental impacts to any significant natural environment.	AO_{3.1} The vertical illumination emanating from the outdoor lighting does not exceed one (1) lx on land within the Environmental Significance Overlay.
Comment: No outdoor lighting is proposed on site.	
PO₄ Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed to proactively address possible obtrusive light nuisance.	AO_{4.1} Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed in a manner to mitigate any light nuisance impacts from the existing lawful use by establishing: (a) shielding or louvers on windows facing the light source; (b) orientating buildings and bedrooms so that external lighting does not impact on residents during night time hours; and (c) utilising earth embankments, landscaping or other physical measures to shield existing light sources.
Comment: The proposed development does not require significant lighting to function efficiently.	

Performance outcomes		Acceptable outcomes	
Odour			
PO ₅ Development does not unreasonably affect the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces due to odour impacts.		AO _{5.1} The development does not involve activities that create odorous air emissions. OR AO _{5.2} The development does not result in air emissions that exceed any of the acceptable levels specified within the <i>Environmental Protection (Air) Policy 2008</i> . AO _{5.3} The development will not result in the release of noxious or offensive odours beyond the boundary of the site that cause environmental nuisance at any odour sensitive place, i.e. sufficient buffering is available within the development site itself to dissipate odour issues. <i>Note: An Odour Assessment Report provided with the application may be necessary to demonstrate compliance with AO5.3..</i>	
Comment: The proposed development will meet the relevant EPP air emission standards and will not result in the release of noxious or offensive odours from the saw milling activities.			
PO ₆ Lot reconfigurations for residential or other environmentally sensitive land uses do not encroach upon existing or approved uses that may detrimentally impact upon the amenity of those proposed uses in terms of odour nuisance.		AO _{6.1} Lots for residential or other environmentally sensitive land uses are not located within the distances from specific uses outlined in Table 9.4.2:2 at the end of this code. AO _{6.2} Where lots for residential or other environmentally sensitive land uses are located within the distances from specific existing uses outlined in Table 9.4.2:2, an Odour Assessment Report has been provided to demonstrate that the development will achieve the following thresholds therefore minimising odour nuisance.	
		Existing Use/Activity	Odour Level at Sensitive Receiving Environment.
		All Activities	2OU/m³ 3 minute average, 99.5th percentile.
			4OU/m³ 3 minute average, 99.9th percentile.
Comment: The proposed development does not involve reconfiguring a lot.			

Performance outcomes	Acceptable outcomes
PO ₇ Putrescibles waste generated as a result of the development does not cause odour nuisance issues for adjoining land uses.	AO _{7.1} The development ensures that all putrescibles waste will be stored in a manner that prevents odour nuisance and fly breeding and will be disposed of at intervals not exceeding seven (7) days.
Comment: Waste generated on site will be disposed of in accordance with acceptable environmental practices as set out in the Site Based Management Plan included with the EA supporting documentation.	
Noise	
PO₈ The generation of noise from the premises does not cause Environmental Harm or Nuisance to adjoining properties or other noise sensitive land uses. (a) Development: (i) is located in an appropriate zone; (ii) proposes best practice design and construction materials (in relation to noise attenuation); and (iii) proposes operational practices that will minimise noise nuisance for adjoining sensitive land uses.	AO_{8.1} The development will achieve the following noise levels (when measured at the nearest sensitive receiver): (a) Background (L₉₀) + 5dB(A) for variable noise between the hours of 7:00 am to 10:00 pm (measured at the facade of the sensitive land use); (b) Background (L₉₀) + 3dB(A) for variable noise between the hours of 10:00 pm and 7:00 am (measured within bedrooms assuming open windows); (c) Background (L₉₀) for continuous noise sources (measured at the facade of the sensitive land use between 7:00 am and 10:00 pm and within bedrooms assuming open windows from 10:00 pm – 7:00 am); and (d) maximum limit L_{Amax} 45dB(A) inside dwellings; and The development will achieve the Acoustic Quality Objectives listed within the <i>Environmental Protection (Noise) Policy 2008</i>. HOWEVER AO_{8.2} Where a development is unable to meet noise levels specified in AO_{8.1} an acoustic assessment has been undertaken by a suitably qualified and skilled person which demonstrates that the development will not result in environmental nuisance at any existing or likely future residential premises (within a 10 year planning horizon).
Comment: The proposed development can achieve acceptable noise levels as set out in the noise report included with the EA supporting documentation. The noise report concludes that based on the modelling results, no adverse noise impacts are predicted at surrounding	

Performance outcomes		Acceptable outcomes							
sensitive receptors under the proposed operational scenario. Accordingly, the proposed increase in production capacity and expansion of the site can be accommodated while achieving compliance with the noise criteria.									
PO ₉ Development (other than licensed premises operating under a Liquor Licensing Approval) proposing the use of amplified sound equipment is designed, constructed and operated in a manner that is sensitive to the impacts of high and low frequency noise on adjoining sensitive land uses.	AO _{9.1} Where development (other than licensed premises operating under a Liquor Licensing Approval) proposes the use of amplified sound equipment, existing background octave band centre frequencies have been assessed and the development proposes the following maximum sound pressure criterion:								
	Frequency - Hz - "A" Weighted								
		31	63	125	250	500	1K	2K	4K
	Background Level SPL	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)
	Comment:								
The proposed development does not propose the use of amplified noise equipment.									
PO ₁₀ Proposed sensitive land uses in close proximity to existing lawful land uses involving significant noise emissions such as entertainment venues, child care centres, industrial zones or other commercial premises are designed and constructed in a manner that achieves acoustic amenity for the users of the development.	AO _{10.1} The development is designed to achieve the internal noise criterion (Acoustic Quality Objectives) for the particular use as specified within <i>the Environmental Protection (Noise) Policy 2008</i> .								
	AO _{10.2} Where the proposed sensitive land use is not listed in the Environmental Protection (Noise) Policy 2008, the development is designed and constructed to meet the internal sound level design criterion contained in Australian Standard AS2107:2000 <i>Acoustics – Recommended design sound levels and reverberation times for building interiors</i> .								
	AO _{10.3} Where the sensitive land use is within or adjoining entertainment venues utilising amplified music the applicant has undertaken an acoustic assessment of existing background octave levels and designed the sensitive land use component to mitigate the impacts of low frequency noise (particularly between 31.5Hz and 125Hz).								
Comment:									

Performance outcomes	Acceptable outcomes
The proposed development can achieve acceptable noise levels as set out in the noise report included with the EA supporting documentation. The noise report concludes that based on the modelling results, no adverse noise impacts are predicted at surrounding sensitive receptors under the proposed operational scenario. Accordingly, the proposed increase in production capacity and expansion of the site can be accommodated while achieving compliance with the noise criteria.	
PO ₁₁ Proposed sensitive land uses adjoining Council controlled arterial roads (other than designated 'Transport Noise Corridors') are designed and constructed in a manner that provides acoustic amenity for users/residents of the development.	Where development involves a sensitive land use adjoining a Council controlled arterial road (other than designated 'Transport Noise Corridors': AO_{11.1} The development is designed and constructed in a manner that achieves the internal noise Acoustic Quality Objectives listed within the <i>Environmental Protection (Noise) Policy 2008</i>. AO_{11.2} The siting of buildings and selection of construction materials complies with the specifications of Australian Standard AS3671-1989 <i>Acoustics – Road traffic noise intrusion – Building siting and construction</i>.
Comment: The proposed development does not adjoin a Council controlled arterial road.	
PO ₁₂ Proposed sensitive land uses adjoining 'Transport Noise Corridors' as designated by State or Local Government are designed and constructed in a manner that provides acoustic amenity for users/residents of the development.	AO _{12.1} Proposed sensitive land uses adjoining 'Transport Noise Corridors' as designated by State or Local Government comply with the <i>Queensland Development Code Mandatory Part (MP) 4.4 'Buildings in a Transport Noise Corridor'</i> for all habitable rooms adjoining the corridor.
Comment: The proposed development does not adjoin a 'Transport Noise Corridor'	
PO ₁₃ 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 land uses.	AO_{13.1} Plant of this nature is not elevated, is acoustically shielded (if necessary) and will not be audible at adjoining sensitive receivers. AO_{13.2} Roof-top mounted plant and equipment is located away from surrounding sensitive land uses and is acoustically shielded to achieve a nil increase in background noise levels (L₉₀) at the nearest sensitive receiver.
Comment: The noise report included with the EA supporting documents confirmed that the proposed development can operate without adversely impacting on the acoustic amenity of the surrounding sensitive receptors.	

Performance outcomes	Acceptable outcomes
PO ₁₄ The construction phase of the development does not cause adverse acoustic impacts on surrounding sensitive receivers.	AO_{14.1} Building work (including excavation and filling) is only conducted between the hours of 6:30 am and 6:30 pm Monday to Saturday (excluding public holidays). AO_{14.2} Where building work is proposed outside of the acceptable timeframe of 6:30 am to 6:30 pm (Monday – Saturday) the applicant has supplied a 'construction management plan' which adequately addresses noise mitigation measures.
Comment: Limited construction activities that will likely be of a short duration are proposed to implement the development.	
PO ₁₅ Private sporting courts do not create acoustic amenity issues for surrounding sensitive receivers.	AO_{15.1} Private sporting courts are not used between 10:00 pm and 7:00 am. AO_{15.2} Mechanical equipment such as ball throwing machines which create audible noise at the nearest sensitive receiver is not used between 7:00 pm and 7:00 am.
Comment: The proposed development does not involve private sporting grounds.	
PO ₁₆ Vibration from the development does not affect the amenity of surrounding sensitive land uses ⁶ or cause environmental harm or nuisance..	AO_{16.1} The development does not result in vibration impacts outside of the development site. AO_{16.2} Where vibration may impact on surrounding sensitive land uses, the proponent has provided a vibration impact assessment or alternatively included vibration within an environmental impact report for the site which demonstrates that the level of vibration will not cause adverse amenity impacts or cause environmental harm or nuisance at any sensitive land use surrounding the development.
Comment: The proposed development will not result in vibration impacts outside of the development site. The proposed development is well separated from sensitive receptors on adjoining sites and equipment will be operated in accordance with an environmental management plan that includes addressing potential vibration sources.	

⁶ 'Sensitive land uses' are defined in the Planning Regulation 2017.

Performance outcomes	Acceptable outcomes
Dust	
PO₁₇ The construction phase of the development prevents or mitigates (to an acceptable level) the release of dust particles which have potential to cause environmental nuisance to adjoining sensitive receivers (including sensitive receivers along haulage routes during excavation and filling operations).	AO_{17.1} Off-site release of dust particles will be strictly managed to ensure that dust emissions do not travel beyond the property boundary and environmental nuisance does not occur. AO_{17.2} Areas of exposed fill, excavation and unsealed accesses on the site are watered regularly (particularly during periods of high or constant wind) to reduce dust generation. AO_{17.3} Areas of fill and excavation are graded, compacted and planted and/or mulched immediately after the dumping operation is complete. AO_{17.4} Stockpiles of aggregate, sand or other materials brought onto the site are sprayed with water (or treated with an alternative method) to minimise dust nuisance. The frequency of water spraying is increased during hot, dry periods or where wind conditions are such that a dust nuisance is likely to occur. Stockpiles are located away from adjoining sensitive land uses. <i>Note: Where excavation and filling exceeds 1,000 cubic metres the development has submitted a 'construction management plan' which adequately addresses dust mitigation measures. Measures must include strategies such as progressive rehabilitation and complaints processes.</i>
Comment: The proposed development does not require an extended construction phase that could result in significant dust issues.	
PO₁₈ Haulage activities associated with excavation and filling are managed to prevent environmental nuisance issues.	AO_{18.1} Haulage routes are selected on the basis of using the most suitable road surface to prevent dust generation and minimising the number of dwellings or other sensitive land uses affected by potential dust nuisance.
Comment: No haulage associated with excavation and filling is proposed.	

Performance outcomes	Acceptable outcomes
PO ₁₉ Water used for dust suppression activities does not itself create environmental harm.	AO _{19.1} Water approved as a method for controlling dust emissions must not be used in a manner that enables contaminated water to enter any stormwater system or natural drainage corridor outside of the site boundaries.
Comment: Dust suppression using water is employed as part of the Site Based Management Plan included with the EA supporting documentation.	
PO ₂₀ The ongoing operation of the development site does not create dust nuisance for adjoining landholders.	AO_{20.1} Areas within the site that are frequently used for vehicular purposes are imperviously sealed. AO_{20.2} Industry-specific activities undertaken on site that create dust are performed in an enclosed shed or other structure with suitable dust extraction and filtration systems. AO_{20.3} Grain facilities are equipped with semi enclosed grain receival hoppers fitted with dust extraction and filtration systems. All conveyor belts and bulk grain processing equipment are enclosed to prevent dust emission. Bunker storage without dust extraction is only permitted whereby the release of dust will not impact on surrounding sensitive receivers. AO_{20.4} All development likely to generate any significant amount of dust must have an adequate water supply available at all times in order to undertake proactive dust reduction measures e.g. watering of access roads. AO_{20.5} Development that is likely to create ongoing significant dust issues has submitted a 'site based management plan' which adequately addresses dust mitigation measures.
Comment: Appropriate dust suppression is proposed as part of the ongoing operation of the proposal.	
PO ₂₁ Proposed sensitive land uses are adequately separated from existing lawful land uses likely to generate dust emissions such as landfill sites, quarries, cropping land, motor sport facilities and other similar dust generating activities.	AO _{21.1} Sensitive land uses achieve the separation distances from the nominated uses specified in Table 9.4.2:2.
Comment: Appropriate dust suppression is proposed as part of the ongoing operation of the proposal.	

Performance outcomes	Acceptable outcomes
PO ₂₂ Development does not result in dustfall quantities that are likely to impact on the health of surrounding sensitive receivers.	AO _{22.1} Dustfall averaged over an annual period of time does not exceed 133mg/m ² /day when measured at the nearest sensitive receiver.
Comment: Appropriate dust suppression is proposed as part of the ongoing operation of the proposal.	
General Emissions	
PO ₂₃ Air emissions resulting from development do not cause environmental harm (including environmental nuisance).	AO_{23.1} The development does not result in air emissions that exceed any of the acceptable levels specified within the <i>Environmental Protection (Air) Policy 2008</i>. AO_{23.2} Where a type of air emission is not listed within the <i>Environmental Protection (Air) Policy 2008</i> the proponent can demonstrate that the level of emission is in compliance with Australian ambient air quality standards; or If Australian standards do not exist, an ambient air quality standard from another country or organisation may be used with appropriate justification. AO_{23.3} Where a development is proposing to generate and release air emissions in excess of current air quality emission standards the proponent will provide an 'air quality impact assessment' which adequately addresses the impact of the release and provides justification as to why the industry cannot mitigate the levels further.
Comment: The proposed development will not exceed the relevant air emissions of EPP as set out in the EA supporting documentation.	
PO ₂₄ Child Care Centres are well located to avoid any harmful impacts from air pollution.	AO _{24.1} Maximum concentrations of air pollutants do not exceed those recommended by the National Health and Medical Research Council.
Comment: The proposed development does not include a child care centre.	
PO ₂₅ Proposed sensitive land uses are adequately separated from existing lawful land uses that produce air emissions.	AO _{25.1} Sensitive land uses in relation to air emissions are not located within the separation distances specified in Table 9.4.2:2.
Comment: The proposed development will not exceed the relevant air emissions of EPP as set out in the EA supporting documentation.	

Performance outcomes	Acceptable outcomes
PO ₂₆ Electromagnetic radiation levels from telecommunications and other facilities do not pose health risks to the community.	AO _{26.1} Emission levels from equipment and infrastructure comply with the relevant industry standards as demonstrated through an approved written statement or certification provided by the carrier to council i.e. Electromagnetic Energy report.
Comment: The proposed development will not include electromagnetic radiation levels from telecommunication facilities.	
PO ₂₇ Air emission vents or stacks are sited appropriately to ensure that surrounding land uses are not exposed to concentrated levels of air contaminants.	AO_{27.1} Car park exhaust stacks are located away from adjoining sensitive receivers. AO_{27.2} Emissions are discharged vertically and have an exit velocity of at least 10m/second. AO_{27.3} Spray booth exhaust stacks are at least 8m in height or 4m higher than the adjoining ridgeline of a neighbouring building (if the building is within 40m of the emission point), whichever is the greater. AO_{27.4} Tank venting for hydrocarbon fuel storage and LP Gas is located in accordance with <i>AS1940-2004 The Storage and handling of flammable and combustible liquids (for hydrocarbons)</i> and <i>AS1596:2008 The Storage and Handling of LP Gas</i>.
Comment: The proposed development will not exceed the relevant air emissions of EPP as set out in the EA supporting documentation.	
Waste Management	
PO ₂₈ The development (excluding high rise buildings in excess of three (3) stories) is designed to ensure that waste storage and collection can be undertaken in a manner that complies with Council's <i>Technical Guidelines for New Developments Waste Storage and Collection Requirements</i> . ⁷	AO_{28.1} For commercial premises and industry activities (other than those premises utilising Council's wheelie bin waste collection program): (a) general waste and recycling containers are located within the curtilage of the property in an area that enables the waste collection truck to pick up the containers while entering and leaving the premises in a forward gear; (b) a container storage area is dedicated that is large enough to cater for the expected volume of general waste and recycling; (c) storage areas are screened either behind a building or using

⁷ Amended 27 April 2018

Performance outcomes	Acceptable outcomes
	screening materials or landscaping to a minimum height of 1.5m; (d) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is roofed and bunded, contains an impervious surface, is in close proximity to a hose cock and is graded and drained to either a wastewater system connection (requiring a trade waste approval) where sewer is available or in sewered areas, storage areas are drained to an area of significant landscaping, waste water treatment device or water quality improvement system e.g. Bioretention; (e) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is designed to enable bins to be washed out within the storage area and drained to a sewer system (requiring trade waste approval) within sewered areas or area of significant landscaping, water treatment device or water quality improvement system e.g. Bioretention in non-sewered areas; and (f) bin storage areas do not pose amenity issues for surrounding sensitive receivers, including odour during storage periods or noise issues resulting from collection programs.
Comment: The proposed development will not generate commercial quantities of waste.	
	AO_{28.2} For a Multiple Dwelling of three (3) – six (6) units the development satisfies one of the following criteria: (a) a minimum road frontage is available within the immediate road reserve adjoining the development in order to place the required number of waste and recycling containers out for collection (2 x 240L wheelie bins per tenement) when calculated at 1m/bin e.g. a development

Performance outcomes	Acceptable outcomes
	requiring eight (8) bins must have at least 8m of useable road reserve (in terms of bin collection, excluding a 1m clearance around power poles and any area below a street trees canopy where bins cannot be collected); OR (b) the complex includes a communal bin storage area, whereby the body corporate will implement internal procedures requiring residents to progressively fill bins and only place full bins out for collection; and (c) each tenement has an approved bin storage area that will not create amenity issues for surrounding sensitive land uses; and (d) bin storage areas are screened behind buildings for amenity purposes; and (e) storage areas are not within dwellings (including garages) and it is not necessary to take the bins through dwellings (including garages) for collection purposes; and (f) a hose cock is located in close proximity to the storage location to enable bins to be cleaned; and (g) where a rear storage area is not possible bins are stored in a minimum 1.5m high screened area in the front of the dwelling(s); OR (h) screened communal storage areas (to a minimum height of 1.5m) are proposed which contain an impervious floor, hose cock and grading/drainage towards a grassed area or other porous surface.
	AO_{28.3} For a Multiple Dwelling above six (6) units the development satisfies one of the following criteria: (a) The development incorporates 'internal collection' of either bulk bins or wheelie bins (in accordance with the waste management guideline that

Performance outcomes	Acceptable outcomes
	accompanies the environmental standard); OR (b) Communal bin storage areas contain a roof, bunding and bin 'washing' provisions in the form of either a sewer connection (requiring trade waste approval) or where no sewer is available a connection to a waste water treatment device, drain to an area of significant landscaping or drain to a water quality improvement device e.g. Bioretention system is acceptable; OR (c) Where 'internal collection' is proposed the internal design complies with the waste management guideline that accompanies this environmental standard and a certification from a registered RPEQ has been provided to demonstrate that manoeuvrability is acceptable for an appropriately sized refuse vehicle. AO_{28.4} Commercial premises utilising Council's wheelie bin waste collection service to dispose of commercial waste: (a) utilise a maximum of four (4) wheelie bins i.e. less than 1 cubic metre; (b) store bins within the curtilage of the property in a designated area in close proximity to a hose cock, whereby any adjoining sensitive land uses will not experience amenity issues i.e. odour; (c) store bins on an impervious surface; (d) place bins on the road reserve for a maximum period of 24 hours during collection programs; and (e) store bins in an area that is screened from public view either in a building, behind a building or within a purpose built screened storage area within a 1.5m minimum height.

Performance outcomes	Acceptable outcomes
PO ₂₉ Development for a Community Residence, Residential Care Facility or Retirement Facility utilising communal bin storage areas ensure that residents have reasonable access to waste containers, where the development is for aged care purposes.	AO _{29.1} For development involving a Community Residence, Residential Care Facility or Retirement Facility, bin storage areas are located within reasonable proximity to all units, in accordance with Council's Environmental Guideline.
Comment: Not relevant to the proposed development.	
PO ₃₀ High rise (in excess of three (3) storeys) residential developments and joint commercial and residential developments are designed to enable best practice waste management principles to be applied.	AO_{30.1} The applicant has provided a waste management plan that as a minimum has addressed the following issues: (a) likely waste quantity and waste type to be generated on site on a weekly basis; (b) likely recycling quantities to be generated on a weekly basis; (c) waste container and recycling container (type and volume) requirements for the residential component (based on 240L of general waste and 240L of recycling per unit) and the commercial component (if applicable); (d) waste storage area locations; (e) dual waste chutes for general waste and recycling; (f) bin room specifications and hygiene practices for waste handling areas, chutes, waste containers and other applicable equipment; (g) collection arrangements and manoeuvring diagrams (including overhead clearances); (h) waste minimisation practices; (i) use of compactors; (j) an impact assessment of waste management practices on any surrounding sensitive land uses; (k) air extraction fans, refrigeration or associated devices for refuse storage areas to prevent odour, particularly where putrescibles are stored; and (l) clinical and related waste storage and collection issues (if applicable).
Comment: The proposed development is not for a high rise residential or joint commercial development. Waste generated on site will be treated in accordance with the requirements of the Site Based Management Plan, included with the EA supporting documentation.	

Performance outcomes	Acceptable outcomes
PO ₃₁ Demolition and building activities actively involve waste minimisation and waste avoidance principles including the promotion of recycling and re-use.	AO _{31.1} The development will be carried out in accordance with the waste management hierarchy outlined in the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i> ⁸ and the applicant has nominated the quantity and type of materials that will be disposed of to landfill.
Comment: The proposed development will not involve demolition waste.	
PO ₃₂ Development that involves the generation of 'clinical and related waste' as per the definition of the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i> ⁹ is designed to adequately cater for legislative storage and collection requirements.	Where involving development that involves the generation of 'clinical and related waste' as per the definition of the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i>¹⁰: AO_{32.1} The storage of 'clinical and related waste' is in accordance with the <i>Technical Guideline for New Developments Waste Storage and Collection Requirements</i>¹¹ with storage locations being demonstrated on submitted site/floor plans. AO_{32.2} The development has proposed a method of disposing of 'clinical and related waste' and has demonstrated that an applicable waste collection vehicle is able to manoeuvre on site, while entering and leaving the premises in a forward gear.
Comment: The proposed development will not involve 'clinical' and related waste.	
PO ₃₃ Residential development involving 'internal collection' of either bulk bins or wheelie bins is designed to a standard that enables heavy vehicle access and manoeuvring whilst providing safety to residents and the protection of infrastructure.	AO_{33.1} The development is designed and certified by a RPEQ and complies with the requirements outlined in Council's <i>Technical Guidelines for Waste Storage and Collection Requirements for New Developments</i>, including: (a) appropriate manoeuvring is adequate with vehicles being

⁸ Amended on 27 April 2018

⁹ Amended on 27 April 2018

¹⁰ Amended on 27 April 2018

¹¹ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
	able to enter and exit the property in a forward gear; (b) overhead clearance is adequate for the applicable refuse vehicle; (c) road surface is appropriate for a HRV; (d) side clearance is appropriate for wheelie bin collection; (e) collection areas are appropriate for either bulk bins or wheelie bins; (f) minimum road width of 5.5m; and (g) internal road networks enable the refuse vehicle to traverse the site without resident safety being jeopardised.
Comment: The proposed development is not for a residential development and will not require 'internal collection' of waste.	
PO₃₄ Development involving refuse storage and collection external to Council's waste contract utilise waste containers and hygiene practices that prevent odour issues and remove harbourage opportunities for vermin and mosquitoes.	AO_{34.1} The applicant will utilise the following control measures: (a) putrescibles waste will be removed from the property at intervals not exceeding seven (7) days (putrescibles will be refrigerated where possible and appropriate); (b) tight fitting lid assemblies will be utilised on all waste containers to prevent the pooling of rainwater, thus minimising mosquito breeding opportunities; and (c) bins will be secured to ensure that vermin and pest animals do not have access to a potential food source; and (d) bins will be cleaned on an 'as needed' basis if odour is identified as an issue.
Comment: Waste generated on site will be treated in accordance with the requirements of the Site Based Management Plan, included with the EA supporting documentation.	

Integrated Water Cycle Management Code

Table Error! No text of specified style in document.:1 – Integrated Water Cycle Management Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development
Stormwater Management	
PO ₁ Development does not adversely impact on the quality of receiving waters by avoiding or minimising pollutants entering and being transported with stormwater.	AO _{1.1} Stormwater quality treatment measures are implemented in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> . AO _{1.2} Pollutant load reductions are achieved in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> . ¹²
Comment: The proposed development will implement adequate stormwater quality treatment measures as outlined in the EA supporting documentation.	
PO ₂ Adverse impacts of construction activities on stormwater quality are avoided or minimised using best practice environmental management for erosion and sediment control.	AO _{2.1} Sediment and erosion control measures are implemented in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .
Comment: Sediment and erosion control measures will be implemented as required.	
PO ₃ Stormwater management incorporates water sensitive urban design techniques and avoids adverse impacts from water quantity, flow rates and duration and frequency in receiving waters, having regard to: (a) channel, bed and bank stability; (b) aquatic and riparian ecosystems; and (c) hydrological functions.	AO _{3.1} Stormwater flow control measures are implemented in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .
Comment: The proposed development will implement adequate stormwater management measures as outlined in the EA supporting documentation.	
Waste Water Management	

¹² State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives (Amended on 29 November 2019 as part of Amendment No.16) – amended on 29 November 2019

Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development
PO₄ Development does not discharge waste water to a waterway or external to the site unless demonstrated to be best practice environmental management for that site and has appropriate regard for: (a) cumulative effects; (b) the applicable water quality objectives for the receiving waters; (c) adverse impact on ecosystem health of receiving waters; and (d) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.	AO_{4.1} Waste water management measures are implemented in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.
Comment: The proposed development will not discharge waste water to a waterway.	
Artificial Waterways and Water Bodies	
PO₅ The waterway or water body is designed to integrate multiple functions, including: (a) aesthetics, landscaping, and recreation; (b) flood management; (c) stormwater management; (d) water conservation and reuse; (e) community health; and (f) pest management.	AO_{5.1} Artificial waterways or water bodies are designed in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.
Comment: No new waterways or water bodies are proposed.	
PO₆ The waterway is located and designed to be responsive to natural drainage features.	AO_{6.1} Artificial waterways or water bodies are designed in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.
Comment: Existing water bodies on site are located in accordance with the site's natural drainage features.	
PO₇ The waterway or body is designed to minimise whole of life cycle costs.	AO_{7.1} Artificial waterways or water bodies are designed in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>.

Performance outcomes		Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development
Comment: Noted		
Flooding and Drainage		
PO ₈ Flooding and drainage characteristics upstream or downstream of the site are not worsened.	AO _{8.1} Development is undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ¹³	
Comment: The proposed development will not impact on flooding and drainage of upstream or downstream environments.		
PO ₉ The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	AO _{9.1} Development is undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	
Comment: Stormwater will be conveyed via the existing structures on site.		
PO ₁₀ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO _{10.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	
Comment: Stormwater from roofed areas will be appropriately dealt with.		
Water Cycle Management		

¹³ Amended on 18 March 2016

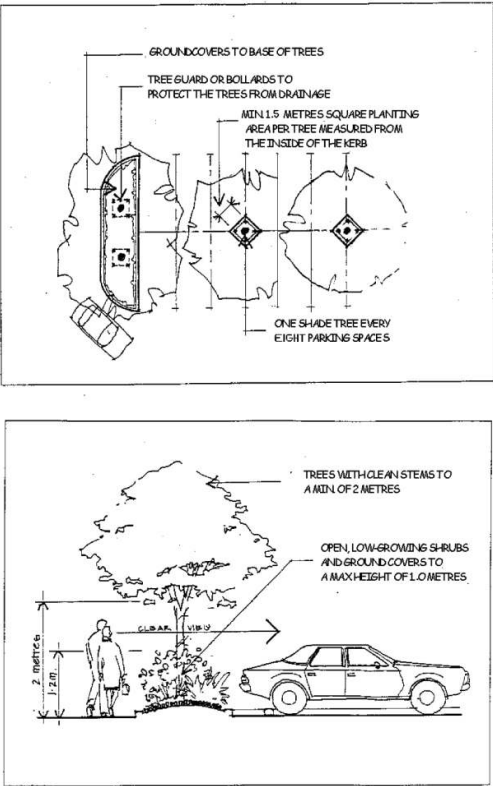
Performance outcomes	Acceptable outcomes or compliance outcomes if made applicable to compliance assessable development
PO₁₁ The design and management of the development integrates water cycle elements so that: (a) water is used efficiently and potable water demand is reduced; (b) wastewater production is minimised; (c) stormwater peak discharges and runoff volumes are not worsened; (d) natural drainage lines and hydrological regimes are maintained as far as possible; (e) large, uninterrupted impervious surfaces are minimised; (f) reuse of stormwater and grey-water is encouraged where public health and safety will not be compromised; and (g) water is used efficiently.	AO_{11.1} Integrated water management practices and infrastructure are implemented in accordance with SC6.2 <i>PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.
Comment: Noted.	

Landscaping Code

Table Error! No text of specified style in document.:2 – Landscaping Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
PO ₁ Landscape design is developed by a suitably qualified landscape professional and demonstrates an integrated approach to planning/development issues and documents both hard and soft works proposed for the development.	AO _{1.1} Landscape documentation is prepared by the landscape professional identified in Table 9.4.4:2.
Comment: No additional landscaping is proposed given the rural location of the development and existing screen planting on site.	
PO ₂ Landscape construction is undertaken by a suitably qualified landscape professional.	AO _{2.1} Landscape construction is carried out by a member of the Queensland Association of Landscape Industries.
Comment: Noted.	
PO ₃ Landscape design reflects the local context and incorporates cohesive and desirable aspects of the prevailing landscape character. (Desirable aspects are those considered necessary to maintain and enhance the character, setting and/or ambience, and ecological values of the location.)	AO _{3.1} Where a street or locality has an identifiable character derived from existing vegetation, similar or identical plant species are used. AO _{3.2} Existing desirable landscape elements and treatments are incorporated into landscaping to integrate the development into the existing character of the area. AO _{3.3} Existing site trees are integrated into the development. AO _{3.4} Species selection is reflective of cool temperate species.
Comment: No design is proposed.	

Performance outcomes	Acceptable outcomes
PO₄ Where the development involves the creation of a new road street tree planting is undertaken having consideration of: (a) the hierarchy and function of the street; (b) selection of appropriate species; (c) avoidance of conflict between the street tree and utilities and services within the road reserve; (d) soil conditions; (e) existing street trees; (f) solar access; and (g) driveway access.	Where the development involves the creation of a new road: AO_{4.1} Street planting is carried out in accordance with the requirements of SC6.2 <i>PSP No. 2 Engineering Services Infrastructure Roads and Drainage</i>. AO_{4.2} Species and materials are used that minimise the use of potable water. AO_{4.3} Street tree planting is in accordance with PSP No.8 – Street Trees.
Comment: No roads or the need for street trees are generated by the development.	
PO₅ Fencing design and acoustic barriers: (a) are compatible with the existing streetscape and proposed development type; and (b) provide visual interest and address the street.	AO_{5.1} Front fences longer than 15m and greater than 1,400mm in height are visually fragmented with recesses at least 1.2m deep and 1.2m wide at 15m intervals, planted with at least one tree and groundcovers. AO_{5.2} All planting and recesses along a fence are located within the property boundary and planting recesses are accessible from within the site. AO_{5.3} Where acoustic fencing is required by the planning scheme it is designed by an acoustic engineer and incorporates a minimum 3m vegetated buffer on either side of the fence with vegetation having a mature height equal to or above the height of the acoustic fencing.
Comment: No additional fencing or new acoustic barriers are proposed.	

Performance outcomes	Acceptable outcomes
PO₆ Location, design and provision of planting in carparks and internal roadways achieve a high degree of shade, amenity and safety.	AO_{6.1} Landscaping visually fragments and shades carparking areas with regular tree planting in individual planting bays evenly distributed throughout the car parking area at the rate of one planting bay per eight (8) carparking spaces. AO_{6.2} Individual planting bays have a minimum dimension of 1,500 x 1,500mm with permeable surface treatments and are flush with the finished surface levels of the car park. AO_{6.3} No raised kerbing is provided around planting bays. Wheelstops or bollards are used to delineate planting bays where necessary and finished carpark surface levels fall toward planting areas. AO_{6.4} Planting bays incorporate ground covers less than 1,000mm height that allow unobstructed surveillance.
Comment: No planting in a carpark is proposed.	
	

Performance outcomes	Acceptable outcomes
PO ₇ Location and habit of tree planting must not interfere with the function and accessibility of any adjacent utility services.	AO_{7.1} Species mature height and siting must not interfere with or compromise overhead and underground utility assets including stormwater inlet pits. AO_{7.2} Tree planting must be a minimum of 2m from any mains water easements and offset 4m from any sewer main or inspection chamber.
Comment: No utility services will be impacted by the development.	
PO ₈ Maintenance access points must be considered and accommodated for in the site planning and design process.	AO_{8.1} Access by appropriate maintenance or utility vehicles must be demonstrated with ground surface treatments that are stable and usable in all weather. AO_{8.2} Functional maintenance vehicle circulation and access gates to be provided.
Comment: Noted.	
PO ₉ On-site stormwater harvesting is to be maximised for irrigating landscaping in development with reuse measures and amelioration of stormwater impacts provided.	AO_{9.1} Landscape design takes advantage of the flow of water along overland flow paths. AO_{9.2} Landscaping is used to help maximise opportunities for on-site stormwater infiltration by: (a) minimising impervious surfaces and incorporating semi-permeable paving products; (b) falling hard surfaces towards pervious surfaces such as turf or mulched areas; (c) maximise opportunities for turf and planting areas; (d) align planting areas parallel to contours to slow the flow of surface water; and (e) ensure planting palette comprises canopy tree species. AO_{9.3} Provision for drainage is incorporated through treatments such as subsurface drains, swales, ponds and infiltration cells. AO_{9.4} Sediment and erosion control measures are provided. AO_{9.5} Planter boxes on podiums and building forecourts are plumbed to stormwater.
Comment:	

Performance outcomes	Acceptable outcomes
On-site stormwater harvesting will be undertaken where appropriate.	
PO ₁₀ Landscape design is integrated with any existing urban design theme within the surrounding area and coordinates paving, planting, street furniture, lighting, signage and other elements to reflect that theme and assist in the creation of a sense of place.	No acceptable outcome is nominated.
Comment: Noted.	
PO ₁₁ Design of pedestrian paths and places reinforces the desired character of the area and/or place and includes features to enhance their use that are of universal design to ensure non-discriminatory access and use.	AO _{11.1} Design complies with <i>AS1428 parts 1, 2, 3, and 4 – Design for Access and Mobility</i>
Comment: No pedestrian paths or places are proposed.	
PO ₁₂ Risks to personal safety and the potential for crime, vandalism and fear are reduced through landscape design that has been informed by <i>Crime Prevention Through Environmental Design (CPTED)</i> principles in relation to: (a) Surveillance. (b) Access control. (c) Territorial reinforcement. (d) Space management.	Landscape design incorporates the following design measures: AO _{12.1} The attractiveness of crime targets is minimised by providing opportunities for effective surveillance through: clear sight lines from private to public space, reducing concealment or entrapment opportunities, public facilities (toilets, shelters etc) located to promote use, dual access points, avoiding blind corners, and lighting where appropriate. AO _{12.2} Barriers are used to attract, channel or restrict the movement of people by: clear spatial definition and legibility, optimising opportunity for public interaction, visually permeable screens and fencing, appropriate use of mechanical measures that correspond to actual risk. AO _{12.3} Reinforcing definition of territory and ownership of private, semi-public and public spaces through: clear design cues for use and activities, transitions and boundaries between public and private, design that encourages public interaction and ownership, legible universal signage.
Comment: Noted.	

Performance outcomes	Acceptable outcomes
	AO _{12.4} Space Management: ensuring that public spaces are appropriately utilised and maintained by the use of vandal- and graffiti-resistant materials, easily accessed and maintained fixtures.

Table Error! No text of specified style in document.:3 – Landscape Design Professionals

Development Type	Category of Landscape Professional Required to Submit Landscape Documentation	
Reconfiguring a lot (RAL) (Subdivision code)	<5 lots	5 lots and >5 lots
Landscape designer	Landscape architect	
Material Change of Use (MCU) Landscape documentation must accompany any built form/architectural and/or civil engineering documentation.	<\$500K construction value	>\$500K construction value
Landscape designer	Landscape architect	
Operational Works Applications	<\$50K construction value	>\$50K construction value
Landscape designer	Landscape architect	

Table Error! No text of specified style in document.:4 – Transport, Access and Parking Code – Requirements for accepted development and assessment benchmarks for assessable development¹⁴

Performance outcomes	Acceptable outcomes
Driveway Crossovers¹⁵	
PO₁ Vehicular access arrangements, including driveway crossovers: (a) are appropriate for: (i) the capacity of the parking area; (ii) the volume, frequency and type of vehicle useage; and (iii) the function and configuration of the access road; (b) minimise any potentially adverse impact on: (i) the safety and efficiency of the road and pedestrian/cycle paths; (ii) the safety and efficiency of the road and footpath users; (iii) the integrity of any infrastructure within the road reserve; and (iv) the safety of access to adjacent properties. (c) protect the amenity of premises in the vicinity by: (i) maintaining the predominant vehicular access pattern in the street, including consistent width, grade and location; (ii) preserving the residential amenity of the streetscape, including noise and visual impact, and consideration of existing landscaping by considering: (A) use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc); (B) minimising the width and grade of the access; (C) minimising impacts on the appearance of the streetscape by retaining existing vegetation, including approved landscaping; and (D) locating the access to minimise the impact of vehicle noise on neighbouring/adjoining properties.	AO_{1.1} Vehicular access and driveway crossovers are not: (a) an additional site/property access; (b) to a State-controlled Road or a road with bluestone kerbing; (c) within 25 m of a signalised road intersection; (d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area; (e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area; (f) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset; (g) within the Tree Protection Zone, as defined by <i>Australian Standard 4970-2009</i>; (h) for a lot with a frontage of 10m or less; (i) greater than 4m in width when for a lot with a frontage / width of more than 10m but less than 20m; and (j) greater than 6m in width when for a lot with a frontage / width of greater than 20m. <i>Note: An additional site access is considered to be more than one site access.</i> AO_{1.2} Except where in a Rural Zone, vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car

¹⁴ Amended on 9 August 2019

¹⁵ Amended on 30 April 2021

	parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve;
Comment: The existing vehicle access and on-site manoeuvring has been assessed and is considered sufficient to support the proposed development.	
	(d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) do not access an unformed or unkerbed road; (g) are constructed from reinforced concrete; (h) are perpendicular to the road edge; and (i) are provided in accordance with the <i>Australian Standard AS 2890.1 – Off Street Car Parking and Australian Standard AS 2890.2 (where relevant) and the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.</i> AO_{1.3} Where in a Rural Zone, vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve;

	(f) are sealed where accessing a sealed formed road; (g) are perpendicular to the road edge; and (h) are provided in accordance with the relevant standard drawing in <i>SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure</i>.
Car Parking Provision	
PO₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. <i>Note: Where the development does not meet the acceptable outcomes, or where no acceptable outcome is specified, a parking demand analysis report prepared by a suitably qualified person may assist in demonstrating compliance with the performance outcome.</i>	AO_{2.1} Where in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rate of: (a) Non-Residential Use one (1) parking space per 50m² of GFA; and (b) Residential Use - one (1) parking space per dwelling. AO_{2.2} Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code. <i>Note: Where a parking rate for a use is unspecified in Table 9.4.6:3 – no acceptable outcome is provided.</i> <i>Note: If the number of car parking spaces calculated in accordance with AO_{2.1} and AO_{2.2} is not a whole number, the number of parking spaces to be provided is rounded-up to next highest whole number.</i> <i>Note: Where application is made for establishment of two or more uses on the same premises, the parking demand is calculated by totalling the requirements for each use.</i>
Comment: Sufficient parking is provided on site for the vehicle traffic generated by the development.	

Table Error! No text of specified style in document.:5 – Transport, Access and Parking Code – assessment benchmarks for assessable development^{16, 17}

¹⁶ Amended on 3 November 2014

¹⁷ Amended on 9 August 2019

Performance outcomes	Acceptable outcomes
Transport Network¹⁸	
PO ₁ The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified in the transport network hierarchy contained in <i>SC 6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	No acceptable outcome is nominated.
Comment: The proposed development will not materially impact traffic movements in the immediate and wider region, given the D'Aguiar Highway is already carrying heavy vehicles associated with grazing, agricultural / horticultural, silvicultural and forestry activities.	
PO ₂ Development does not compromise the orderly provision or upgrading of the transport network. ¹⁹	No acceptable outcome is nominated.
Comment: The proposed development will not materially impact traffic movements in the immediate and wider region that are associated with existing development.	
PO ₃ Onsite transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates with surrounding networks and facilitates the orderly development of adjoining land. ²⁰	No acceptable outcome is nominated.
Comment: An existing on-site traffic management plan provided in the EA supporting documentation confirms integration with the existing road network is achieved.	
PO ₄ Development is designed to encourage travel by public transport, walking and cycling. This may include integrated access between adjoining sites and/or the provision of mid-block connections which are safe, functional and legible for potential users.	No acceptable outcome is nominated.
Comment: Not relevant given the rural location of the development.	

¹⁸ Applicants should note that the Department of Transport and Main Roads may have additional requirements.

¹⁹ Applicants should note that the Department of Transport and Main Roads may have additional requirements.

²⁰ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
PO₅ Car parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and anti-social behaviour, having regard to:²¹ (a) provision of opportunities for casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (d) minimising potential concealment points and assault locations; (e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and between buildings.	AO_{5.1} Car parking areas, pathways and other elements of transport network infrastructure are designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines</i>.
Comment: The existing on-site traffic management plan provided in the EA supporting documentation incorporates these elements.	
PO₆ Directional signage is provided within a development site to assist legibility and way-finding, including for pedestrians and cyclists.	No acceptable outcome is nominated.
Comment: The existing traffic management plan includes directional signage as required.	
Access	
PO₇ Vehicle access arrangements and queuing areas are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network.	AO_{7.1} Access driveways and queuing areas are located and designed in accordance with the provisions of Australian Standard AS 2890.1 Part 1: <i>Off Street Carparking</i>.
Comment: The existing vehicle access arrangements will be retained and are considered to function appropriately for the development.	

²¹ Crime Prevention Through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.

Performance outcomes	Acceptable outcomes
PO₈ Access arrangements minimise any adverse impact on: (a) the integrity of any infrastructure within the road reserve; (b) the safety and convenience of pedestrians and cyclists; (c) the safety and convenience of access to adjacent properties; (d) the amenity of premises in the vicinity; and (e) street trees in the road reserve.	No acceptable outcome is nominated.
Comment: The existing access arrangements are considered consistent with traffic environment at the subject site.	
PO₉ Where the nature of the proposed development creates a demand due to the frequency and volume of vehicle movements for the set-down and pick-up of passengers, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle.	No acceptable outcome is nominated.
Comment: The rural nature of the development does not trigger the set-down and pick-up of passengers.	

Performance outcomes	Acceptable outcomes
PO₁₀ Where set-down and pick-up facilities for bus, taxis or private vehicles are provided as part of development they are: (a) safe for pedestrians, cyclists and vehicles; (b) conveniently connected to the main component of the development by pedestrian pathway; and (c) designed to provide for pedestrian priority and clear sightlines.	AO_{10.1} Bus pick-up/set-down areas: (a) allow a bus, based on the Long Rigid Bus (12m) in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates, to turn and manoeuvre in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting buses; (c) avoid standing or queuing buses from obstructing access to car parking spaces or circulation within the Site; and (d) avoid on-street queuing or boarding/alighting of buses that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained. AO_{10.2} Car and taxi pick-up/set-down areas: (a) allow a car to manoeuvre in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting cars; (c) avoid standing or queuing cars from obstructing access to car parking spaces or circulation within the site; and (d) avoid on-street queuing or boarding/alighting of cars that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained.
Comment: Not relevant to the proposed development.	
Pedestrian and Cycle Facilities	
PO₁₁ Provision is made for the safe and convenient movement of pedestrians on site and external to the site, having regard to desire lines, legibility, weather protection and the needs of people with disabilities.	AO_{11.1} Pedestrian pathways and crossings are provided in accordance with SC6.2 PSP No.2 – Engineering Standards – Roads and Drainage Infrastructure. AO_{11.2} Access for cyclists and pedestrians is clearly distinguished from vehicle access. AO_{11.3} Pedestrian paths of a minimum width of 1.5m are provided through each car parking row and connect to the main entrance(s) to the building(s).
Comment: Not relevant due to the rural location of the development.	

Performance outcomes	Acceptable outcomes
PO ₁₂ Provision is made for safe and convenient cycle movement to the site and within the site having regard to desire lines, users' needs and legibility.	AO _{12.1} Shared paths and on-road cycle lane facilities are provided in accordance with <i>SC6.2 PSP No.2 – Engineering Standards Roads and Drainage Infrastructure</i> .
Comment: Not relevant due to the rural location of the development.	
Parking and Circulation	
PO₁₃ Car parking areas are designed to be: (a) clearly defined, marked and signed; (b) convenient, safe and accessible; and (c) safe for vehicles, pedestrians and cyclists and minimise vehicle/pedestrian conflicts by providing clear access lines for pedestrians movement within car park areas.	AO_{13.1} The entry to the car park is clearly signposted. AO_{13.2} Parking spaces are freely available for use by the development's occupants and visitors during the business hours of the use. AO_{13.3} Visitor or customer parking spaces are located in the most accessible position to the main entrance of the building and signed as such. AO_{13.4} Unless otherwise specified in another code relevant to the development, 60% of the parking spaces for non-residential development are clearly visible from the street. AO_{13.5} Public Safety: (a) The car park is located where it can be monitored by passers-by or the occupiers of the development. (b) Where the car park is open to the public at night, lighting is provided throughout the car park and along pedestrian access paths in compliance with Australian Standard <i>AS 1158.3.1 – Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>. (c) Except in the case of residential development: (i) where the car park is not required at night, entry to the car park is physically restricted; and (ii) where the car park is enclosed, the walls are finished in a light coloured material that reflects light. (d) Landscaping throughout the car park is provided in a manner, as indicated in the Landscaping Code that allows surveillance and minimises the risk of crime.
Comment:	

Performance outcomes	Acceptable outcomes
The existing car parking arrangements are consistent with development of the site and nature of the proposed use.	
PO ₁₄ Car parking areas are designed to provide spaces which meet the needs of people with disabilities.	AO_{14.1} Parking spaces for people with disabilities are provided at the rates specified in Appendix C of Australian Standard <i>AS2890.1 Part 1: Off Street Carparking</i>. AO_{14.2} Car parking spaces for people with disabilities are located as near as possible to the entrance or entrances of the facility or use they serve. AO_{14.3} Parking spaces for people with disabilities are designed in accordance with the provisions of Australian Standard <i>AS2890.1 Part 1: Off Street Carparking</i>. AO_{14.4} Pathways and ramps between parking areas and the entrances to buildings are designed in accordance with the provisions of Australian Standard <i>AS1428.1: Design for Access and Mobility</i>. AO_{14.5} Parking spaces for people with disabilities are identified by a sign incorporating the International Symbol specified in Australian Standard <i>AS1428.1: Design for Access and Mobility</i>. AO_{14.6} The sign is readily visible from a vehicle at the entrance to the carpark, or guide signs are provided to indicate the direction of the disabled parking spaces.
Comment: The existing car parking arrangements are consistent with development of the site and nature of the proposed use.	
PO ₁₅ Car parking areas for non-residential development on a site in, or adjoining, a residential zone, are designed to minimise any adverse impact on the amenity of premises in the vicinity.	For non-residential development on a site in, or adjoining, a residential zone: AO_{15.1} Car parking and driveway areas are setback a minimum distance of 3m from a side boundary that is common with a residential use in a residential zone. AO_{15.2} Landscape planting is used between the car park and driveway areas and the side boundary to soften the visual impacts of car park areas and to provide shade. AO_{15.3} An acoustic fence of 1.8m height is provided along the property boundary that is common with a residential use in a residential zone.
Comment:	

Performance outcomes	Acceptable outcomes
The proposed development does not adjoin a residential zone.	
PO ₁₆ Car parking and associated access arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character.	AO _{16.1} Car parking is provided either at the rear of the development or beneath buildings.
Comment: The existing car parking arrangements are considered to comply.	
PO ₁₇ Above ground or multi-level car parking areas are designed, articulated and finished to make a positive contribution to the local streetscape character.	AO _{17.1} Above ground or multi-level parking areas are designed, articulated and finished to a quality equal to or better than adjoining buildings.
Comment: Not relevant to the development.	
PO ₁₈ Landscaping is provided to soften the visual impact of car parking areas and to provide shading and protection from glare.	AO_{18.1} Aesthetics, glare, heat absorption and re-radiation. (a) Landscaping is provided throughout the car park in the manner and at the rate indicated in the Landscaping Code; and (b) Unless otherwise specified in a zone, precinct or use code, where the car park adjoins a street frontage, or a boundary with a Residential or other sensitive land use, a landscaped strip of minimum 3 m width is provided along the frontage/boundary.
Comment: No additional landscaping is proposed due to the rural nature and location of the development.	
PO ₁₉ Any parking, access and any other vehicle access/manoeuvring areas incorporate design measures to avoid dust nuisance to surrounding properties.	AO _{19.1} Car parking, access and any other vehicle access/manoeuvring areas vehicle manoeuvring areas are imperviously sealed.
Comment: Potential dust nuisance will be mitigated as outlined in the EA supporting documentation.	
PO ₂₀ Noise impacts from vehicle movement areas on any adjoining residential or other sensitive land use are mitigated.	AO _{20.1} A solid, good quality brick, timber or masonry fence of a minimum 1.8m height is constructed between any vehicle movement areas and a boundary to an adjoining residential or other sensitive land use.

Performance outcomes	Acceptable outcomes
Comment: The noise report included with the EA supporting documentation confirms the proposed development will not result in adverse noise impacts on sensitive receptors.	
PO₂₁ Any part of the parking area designated as a vehicle cleaning or repair area is designed and constructed to avoid adverse impact on water quality or Council's wastewater or stormwater infrastructure.	AO_{21.1} The development is capable of meeting the requirements of Council's <i>Trade Waste Policy</i> and the Trade Waste Environmental Management Plan.
Comment: A Trade Waste Management Plan is not considered necessary to support the proposed development given the low volume of waste generated.	
Servicing	
PO₂₂ Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: (a) is adequate to meet the demands generated by the development; (b) is able to accommodate the design service vehicle requirements; and (c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.	AO_{22.1} The service bays provided and access to them, can accommodate, at any one time, the types and numbers of service vehicles detailed in Table 9.4.6:3. AO_{22.2} Service bays provided wholly or partly within a building are physically separated from the rest of the buildings floor space in manner that makes it impractical to use them as storage or work areas. AO_{22.3} The design and provision of access driveways, manoeuvring areas and loading and unloading facilities for service vehicles complies with Australian Standard AS 2890.2 – 1989 – <i>Off Street Parking – Commercial Vehicle Facilities</i>. AO_{22.4} Vehicles being loaded or unloaded with goods stand completely on-site and do not impede access to more than 6 parking spaces or 50% of the on-site parking spaces (whichever is the lesser) while doing so. AO_{22.5} Service vehicles can enter and leave the site in a forward gear.
Comment: The existing on-site traffic management plan provided in the EA supporting documentation confirms integration with the existing road network is achieved.	
PO₂₃ Refuse collection vehicles are able to access on-site refuse collection facilities.	AO_{23.1} Where an on-site refuse area is provided, access and manoeuvring areas are designed and provided to enable access by refuse collection vehicle based on the Design Service Vehicle in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates.
Comment:	

Performance outcomes	Acceptable outcomes
Refuse collection vehicles can access the site if required as the site operations rely on heavy vehicle movements.	
PO ₂₄ Servicing arrangements minimise any adverse impact the amenity of premises in the vicinity.	No acceptable outcome is nominated.
Comment: Site operations can be undertaken without adverse amenity impacts.	
PO ₂₅ Servicing arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character.	AO _{25.1} Areas used for servicing are not located at the front of developments, or are otherwise screened to minimise visual intrusion in the streetscape.
Comment: Servicing of vehicles will not intrude into the streetscape.	

High Impact Industry	Two (2) spaces per tenancy plus one (1) space per 100m ² GFA.	(1) 0 – 999m² GFA: One (1) HRV. (2) 1,000m² – 2000m² GFA: One (1) AV. (3) 2,000m² GFA: No specific rate.
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Table Error! No text of specified style in document.:6 – Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Utilities	
PO ₁ A water supply is provided that is adequate for the current and future needs of the intended use.	AO_{1.1} Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>. OR AO_{1.2} Where not in a water supply area, the development is provided with an on site water supply in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>. AO_{1.3} Water supply systems and connections are designed and constructed in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>.
Comment: The site is serviced by rainwater tanks and potable water is from the on-site bore.	
PO ₂ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO_{2.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>. OR AO_{2.2} Where not within a wastewater area, on-site waster water treatment and disposal is provided which complies with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>. AO_{2.3} Waste water systems and connections are designed and constructed in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>.
Comment: The site is serviced by appropriate on-site wastewater systems.	

Performance outcomes	Acceptable outcomes
PO ₃ The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{3.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.
Comment: Relevant supply arrangements are in place.	
PO ₄ Premises are connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO _{4.1} The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.
Comment: Connection via satellite in a rural area is provided.	
PO ₅ Provision is made for future telecommunications services (e.g. fibre optic cable).	AO _{5.1} Conduits are provided in accordance with <i>SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure</i> . ²²
Comment: No conduits are provided due to the rural location of the site.	
PO ₆ Development near utility services does not: (a) adversely affect the function of the service; or (b) place an additional load on the service; and (c) protects the infrastructure from physical damage; and (d) allows ongoing necessary access for maintenance purposes.	AO _{6.1} Setbacks and loadings comply with <i>the Queensland Development Code QDC MP1.4</i> . ²³
Comment: The proposal plans demonstrate compliance with the QDC.	
PO ₇ Infrastructure is integrated with and efficiently extends existing networks.	No acceptable outcome is nominated.
Comment: No infrastructure extensions are required.	

²² Amended on 27 April 2018

²³ Amended on 27 April 2018

Performance outcomes	Acceptable outcomes
PO ₈ Water meter/s are installed and located for easy access by the relevant authority.	AO _{8.1} Water meter/s are installed in accordance with SC6.3 PSP No. 3 <i>Engineering Standards – Water and Wastewater Infrastructure</i> . ²⁴
Comment: No water meters are installed as the site is not within the Council water supply area.	
Movement Networks	
PO₉ Premises are provided with the following works along the full extent of the road frontage and to a standard that is appropriate to the function of the road and the character of the locality: (a) appropriate roadway treatment; (b) appropriate pavement edging (including kerb and channel); (c) safe vehicular access; (d) safe footpaths and bikeways; (e) street scaping or street tree planting; (f) stormwater drainage; and (g) street lighting systems.	AO_{9.1} Design and construction of external road works are undertaken in accordance with SC6.2 PSP No. 2 <i>Engineering Standards – Roads and Drainage Infrastructure</i>. AO_{9.2} Footpaths and bikeways are provided in accordance with the <i>Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m)</i>.
Comment: No frontage work is required as the development does not impact on the function of the public road or character of the locality.	
PO₁₀ Provision is made in the road reserve for street scaping, pedestrians and cyclists in a manner consistent with: (a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge.	AO_{10.1} Street scaping works, footpaths and cycle paths are provided in accordance with PSP No. 2 <i>Engineering Standards – Roads and Drainage Infrastructure</i>. AO_{10.2} Footpaths and bikeways are provided in accordance with the <i>Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m)</i>.
Comment: No streetscaping, footpaths or cycle paths are required due to the rural locality.	
PO ₁₁ Parking areas are constructed in a manner that is sufficiently durable for the intended function, maintains all-weather access and ensures the safe passage of vehicles, pedestrians and cyclists.	AO _{11.1} Parking area design and construction is undertaken in accordance with the Transport, Access and Parking Code.
Comment:	

²⁴ Applicants should also have regard to the metering requirements of other relevant authorities.

Performance outcomes	Acceptable outcomes
Existing car parking arrangements are considered sufficient as outlined in the on-site Traffic Management Plan included in the EA supporting documentation.	
PO ₁₂ Movement networks can be easily and efficiently maintained.	AO _{12.1} Infrastructure is provided in accordance with <i>SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure</i> .
Comment: Noted.	
Vehicular Access – Non-residential ²⁵	
PO₁₃ Non-residential vehicular access arrangements to a public roadway, including driveway crossovers: (a) are safe and do not compromise the efficiency, function, convenience of use or capacity of the road network; (b) are located and designed to: (i) avoid damage to utility services, pathways, krebs, road pavement and seal and other council/public infrastructure; (ii) prevent conflict between vehicles and cyclists and pedestrians; and (iii) avoid damage to existing street trees and retain space for the future planting of street trees within the verge. (c) minimise the number of vehicular access per site to avoid the loss of on-street carparking spaces, and are appropriately separated from other vehicular accesses and side property boundaries to prevent interference with: (i) the safety, capacity and operations of the existing or planned road network; (ii) any existing vehicular accesses; (iii) adjoining properties; and (iv) cycleways or pedestrian footpaths and their users. (d) protect the amenity of premises in the vicinity and surrounding streetscape by: (i) use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc); (ii) minimising the width and grade of the access; and (iii) minimising impacts on the appearance of the streetscape by retaining	AO_{13.1} Non-residential vehicular access and driveway crossovers to a public road are not: (a) an additional site/property access; (b) to a State-controlled Road or a road with bluestone kerbing; (c) within 25m of a signalised road intersection; (d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area; (e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area; (f) for a lot with a frontage of 10m or less; (g) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset; and (h) within the Tree Protection Zone, as defined by <i>Australian Standard 4970-2009</i>. <i>Note: An additional site access is considered to be more than one site access.</i> AO_{13.2} Non-residential vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car

²⁵ Amended on 30 April 2021

Performance outcomes	Acceptable outcomes
existing vegetation, including approved landscaping.	parking bay, bus stop, or other structure within the road reserve; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) do not access an unformed or unkerbed road; (g) are constructed from reinforced concrete; (h) are perpendicular to the road edge; (i) retain space for the planting of street trees at a minimum rate of one (1) per lot frontage; and
Comment: The existing site vehicular access arrangements are considered sufficient given the scale and intensity of the existing and proposed development.	
	(j) are provided in accordance with the <i>Australian Standard AS 2890.1 – Off Street Car Parking</i> and <i>Australian Standard AS 2890.2</i> (where relevant), the relevant standard drawing in <i>SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure</i> and <i>Australian Standard AS 4970-2009 – Protection of Trees on Development Sites</i>.
Vehicular Access – Residential ²⁶	
PO₁₄ Residential vehicular access arrangements, including driveway crossovers: (a) are appropriate for: (i) the capacity of the parking area; (ii) the volume, frequency and type of vehicle useage; and (iii) the function and configuration of the access road. (b) minimise any potentially adverse impact on:	AO_{14.1} Residential vehicular access and driveway crossovers are not: (a) an additional site/property access; (b) to a State-controlled Road or a road with bluestone kerbing; (c) within 25 m of a signalised road intersection; (d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area;

²⁶ Amended on 30 April 2021

Performance outcomes	Acceptable outcomes
(i) the safety and efficiency of the road and pedestrian/cycle paths; (ii) the safety and efficiency of the road and footpath users; (iii) the integrity of any infrastructure within the road reserve; and (iv) the safety of access to adjacent properties. (c) protect the amenity of premises in the vicinity by: (i) maintaining the predominant vehicular access pattern in the street, including consistent width, grade and location; (ii) preserving the residential amenity of the streetscape, including noise and visual impact, and consideration of existing landscaping by considering: (A) use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc); (B) minimising the width and grade of the access; (C) minimising impacts on the appearance of the streetscape by retaining existing vegetation, including approved landscaping; and (D) locating the access to minimise the impact of vehicle noise on neighbouring/adjoining properties.	(e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area; (f) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset; (g) within the Tree Protection Zone, as defined by <i>Australian Standard 4970-2009</i>; (h) for a lot with a frontage of 10m or less; (i) greater than 4m in width when for a lot with a frontage/width of more than 10m but less than 20m; and (j) greater than 6m in width when for a lot with a frontage/width of greater than 20m. <i>Note: An additional site access is considered to be more than one site access.</i> AO_{14.2} Except where in a Rural Zone, residential vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; or (f) do not access an unformed or unkerbed road; (g) are constructed from reinforced concrete; (h) are perpendicular to the road edge; and
Comment:	

Performance outcomes	Acceptable outcomes
Not relevant.	
	(i) are provided in accordance with the <i>Australian Standard AS 2890.1 – Off Street Car Parking</i> and <i>Australian Standard AS 2890.2</i> (where relevant), the relevant standard drawing in <i>SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure</i> and <i>Australian Standard AS 4970-2009 – Protection of Trees on Development Sites</i>. AO_{14.3} Where in a Rural Zone, residential vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) are sealed where accessing a sealed formed road; (g) are perpendicular to the road edge; and (h) are provided in accordance with the relevant standard drawing in <i>SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure</i>.
Earthworks and Retaining Walls²⁷	
PO ₁₅ Earthworks result in stable landforms and structures.	AO _{15.1} Earthworks and the construction of retaining walls and batters are undertaken in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .

²⁷ Applicants should note that Council may request the submission of an engineering report undertaken by suitably qualified professionals to demonstrate compliance with the performance outcomes, particularly where alternative solutions are proposed.

Performance outcomes	Acceptable outcomes
Comment: No earthworks that include the construction of retaining walls and batters are proposed.	
PO₁₆ Earthworks do not result in the contamination of land or water and avoid risk to people and property.	AO_{16.1} Earthworks are undertaken in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.
Comment: Not relevant.	
PO₁₇ Earthworks are undertaken in a manner that: (a) maintains natural landforms; (b) minimises height of retaining walls and batter faces; (c) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land; and (d) does not unduly impact on the amenity of the streetscape.	AO_{17.1} Earthworks and the construction of retaining walls and batters are undertaken in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.
Comment: Not relevant.	
PO₁₈ Earthworks do not create or worsen any flooding or drainage problems on the site or on neighbouring properties.	AO_{18.1} Earthworks and the construction of retaining walls and batters are undertaken in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.
Comment: Not relevant.	
PO₁₉ Earthworks do not prevent access or create difficult access to the property.	AO_{19.1} Earthworks and the construction of retaining walls and batters ensure driveways can provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.
Comment: Not relevant.	
PO₂₀ Earthworks do not cause a significant impact on the amenity of the locality or along routes taken to transport material as a result of truck volumes, dust or noise.	AO_{20.1} Earthworks are undertaken in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.
Comment: Not relevant.	

Performance outcomes	Acceptable outcomes
PO ₂₁ The transportation of material minimises adverse impact on the road system.	AO _{21.1} Material is transported in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .
Comment: Not relevant.	
Waste Management	
PO₂₂ Where relevant, the development is capable of providing for the storage, collection, treatment and disposal of trade waste²⁸ such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; and (c) the performance of the wastewater system is not put at risk.	No acceptable outcome is nominated.
Comment: Waste generated by the development will be appropriately stored, collected and treated as outlined in the Site Based Management Plan included with EA Supporting Document.	
PO₂₃ Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	AO_{23.1} Refuse container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use; and (e) are situated not closer than 6m to a road or 2m to any site boundary. AO_{23.2} On sites greater than 2,000m² in area, provision is made for refuse collection vehicles to access the collection area and to enter and leave the site in a forward

²⁸ For the purposes of this code trade waste is defined as water-borne waste from business, trade or manufacturing premises, other than human waste or stormwater.

Performance outcomes	Acceptable outcomes
	direction without having to make more than a 3-point turn.²⁹ AO_{23.3} For multiple dwelling and retirement facility, container storage areas are located not more than 50m from any dwelling.
Comment: Waste generated by the development will be appropriately stored, collected and treated as outlined in the Site Based Management Plan included with EA Supporting Document.	
PO ₂₄ Where the use is non-residential and generates recyclable waste, provision is made for conveniently located recycling bins on the premises, including in the refuse container storage area.	No acceptable outcome is nominated.
Comment: Waste generated by the development will be appropriately stored, collected and treated as outlined in the Site Based Management Plan included with EA Supporting Document.	
Construction Management	
PO ₂₅ Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO_{25.1} Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; and (d) removal from the site of all declared noxious weeds and environmental weeds.
Comment: Future work will comply with these requirements.	
PO ₂₆ Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	AO _{26.1} Construction is undertaken in accordance with the Environmental Standards Code.
Comment: Future work will comply with these requirements.	
PO ₂₇ While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	AO _{27.1} Construction is undertaken in accordance with the Environmental Standards Code.
Comment:	

²⁹ Refer to the Parking, Transport and Servicing Code for refuse vehicle turning requirements.

Performance outcomes	Acceptable outcomes
Future work will comply with these requirements.	
PO ₂₈ Traffic, parking and delivery of construction materials generated during construction are managed to minimise impact on the amenity of the surrounding area and to manage the safety of pedestrians, cyclists and motorists.	AO _{28.1} Construction is undertaken in accordance with the Environmental Standards Code.
Comment: Future work will comply with these requirements.	
PO ₂₉ Council and state infrastructure is not damaged by construction activities.	AO_{29.1} Construction, alterations and any repairs to infrastructure is undertaken in accordance with the <i>SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure, Queensland Development Code QDC MP1.4, and, where applicable, in consultation with the relevant service authority.</i>³⁰ AO_{29.2} Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994</i>.
Comment: Future work will comply with these requirements.	

³⁰ Amended on 27 April 2018