## 6.2.19.1 Rural zone code

### 6.2.19.1 Application

This code applies to assessable development:-

- (a) within the Rural zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Rural zone code by the tables of assessment in Part 5 (Tables of assessment).

### 6.2.19.2 Purpose and overall outcomes

(1) The purpose of the Rural zone code is to provide for a wide range of rural activities and a limited range of non-rural activities which complement, value add or provide a service to rural areas.

Activities in rural areas maintain and enhance the character, visual amenity and rural production capability of the area.

(2) The purpose of the Rural zone code will be achieved through the following overall outcomes:-

		Compliance ü / û / N/A	Comments
Overal	I Outcomes		
(a)	development provides for a wide range of rural activities including animal husbandry, aquaculture, cropping, intensive horticulture, roadside stalls, rural industries, wholesale nurseries and wineries;	N/A	
(b)	more intensive rural activities including animal keeping, intensive animal industry and extractive industry may also be established in the zone provided that adverse environmental and amenity impacts are avoided or appropriately managed;	ü	A number of measures will be implemented to minimise and manage potential environmental impacts, as detailed within the Environmental Management Plan (EMP) (refer Attachment 5 – Environmental Management Plan*). The management measures will ensure that the proposed operation meets the required environmental objectives, which will be conditioned as part of an EA and regulated by The Department of Environment and Heritage Protection (EHP). The potential for impacts from the operation on sensitive receivers is expected to be low, given the considerable distance to the nearest sensitive receptors towards the east (approximately 1.2 kilometres) and

		Compliance ü / û / N/A	Comments
			the pine plantation forest, as well as the remnant vegetation corridors along the drainage features separating the proposed operation from these residential dwellings. * <u>Note</u> : All attachments and figures referred to in this document are the attachments and figures of the Planning Assessment
(c)	permanent residential accommodation is limited to <i>dwelling houses</i> on existing lots. Temporary residential accommodation which complements rural uses and promotes the sustainable use of rural land or the appreciation of the natural environment may also be established in the zone;	ü	Report. The proposed caretaker's accommodation is an ancillary part of the proposed quarry extension and will only remain on the site for the life of the operation. In this regard, the proposed caretaker's accommodation is considered to be ancillary to the proposed extractive industry, which is a consistent use in the Rural zone.
(d)	home based business may be established in the zone where the nature, scale and intensity of the activity is compatible with the character and amenity of the surrounding locality;	N/A	
(e)	other non-rural activities that are compatible with a rural setting and support rural enterprise or tourism are also encouraged where they do not compromise the use of the land for rural activities;	N/A	
(f)	non-rural activities are located, designed and operated to minimise conflicts with existing and future rural activities on surrounding rural lands and avoid significant effects on rural amenity including through adverse noise or traffic generation;	N/A	Note: extractive industry is identified in Overall Outcome (b) as an 'intensive rural activity'.
(g)	intensive rural activities are not located adjacent to sensitive land uses, and are designed and operated to maintain the rural character and amenity of the zone;	ü	The proposed operation is well separated from the closest sensitive receptors, being the residential uses to the east of the site, by approximately 1.2 kilometres of pine plantation and the remnant vegetation corridors along the drainage features. Nevertheless, the operation will be managed so as to minimise any potential for adverse impact on these sensitive land uses, in accordance with the EMP (refer <b>Attachment 5</b> – <b>Environmental Management Plan</b> ).
(h)	existing community title settlements established in the zone, such as Crystal Waters Eco-village, continue to provide for self-contained or semi-self-contained community living based on sustainability principles. These settlements are generally not expanded other than to provide for <i>ancillary</i> and	N/A	

		Compliance ü / û / N/A	Comments
	small scale agricultural, employment, education and commercial functions that directly support the community and assist sustainability;		
(i)	existing rural service nodes accommodating non-rural activities are recognised but are generally not expanded other than for the purposes of development which is consistent with the intent of the Rural zone and is otherwise compatible with the function of the particular service node;	N/A	
(j)	<ul> <li>development does not alienate or fragment agricultural land class A and class B, strategic cropping land (SCL) or potential SCL unless:-</li> <li>(i) there is an overriding need for the development in terms of public benefit; and</li> <li>(ii) no other <i>site</i> is suitable for the particular purpose;</li> </ul>	N/A	
(k)	development protects other natural resources, including <i>extractive resources</i> , and ensures such resources remain available for use;	ü	The site is recognised as a local and State significant resource. The proposed operation will contribute to the regional economy by capitalising upon the availability of the identified resource on the site.
(1)	the built form of development integrates with and complements the predominant rural character intended for the zone and sensitively responds to the environmental and topographic features of the landscape;	ü	The proposed development will be screened at ground level from all directions by the surrounding pine plantation and the remnant vegetation corridors along the drainage features, including Beerburrum-Woodford Road to the north and residential uses approximately 1.2 kilometres to the east of the site. In addition, the proposed extraction will be carried out utilising the 'receding rim' method, whereby the extraction progresses in a top-down approach to maintain topographical shielding between the operation and surrounding areas. Retaining the high ground will maximise the degree of topographical shielding from surrounding uses.
(m)	development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical character and minimises the consumption of energy and water;	ü	The site will not be connected to reticulated water. Potable water will be brought onto the site as required. Water for extractive operations will be initially sourced from the current runoff water catchment area in the south-western corner of the site, which will be enlarged to double as a water storage and water catchment device. As extraction takes place,

		Compliance ü / û / N/A	Comments
			a sump will also be maintained in the quarry pit, to ensure that the active quarry faces are dewatered. The sump will also provide water supply for dust control and processing activities.
(n)	development maintains and enhances the significant scenic and landscape values of the area;	ü	The proposed development will be screened at ground level from all directions by the surrounding pine plantation and the remnant vegetation corridors along the drainage features, including from Beerburrum-Woodford Road to the north and residential uses, which are located approximately 1.2 kilometres to the east of the site. In addition, the proposed extraction will be carried out utilising the 'receding rim' method, whereby the extraction progresses in a top-down approach to maintain topographic shielding between the operation and surrounding areas. Retaining the high ground will maximise the degree of topographical shielding from surrounding uses.
(0)	development protects and provides for regional recreational trails through the dedication of land or public easement where required to maintain the integrity and connectedness of the trail corridor;	N/A	
(q)	development does not adversely impact upon the functional integrity of the regional inter-urban break and sub-regional inter-urban breaks that provide separation between urban areas and reinforces the individual sense of identity of places and communities;	ü	The intent of the 'Regional Inter-urban Break' is to maintain the natural and rural landscape, and avoid urban or rural residential encroachment. The proposed operation is a not an urban or rural residential development, and the proposed caretaker's accommodation has been confirmed as an ancillary use to operation. Therefore, the proposed operation is considered to be consistent with this overall outcome.
(q)	development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on <i>ecologically important areas</i> , including creeks, gullies, <i>waterways</i> , <i>wetlands</i> , coastal areas, habitats and <i>vegetation</i> through sensitive location, design, operation and management;	ü	The Ecological Assessment prepared by BAAM concludes that 'ecological important areas' would include all vegetation mapped as remnant vegetation on State mapping, confirmed Koala habitat areas, and the waterways present (refer <b>Attachment 8 – Ecological Assessment</b> ). The mapped 'native vegetation area' aligns directly with state mapped regulated vegetation, which is exempt under the <i>Vegetation Management Act 1999</i> due to being located in State forest (pine Plantation). Koala habitat areas are not specifically mapped under the Planning Scheme, so it is expected that these values would be defined by the State's mapping.

		Compliance ü / û / N/A	Comments
			The Ecological Assessment determines that, due to the low densities of Koala in the area, and the limited access and movement opportunities to and on the site, the proposed development is not likely to have a notable impact on the Koala.
(r)	development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, <i>steep land</i> , landslide hazard and bushfire hazard, where applicable;	ü	Land and Environment Consultants were commissioned to prepare a Bushfire Hazard Assessment and Management Plan (BMP) in response to the bushfire hazard overlay mapping which exists over the site (refer <b>Attachment 9 – Bushfire</b> <b>Management Plan</b> ). The BMP informed the location of buildings and structures during the design stage of the project, and provides measures to be implemented to manage/mitigate bushfire hazard for the operation.
(s)	development provides for <i>infrastructure</i> and services that are commensurate with the nature and scale of development that is expected to occur in the area;	ü	<ul> <li>The proposed development will not be connected to reticulated water, sewerage or stormwater reticulated networks.</li> <li>Waste will be segregated and stored within various skip bins or appropriate containers and placed neatly within a designated area, until they are re-used on the site, or alternatively collected by a licensed contractor for disposal/recycling off-site.</li> <li>A Traffic and Pavement Impact Assessment has been prepared for the proposal by MRCagney Traffic Engineers and deals with pavement impacts and potential intersection impacts (refer Attachment 6 – Traffic and Pavement Impact Assessment).</li> <li>The assessment confirms that the proposed operation is able to operate safely, provided the recommended intersection works are carried out to the site access with Woodford-Beerburrum Road.</li> </ul>
(t)	development does not adversely impact on the continued operation, viability and maintenance of existing <i>infrastructure</i> or compromise the future provision of planned <i>infrastructure</i> ;	ü	A Traffic and Pavement Impact Assessment has been prepared for the proposal by MRCagney Traffic Engineers deals with pavement impacts and potential intersection impacts (refer Attachment 6 – Traffic and Pavement Impact Assessment).

			Compliance ü / û / N/A	Comments
				The assessment confirms that the proposed operation is able to operate safely, provided the recommended intersection works are carried out to the site access with Woodford- Beerburrum Road.
(u)	developme	ent in Precinct RUR1 (Meridan Plains Extractive Resource Area)	N/A	
	(i) (ii) (iii) (iv) (v) (v) (vi) (vii) (viii) (ix)	maintain or improve the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River <i>floodplain</i> ; maintain, as far as practicable, the flow conveyance patterns of the Mooloolah River <i>floodplain</i> , avoid any worsening of existing flooding conditions and protect the existing ground water regime; protect, <i>buffer</i> and reconnect <i>ecologically important areas</i> ; maintain the quality and quantity of surface water and groundwater; avoid adverse impacts on upstream and downstream properties; minimise the visual impacts of <i>extractive industry</i> operations on the scenic values of the <i>floodplain</i> as an open landscape; provide for the rehabilitation of the area in a manner that supports the establishment of a range of complementary open space and recreation uses within a post extraction setting; provide land for continuous public access trails along a rehabilitated Mooloolah River esplanade connecting to public access points and open space areas; and protect the advanced waste water and sewage treatment plant		
(1)	davalanma	site, and		The extractive industry use is listed in column 4 as a
(V)	(i)	a use listed as a consistent use in column 1 of <b>Table 6.2.19.2.1</b> (Consistent uses and potentially consistent uses in the Rural	u	'consistent use' where the site is recognised as both a State Key Resource Area (KRA) and a Local Resource Area on the Extractive Resources Overlay Map.
	(ii)	<ul> <li>zone) to occur in the Rural zone; and</li> <li>a use listed as a potentially consistent use in column 2 of Table</li> <li>6.2.19.2.1 to occur in the Rural zone only where further</li> <li>assessment has determined that the use is appropriate in the</li> <li>zone having regard to such matters as its location, nature, scale</li> </ul>		The <i>caretaker's accommodation</i> use is listed in Column 2 as a 'potentially consistent use'. The use is considered to be consistent with the Rural Zone as an ancillary use to the proposed extractive industry, and maintains an acceptable

	Compliance ü / û / N/A	Comments
and intensity.		level of amenity in accordance with the relevant assessment
Note – a use not listed in <b>Table 6.2.19.2.1</b> is an inconsistent use and is not intended to occur in the Rural zone.		provisions.

# Table 6.2.19.2.1 Consistent uses and potentially consistent uses in the Rural zone

Column 1 Consistent Uses		Colum Potent	n 2 tially Consistent Uses
Reside	ential activities		
(a)	Dwelling house	(a)	Caretaker's accommodation
(b)	Nature-based tourism (where for a camping	(b)	Nature-based tourism (where other than as
	ground or not more than 8 holiday cabins)		specified in column 1)
(c)	Short-term accommodation (where for a farm	(c)	Short-term accommodation (where other than as
	stay or not more than 8 holiday cabins)		specified in column 1)
		(d)	Tourist park
		(e)	Resort complex (where for an eco-resort)
Busin	ess activities	r	
(a)	Home based business	(a)	Food and drink outlet
(b)	Market (where conducted on Council owned or	(b)	Function facility
	controlled land)	(C)	Market (where other than as specified in column
(c)	Sales office (where for a prize home)		1)
(d)	Shop (where for an art and craft centre not	(d)	Service station
	exceeding a gross floor area of 300m <sup>2</sup> )	(e)	Shop (where for an art and craft centre
			exceeding a gross floor area of 300m <sup>2</sup> )
		(f)	Tourist attraction
		(g)	Veterinary services
Indust	trial activities		
(a)	Extractive industry (where identified as a State	(a)	Extractive industry (where other than as
	Key Resource Area or Local Resource Area on		specified in column 1)
	an Extractive Resources Overlay Map)		
(b)	Transport depot (where involving the storage of		
_	no more than 2 vehicles)		
Comm	nunity activities		
(a)	Community use (where located on Council	(a)	Cemetery
	owned or controlled land and undertaken by or	(b)	Community use (where other than as specified in

Colum	n 1	Colum	in 2
Consis	stent Uses	Potent	tially Consistent Uses
(b)	Emergency services	(c)	Column 1) Educational establishment (where ancillary to
(0)	Emergency services	(0)	and directly related to a rural activity on the
			same site)
		(d)	Place of worship
Sport	and recreation activities		· · ·
Park		(a)	Outdoor sport and recreation
		(b)	Motor sport facility
Rural a	activities		
(a)	Animal husbandry	(a)	Animal keeping
(D)	Aquaculture	(b)	Intensive animal industry (where other than as
(C) (d)	Cropping		specified in column 1)
(u)	than 21 standard upits of pigs loss than 1000	(C)	column 1)
	hirds or poultry less than 50 standard units of	(d)	Rural workers accommodation (where other than
	cattle or less than 350 standard units of sheen)	(u)	as specified in column 1)
(e)	Intensive horticulture		
(f)	Permanent plantation		
(g)	Roadside stall		
(h)	Rural industry (where no part of the use area is		
. ,	within 200 metres of a site in the Rural		
	residential zone or 500 metres of a site in a		
	residential zone)		
(i)	Rural workers accommodation (where involving		
(1)	accommodation for no more than 20 persons)		
(J)	Wholesale nursery		
(K) Othor	activities		
	Renewable energy facility (where a solar farm)	(a)	Major electricity infrastructure
(u) (b)	Utility installation (where a <i>local utility</i> )	(u) (h)	Renewable energy facility (where other than as
(3)		(0)	specified in column 1)
		(c)	Substation
		(d)	Telecommunications facility
		(e)	Utility installation (where other than as specified
		. ,	in column 1)

## 8.2.3 Biodiversity, waterways and wetlands overlay code<sup>1 2</sup>

### 8.2.3.1 Application

This code applies to self assessable and assessable development:-

- (a) subject to the biodiversity, waterways and wetlands overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Biodiversity, waterways and wetlands overlay code by the tables of assessment in Part 5 (Tables of assessment).

## 8.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Biodiversity, waterways and wetlands overlay code is to ensure that:-
  - (a) ecologically important areas are protected, rehabilitated and enhanced; and
  - (b) ecological connectivity is improved.
- (2) The purpose of the Biodiversity, waterways and wetlands overlay code will be achieved through the following overall outcomes:-
  - (a) development protects and enhances ecologically important areas and ecological connectivity;
  - (b) development protects and establishes appropriate *buffers* to waterways, *wetlands*, native *vegetation* and significant fauna habitat;
  - (c) development protects known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the State Nature Conservation Act 1992, Nature Conservation (Wildlife) Regulation 2006 and the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999;
  - (d) development is located, designed and managed to avoid or minimise adverse direct or indirect impacts on ecological systems and processes;
  - (e) development avoids or minimises adverse impacts on koalas and koala habitat; and

<sup>&</sup>lt;sup>1</sup> Editor's note—the following elements referred to in this code are identified on the Biodiversity, Waterways and Wetlands Overlay Maps in Schedule 2 (Mapping):-(a)native vegetation areas:

<sup>(</sup>b) waterways, waterbodies and wetlands;

<sup>(</sup>c) declared fish habitat areas; and

<sup>(</sup>d)riparian protection areas.

Editor's note—the Planning scheme policy for the biodiversity, waterways and wetlands overlay code provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of an ecological assessment report and environmental management/rehabilitation plan.

(f) development is designed to achieve the prescribed water quality objectives for *waterways* and *wetlands* in accordance with the *Environmental Protection (Water) Policy 2009.* 

## 8.2.3.3 Assessment criteria

## Table 8.2.3.3.2 Criteria for assessable development

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
Protecti	on of Ecologically Important Areas				
PO1	Development protects the physical and ecological integrity and biodiversity of <i>ecologically important</i> <i>areas</i> through protection and retention of:- (a) existing terrestrial habitat areas; and (b) existing riparian, <i>waterway</i> and <i>wetland</i> habitat areas.	A01.1	<ul> <li>Ecologically important areas are retained in-situ and are conserved or rehabilitated to ensure their ongoing contribution to:- <ul> <li>(a) the natural resources and biological diversity of the Sunshine Coast; and</li> <li>(b) the achievement of the water quality objectives for the applicable natural water catchment<sup>3</sup>.</li> </ul> </li> <li>Development within an ecologically important area does not increase the dimensions of the existing level of intensity of the development.</li> </ul>	PO	The Ecological Assessment prepared by BAAM concludes that 'ecological important areas' would include all vegetation mapped as remnant vegetation on State mapping, confirmed Koala habitat areas, and the waterways present (refer <b>Attachment 8 – Ecological Assessment</b> ). Clearing of mapped 'native vegetation area' cannot practicably be avoided and therefore is addressed in PO3 below. The Ecological Assessment conducts a review of endangered, vulnerable and special least concern (EVSLC) wildlife for the site and confirms that the only potential species that requires assessment against the significant residual impact (SRI) criteria is the Koala. Whilst the site survey conducted by BAAM established that the site supports a large number of Koala habitat trees, it was also confirmed that no Koalas were observed during the field investigation and also that no evidence of Koala presence (scats, scratches) were recorded. The Ecological Assessment also confirms that a low number of Koala records (2 in total) have been

<sup>&</sup>lt;sup>3</sup> Editor's note—water quality objectives are prescribed in Schedule 1 of the Environmental Protection (Water) Policy 2009.

PO / AO / N/A recorded within five (5) kilometres of the site sin 1980. BAAM concluded that based on the data available and the site survey undertaken, it can reasonably concluded that Koala densities are very low at this location. It was noted that acces and movement opportunities for the species with the local landscape are severely restricted by th large expanse of pine plantation surrounding the site, as well as by the dense understory found across a major part of the site. Based on the assessment provided and the particular circumstances of the site, it was confirmed that the proposed extractive industry operation would not: <ul> <li>lead to a long-term decrease in the size</li> <li>reduce the extent of occurrence of the species; or</li></ul>	Performance Outcomes	Acceptable Outcomes	Compliance	Comments
a result of habitat isolation.	Performance Outcomes	Acceptable Outcomes         Image: Contract of the second	Compliance PO / AO / N/A	Comments recorded within five (5) kilometres of the site since 1980. BAAM concluded that based on the data available and the site survey undertaken, it can be reasonably concluded that Koala densities are very low at this location. It was noted that access and movement opportunities for the species within the local landscape are severely restricted by the large expanse of pine plantation surrounding the site, as well as by the dense understory found across a major part of the site. Based on the assessment provided and the particular circumstances of the site, it was confirmed that the proposed extractive industry operation would not:     lead to a long-term decrease in the size     of a local population of the species;     reduce the extent of occurrence of the     species; or     interfere with the recovery of the species     or cause disruption to ecologically     significant locations (breeding, feeding,     nesting, migration or resting sites) of the     species. The location of the site was also confirmed as not fragmenting an existing population or contributing towards genetically distinct populations forming as
				tragmenting an existing population or contributing towards genetically distinct populations forming as a result of habitat isolation.
determines that the proposed extractive industry operation will not lead to a SRI on EVSLC wildlif in particular the Koala.				I he Ecological Assessment conclusively determines that the proposed extractive industry operation will not lead to a SRI on EVSLC wildlife, in particular the Koala.

Performa	ance Outcomes	Accepta	ble Outcomes	Compliance	Comments
Manago	ment of Impacts on Ecologically Impo	tant Aroa			implement stormwater control measures including two sumps within the quarry pits and a sediment basin, to ensure any discharged water meets the relevant requirements of the Environmental Authority (EA) to be regulated by the Department of Environment and Heritage Protection (EHP).
PO2	<ul> <li><b>nent of impacts on Ecologically impor</b></li> <li>Development on or adjacent to land containing an ecologically important area is designed and constructed to:-</li> <li>(a) prevent any direct or indirect impacts on the ecologically important area;</li> <li>(b) enhance and restore the ecologically important area;</li> <li>(c) retain, enhance and restore known populations and supporting habitat of significant flora and fauna species; and</li> <li>(d) minimise the impacts of construction and ongoing use on native fauna.</li> </ul>	AO2.2	<ul> <li>Any building, structure or works is set back from a native vegetation area identified on a Biodiversity, Waterways and Wetlands Overlay Map, a minimum of:- <ul> <li>(a) 50 metres where the native vegetation area forms part of the protected estate (e.g. National Park or Conservation Park) or is Council Environmental Reserve; or</li> <li>(b) a distance equivalent to the height of the native vegetation area where not otherwise specified.</li> </ul> </li> <li>Note—a greater setback distance may be required where the native vegetation area is also identified as a waterway or wetland on a Biodiversity, Waterways and Wetlands Overlay Map. Setback requirements for waterways and wetlands are addressed in Performance Outcome PO9.</li> <li>Note—where land is subject to the Bushfire Hazard Overlay, a greater setback distance may be required in order to achieve compliance with the Bushfire hazard overlay code.</li> </ul>	PO	The Ecological Assessment concludes that 'ecological important areas' would include all vegetation mapped as remnant vegetation on State mapping, confirmed Koala habitat areas, and the waterways present (refer <b>Attachment 8</b> – <b>Ecological Assessment</b> ). Clearing of 'native vegetation area' cannot practicably be avoided, and therefore is addressed in response to PO3 of this Code, below. Koala habitat areas are not specifically mapped under the Planning Scheme, so it is expected these would be defined by the State's mapping. The Ecological Assessment determines that, due to the low densities of Koala in the area, and the limited access and movement opportunities to and on the site, the proposed development is not likely to have a noteable impact on the Koala. In regards to waterways, the operation will implement stormwater control measures including two sumps within the quarry pits and sediment basins, to ensure that any discharged water meets the relevant requirements of the EA, which will be regulated by EHP.
			minimises adverse impacts on ecologically important areas by:- (a) clustering lots and building		

Performance Outcomes	Acceptable Outcomes	Compliance PO / AO / N/A	Comments
	envelopes into o protecting habita areas so as ecological conn <i>vegetation</i> and	cleared areas and at in consolidated to maximise the ectivity of native minimise edge	
	<ul> <li>(b) aligning new pr such that they ecologically impo</li> <li>(c) ensuring that alt landforms, hydro</li> </ul>	operty boundaries do not traverse <i>intant areas</i> ; erations to natural plogy and drainage	
	patterns on the d not negatively <i>important areas;</i> (d) ensuring that habitat, includi	evelopment <i>site</i> do affect <i>ecologically</i> significant fauna ng nesting tree	
	hollows, groun breeding sites, ar feeding habitat, fauna feeding s and understorey their environment	Id nesting and nd significant fauna including individual ites, trees, shrubs , are protected in tal context;	
	(e) incorporating me or minimise disru wildlife and their for their safe mov	easures that avoid ption to threatened habitat and allow vement through the	
	(f) implementing effore anticipate and p or predation of domestic and per night curfews and	ective measures to revent disturbance native fauna from st species, such as	
	<ul> <li>(g) implementing effective anticipate and provide anticipate anticipate and provide anticipate antinterval anticipate anticipate anticipate anticipate anticipa</li></ul>	ective measures to revent the entry or ants in <i>ecologically</i> and tial changes in fire	

Performance Outcomes	Accepta	able Outcomes	Compliance	Comments
	AO2.3	regimes and the need for fire breaks in areas outside building envelopes. <i>Infrastructure</i> , including roads, driveways, fences, dams, sewer lines, fire breaks, stormwater treatment devices and the like does not traverse <i>ecologically</i> <i>important areas</i> . Note—as far as reasonably practicable, <i>infrastructure</i> and services should be co- located and situated in existing cleared areas.	PO / AO / N/A	
PO3       Where the clearing of na         vegetation cannot practicably avoided, development:-       (a) minimises adverse impacts ecological values to the greatest ecological values to the greatest extent practicable; and         (b)       provides a biodiversity offset the area that is adverted by the development that:-         (i)       results in at environmental betwithin a short timeframe.         (ii)       is located on development site, and site that has a nexus the development site and site that has a nexus the development site and the development s	tive AO3 be on test for sely eent net net net the ther with or a a; by eent soing d	<ul> <li>Where the clearing of native vegetation cannot practicably be avoided, the development:-         <ul> <li>(a) limits the loss of native vegetation to the smallest possible area;</li> <li>(b) incorporates siting and design measures to protect and retain ecological values and underlying ecosystem processes within or adjacent to the development <i>site</i>, to the greatest extent practicable; and</li> <li>(c) provides a biodiversity offset in accordance with:-</li></ul></li></ul>	PO	A portion of the site is mapped as containing 'native vegetation area' (refer Figure 5 - Biodiversity, Waterways and Wetlands Overlay Map). The remaining vegetation on the site is proposed to be progressively cleared to align with sequential extraction. A number of stormwater control measures will be implemented to minimise potential for adverse impacts on the waterway and associated vegetation adjacent to the site to the south. The operation will include sediment basins and other operational measures, to ensure that any discharged water meets the relevant requirements of the EA. In addition, potential noise and dust emissions from the site will be managed in accordance with the EMP, which will assist to minimise adverse impacts on ecological values external to the site. It is understood that 'native vegetation area' mapping is based on remnant vegetation mapping provided by the State government. As the site is located within a State forest, any clearing of

Performa	ance Outcomes	Accepta	ble Outcomes	Compliance	Comments
	commercial gain.		commencement of the planning scheme in which matters related to <i>vegetation</i> retention and protection have already been addressed.	PO / AO / N/A	remnant vegetation is exempt under the VM Act, as detailed in section 6.1.3 of the Planning Assessment Report. Under the Offsets Policy, a local government cannot impose an offset for 'essentially the same matter' as a MSES, regardless of whether or not offsets for the MSES are imposed at the State level.
PO4	Effective measures are implemented during the construction and operation of developments on or adjacent to land containing an <i>ecologically</i> <i>important area</i> , to protect fauna that is sensitive to disturbance from noise, vibration, dust or light.	AO4.1	Any noise, vibration or dust generated during the construction and operational phases of development is managed to ensure it does not have an adverse impact on fauna within an <i>ecologically</i> <i>important area</i> .	AO	Potential noise, vibration and dust emissions from the site will be managed in accordance with the EMP, which will assist to minimise adverse impacts on ecological values external to the site.
		AO4.2	Lighting associated with development:- (a) does not contribute to an unacceptable level of illuminance (greater than 1 lux) for light- sensitive species within or at the boundary of an <i>ecologically</i> <i>important area</i> ; and (b) does not contribute to an unacceptable level of illuminance on landward horizons along coastal areas and known sea turtle nesting beaches.	AO	Significant lighting is not expected to be required, as the hours of operation will be limited to the daylight hours of 6am to 6pm.
Koala Co	onservation				
PO5	Development in koala habitat areas protects and provides for a net gain in mature and actively regenerating koala habitat.	AO5	Development avoids clearing non- juvenile koala habitat trees.	PO	<ul> <li>Whilst the site survey conducted by BAAM</li> <li>established that the site supports a large number</li> <li>of Koala habitat trees, it was also confirmed that</li> <li>no Koalas were observed during the field</li> <li>investigation and also that no evidence of Koala</li> <li>presence (scats, scratches) were recorded.</li> <li>The Ecological Assessment also confirms that a</li> <li>low number of Koala records (2 in total) have been</li> <li>recorded within five (5) kilometres of the site since</li> </ul>

Performance Outcomes	Acceptable Outcomes	Compliance PO / AO / N/A	Comments
			1980. BAAM concluded that based on the data available and the site survey undertaken, it can be reasonably concluded that Koala densities are very low at this location. It was noted that access and movement opportunities for the species within the local landscape are severely restricted by the large expanse of pine plantation surrounding the site, as well as by the dense understory found across a major part of the site.
			Due to the lack of koala occurrence on the site, it is considered that the site does not comprise 'koala habitat area'.
			<ul> <li>Furthermore, based on the assessment provided and the particular circumstances of the site, it was confirmed that the proposed extractive industry operation would not: <ul> <li>lead to a long-term decrease in the size of a local population of the species;</li> <li>reduce the extent of occurrence of the species; or</li> <li>interfere with the recovery of the species or cause disruption to ecologically significant locations (breeding, feeding, nesting, migration or resting sites) of the species.</li> </ul> </li> </ul>
			The location of the site was also confirmed as not fragmenting an existing population or contributing towards genetically distinct populations forming as a result of habitat isolation.
			The Ecological Assessment conclusively determines that the proposed extractive industry operation will not lead to a notable impact on the Koala.

Perform	ance Outcomes	Acceptal	ble Outcomes	Compliance PO / AO / N/A	Comments
PO6	Development in koala habitat areas provides for safe and appropriate koala movement and mitigates any potential threats or risks to koalas.	AO6.1	Development provides safe koala movement opportunities as appropriate to the development type, and the potential for habitat connectivity on the <i>site</i> , in accordance with the criteria for determining habitat connectivity for koala movement set out in the <b>Planning</b> scheme policy for the biodiversity, waterways and wetlands overlay code.	N/A	Refer to PO5 response above.
		AO6.2	Development design complies with the Koala Sensitive Design Guideline: A guide to koala sensitive design measures for planning and development activities, Queensland Government (Department of Environment and Heritage) 2012.		
		AO6.3 AO6.4	<ul> <li>Development provides that during construction phases:- <ul> <li>(a) measures are incorporated into construction practices to not increase the risk of death or injury to koalas;</li> <li>(b) native <i>vegetation</i> that is cleared in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated; and</li> <li>(c) public accessways are located and designed to avoid disturbance of koala habitat through measures such as exclusion fencing and devices, signage and designated access points.</li> </ul> </li> </ul>		
			that provide food, shelter and movement		

Performa	ance Outcomes	Accepta	Acceptable Outcomes		Comments
			opportunities for koalas, consistent with the site layout and development design.		
Linking	of Ecologically Important Areas throug	h Ecolog	ical Linkages		
Linking ( PO7	<ul> <li>bf Ecologically Important Areas throug Ecological linkages are protected and enhanced and have dimensions and characteristics that:- <ul> <li>(a) effectively link ecologically important areas on and/or adjacent to the site; and</li> <li>(b) facilitate unimpeded, safe and effective movement of terrestrial and aquatic fauna traversing the corridor or accessing and/or using the site as habitat.</li> </ul></li></ul>	<u>h Ecolog.</u> AO7.1 AO7.2	<ul> <li>ical Linkages</li> <li>Where located in an ecological linkage, as identified on Strategic Framework Map SFM5 (Natural Environment Elements), or a local ecological linkage as identified on a local plan elements figure, development is sited and designed to maximise the ecological connectivity of <i>vegetation</i> within the <i>site</i> and to adjacent <i>sites</i>.</li> <li>Where located within an ecological linkage, as identified on Strategic Framework Map SFM5 (Natural Environment Elements) or a local ecological linkage, as identified on Strategic Framework Map SFM5 (Natural Environment Elements) or a local ecological linkage, as identified on a local plan elements figure, development provides for native <i>vegetation</i> to be retained, regenerated, and rehabilitated in such a way as to:-</li> <li>(a) ensure protection of wildlife refuges;</li> <li>(b) maintain <i>vegetation</i> in patches of the greatest possible size and with the smallest possible edge-to-area ratio;</li> <li>(c) maximise the ecological connectivity of <i>vegetation</i> located on the subject <i>site</i> and on adjacent properties; and</li> <li>(d) facilitate the dispersal or movement of native wildlife known to occur in</li> </ul>	N/A	
			Development provides for unimpeded movement of fauna within an ecological		

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance	Comments
			<ul> <li>linkage, or local ecological linkage, to be facilitated by:-</li> <li>(a) ensuring that development, both during construction and operation, does not create physical barriers and safety hazards (such as roads, pedestrian access and in-stream structures) to the movement of fauna along or within the ecological linkage;</li> <li>(b) providing wildlife movement <i>infrastructure</i> where necessary and directing fauna to locations where wildlife movement <i>infrastructure</i> has been provided to enable fauna to safely negotiate a development area;</li> <li>(c) separating fauna from potential hazards (e.g. through fauna exclusion and directional fencing and fauna overpasses and underpasses); and</li> <li>(d) providing mitigating measures such as traffic calming devices, signage and lighting</li> </ul>		
Rehabili	tation of Ecologically Important Areas				
PO8	Development provides for ecologically important areas to be restored and enhanced so as to contribute towards a functional and connected network of viable habitat areas.	AO8.1 AO8.2	Development provides for cleared, degraded or disturbed <i>ecologically</i> <i>important areas</i> to be rehabilitated or allowed to regenerate naturally. Development provides for locally native plant species to be predominantly used in the revegetation and landscape plasting	AO	The extraction of material will be carried out in a sequential and logical manner to promote progressive rehabilitation, where practicable. As the quarry benches reach their final form, they will be shaped, stabilised and where necessary, supplementary planting substrates may be used over selected rock faces to assist in retaining soils and precipitation. It is understood that the logg
		A08.3	on the site. Development provides for revegetation	AO	term use of the site and surrounding land is intended to remain part of the forestry operations. The end use of the site will need to be determined

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance	Comments
			and landscape planting that does not use declared or environmental weeds as specified in the <b>Planning scheme policy</b> <b>for development works.</b> Editor's note— <b>Section 9.4.2 (Landscape</b> <b>code)</b> sets out requirements for revegetation and habitat restoration works.	PO / AO / N/A	by the State when the termination of the lease period is known.
Buffers	to Natural Waterways and Wetlands				
PO9	<ul> <li>Development provides and maintains adequate vegetated <i>buffers</i> and setbacks to protect and enhance the environmental values<sup>4</sup> and integrity of natural <i>waterways</i> and <i>wetlands</i>, having particular regard to:- <ul> <li>(a) fauna habitats;</li> <li>(b) wildlife corridors and connectivity;</li> <li>(c) adjacent land use impacts;</li> <li>(d) stream integrity;</li> <li>(e) water quality;</li> <li>(f) sediment trapping;</li> <li>(g) resilience to flood and storm tide inundation events and consequent erosion, including the safety of people and risk of damage to property on the site;</li> <li>(h) overland and groundwater flows; and</li> <li>(i) recreational amenity.</li> </ul> </li> </ul>	AO9.1 AO9.2	<ul> <li>Development and the clearing of native vegetation do not occur within:-</li> <li>(a) a riparian protection area, as identified on a Biodiversity, Waterways and Wetlands Overlay Map; or</li> <li>(b) 10 metres of each high bank of a waterway identified on a Biodiversity, Waterways and Wetlands Overlay Map otherwise.</li> <li>Development provides for the rehabilitation of land within:-</li> <li>(a) a riparian protection area, as identified on a Biodiversity, Waterways and Wetlands Overlay Map; or</li> <li>(b) 10 metres of each high bank of a materway identified on a Biodiversity, Waterways and Wetlands Overlay Map; or</li> <li>(b) 10 metres of each high bank of a materway identified on a Biodiversity, Waterways and Wetlands Overlay Map; or</li> </ul>	PO	Adjacent land to the south of the site is mapped as comprising a wetland and a waterway. The access track along the southern border of the site is to be retained, which is a setback of approximately 10 metres (minimum). Environmental values will further be protected through implementation of water control measures including controlled water discharges that will be required to adhere to the water quality limits expected to be set by the EA and regulated by EHP.
Manage	ment of Public Access and Edge Effec	ts			
PO10	Development on land adjacent to a <i>waterway</i> or <i>wetland</i> maintains an appropriate extent of public access to <i>waterways</i> and <i>wetlands</i> and minimises edge effects.	AO10	Development adjacent to a <i>waterway</i> or <i>wetland</i> provides that:- (a) no new lots directly back onto the riparian area; and (b) new public roads are located	N/A	

<sup>&</sup>lt;sup>4</sup> Editor's note—environmental values of waters are prescribed in Schedule 1 of the Environmental Protection (Water) Policy 2009.

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
			between the riparian <i>buffer</i> and the proposed development areas.		
Hydrolog	gic Regimes				
PO11	Development ensures that the natural surface water and groundwater hydrologic regimes of <i>waterways</i> , <i>wetlands</i> and associated <i>buffers</i> are maintained to the greatest extent possible.	A011	<ul> <li>Development does not change the natural surface water or groundwater hydrologic regime of a <i>waterway</i> or <i>wetland</i>, including through channelisation, redirection or interruption of flow.</li> <li>OR</li> <li>Where development changes the natural surface water or hydrologic regime of a <i>waterway</i> or <i>wetland</i>, the extent of change is minimised to ensure that the <i>waterway</i> or <i>wetland</i>, the extent of change is no change to the reference duration high flow and low flow duration frequency curves, low flow spells frequency curve and mean annual flow to and from the <i>waterway</i> or <i>wetland</i>;</li> <li>(b) stream flows into the <i>waterway</i> or <i>wetland</i>;</li> <li>(c) where development would increase the velocity or volume of stormwater flows into the <i>waterway</i> or <i>wetland</i>, the collection and reuse of stormwater occurs in accordance with (a) and (b) above;</li> <li>(d) development avoids groundwater abstraction;</li> </ul>	AO	A number of stormwater control measures will be implemented to minimise potential for adverse impacts on the mapped wetland/waterway to the site to the south. The operation will include sediment basins, and any water discharged from the site will be controlled to ensure water quality meets the relevant limits as set by the EA. We note that the mapped 'Stream order 1-2' on the site has been confirmed with DNRM to represent a 'drainage feature' under the <i>Water Act 2000</i> .
			(e) development maintains		

Perform	ance Outcomes	Acceptable	e Outcomes	Compliance PO / AO / N/A	Comments
		(1	groundwater recharge and discharge processes; and (f) development does not result in the ingress of saline water into freshwater aquifers.		
Ground	water and Surface Water Quality				
P012	Development maintains or enhances the quality of groundwater and surface water within or downstream of the <i>site</i> .	A012 D 0 (( ( ( ( ( ( ( ( (	<ul> <li>Development maintains the water quality of onsite and adjacent <i>waterways</i> and <i>wetlands</i> by:-</li> <li>(a) avoiding or minimising and mitigating the release of contaminated water and wastewater by treating the contaminated water or wastewater to achieve all relevant water quality objectives<sup>5</sup> prior to discharge into receiving waters on site or prior to discharge from the <i>site</i>;</li> <li>(b) avoiding the increased conveyance of stormwater and sediment to adjacent <i>waterways</i> and <i>wetlands</i>;</li> <li>(c) establishing appropriate vegetation <i>buffers</i> and setbacks from a <i>waterway</i> or <i>wetland</i> in accordance with the other relevant acceptable outcomes of this code; and</li> <li>(d) avoiding the disturbance of potential or actual <i>acid sulfate soils</i>.</li> </ul>	AO	A number of stormwater control measures will be implemented to minimise potential for adverse impacts on the mapped wetland/waterway to the site to the south. The operation will include sediment basins and any water discharged from the site will be controlled to ensure water quality meets the relevant limits expected to be set by the EA.

<sup>&</sup>lt;sup>5</sup> Editor's note—water quality objectives are prescribed in Schedule 1 of the Environmental Protection (Water) Policy 2009.

## 8.2.4 Bushfire hazard overlay code<sup>67</sup>

### 8.2.4.1 Application

This code applies to self assessable and assessable development:-

- (a) subject to the bushfire hazard overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in Part 5 (Tables of assessment).

Note—the Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. Designated bushfire areas for the purposes of the *Building Regulation 2006* (section 12) and the BCA are identified as medium or high bushfire hazard areas or bushfire hazard area buffers on the Bushfire Hazard Overlay Maps in **Schedule 2 (Mapping)**.

### 8.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.
- (2) The purpose of the Bushfire hazard overlay code will be achieved through the following overall outcomes:-
  - (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
  - (b) the risk to people, property and the natural environment from bushfire hazard is minimised;
  - (c) wherever practicable, community *infrastructure* essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;
  - (d) development does not result in a material increase in the extent or severity of bushfire hazard;
  - (e) the loss of vegetation through inappropriately located development is minimised; and
  - (f) development is sited and designed to assist emergency services in responding to any bushfire threat.

<sup>&</sup>lt;sup>6</sup> Editor's note—the following elements referred to in this code are shown on the Bushfire Hazard Overlay Maps in Schedule 2 (Mapping):-

<sup>(</sup>a) medium and high bushfire hazard areas; and

<sup>(</sup>b) bushfire hazard area buffers.

<sup>&</sup>lt;sup>7</sup> Editor's note—the **Planning scheme policy for the bushfire hazard overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a bushfire hazard assessment and management plan.

## 8.2.4.3 Assessment criteria

Performa	ince Outcomes	Acceptat	ole Outcomes	Compliance PO / AO / N/A	Comments
Bushfire	Hazard Assessment and Managemen	t			
P01	<ul> <li>Bushfire mitigation measures are adequate for the potential bushfire hazard level of the <i>site</i>, having regard to the following:- <ol> <li>vegetation type;</li> <li>slope;</li> <li>aspect;</li> <li>on-site and off-site bushfire hazard implications of the particular development;</li> <li>bushfire history;</li> <li>conservation values of the <i>site</i>; and</li> <li>ongoing maintenance.</li> </ol> </li> <li>Note—where a bushfire hazard assessment and management plan has previously been approved for development proposed on the <i>site</i> (e.g. as part of a prior approval), design of the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome.</li> </ul>	A01.1 A01.2	The level of bushfire hazard shown on a Bushfire Hazard Overlay Map is confirmed through the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the <b>Planning scheme</b> <b>policy for the bushfire hazard overlay</b> <b>code</b> . Development is located, designed and operated in accordance with a <i>Council</i> - approved bushfire hazard assessment and management plan, prepared in accordance with the <b>Planning scheme</b> <b>policy for the bushfire hazard overlay</b> <b>code</b> .	AO	Land and Environment Consultants (LEC) were commissioned to prepare a Bushfire Hazard Assessment and Management Plan (BMP) to address the medium bushfire hazard overlay mapping over the site (refer Attachment 9 – Bushfire Management Plan). The BMP confirms that buildings can be located so as to achieve the required bushfire attack level (BAL) which the development of setbacks to be maintained as asset protection zones.
Impact o	f Bushfire Mitigation Measures on Ec	ologically	Important Areas		
PO2	Bushfire mitigation measures do not adversely impact on:- (1) biodiversity values and functionality; and (2) the long-term physical integrity of <i>waterways</i> , <i>wetlands</i> and native	A02	No acceptable outcome provided.	PO	Bushfire mitigation works will be within the proposed disturbance footprint and will not constitute any additional impact on ecological important areas. Clearing of regulated vegetation is exempt within a State forest under the <i>Vegetation Management Act 1999.</i>

## Table 8.2.4.3.2 Criteria for assessable development

Performance Outcomes		Acceptable Outcomes		Compliance	Comments
	vegetation areas			I O I AO I NA	
Safetv of	People and Property	I			
PO3	Development maintains the safety of people and property from the adverse impacts of bushfire.	AO3	Development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot, is not located or intensified within a confirmed medium or high bushfire hazard area. This includes, but is not limited to, the following uses:- (1) child care centre; (2) community care centre; (3) community residence; (4) community use; (5) educational establishment; (6) emergency services; (7) hospital; (8) indoor sport and recreation; (9) nature-based tourism; (10) outdoor sport and recreation; (11) relocatable home park; (12) resort complex; (13) short-term accommodation; (14) residential care facility; (15) retirement facility; (16) short-term accommodation; (17) tourist attraction; and (18) tourist park. Note—the level of bushfire hazard shown on a Bushfire Hazard Overlay Map is to be confirmed through the preparation of a site- specific bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for the bushfire hazard overlay code.	PO	The proposed development does not involve any of the susceptible uses listed under AO3, and the BMP has been prepared to maintain the safety of people and assets from bushfire risk.
	Essential community infrastructure is	A04	Development involving essential	N/A	The proposed development does not involve
104	able to function effectively during and	704	community infrastructure is not located	IV/A	essential community infrastructure.

Performa	ance Outcomes	Acceptable Outcomes		Compliance	Comments
	immediately after bushfire events.		within a confirmed medium or high bushfire hazard area. <b>OR</b> Where located in a confirmed medium or high bushfire hazard area, development involving essential community infrastructure is designed to function effectively during and immediately after bushfire events in accordance with a Bushfire Hazard Assessment and Management Plan prepared in accordance with the Planning scheme policy for the bushfire hazard overlay code		
Hazardo	us Materials	1			
PO5	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO5	Development involving the manufacture or storage of hazardous materials in bulk is not located within a confirmed medium or high bushfire hazard area.	PO	A minimum setback of 50 metres will be established around the proposed diesel storage transtank to ensure separation from the surrounding vegetation.
Access a	and Evacuation Routes				
PO6	<ul> <li>Where development involves provision of a new public or private road, the layout, design and construction of the road:-</li> <li>(1) allows easy and safe movement away from any encroaching fire;</li> <li>(2) allows easy and safe access for fire fighting and other emergency vehicles; and</li> <li>(3) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a</li> </ul>	AO6.1 AO6.2	The road layout provides for "through roads" and avoids cul-de-sac and "dead end roads" (except where a perimeter road isolates the development from hazardous <i>vegetation</i> or the culs-de-sac are provided with an alternative access linking the cul-de-sac to other through roads). Roads have a maximum gradient of 12.5%.	AO	The proposed development does not involve the development of a new public road. The access/haul road into the site from Beerburrum Woodford Road is designed for heavy vehicles and machinery and will provide adequate access for fire-fighting and other emergency vehicles and an escape route for occupants of the site. A 'C class' forestry road to the south of the site provides alternative access/egress to the site from Beerburrum.

Performa	ance Outcomes	Acceptable Outcomes		Compliance	Comments
	fire.			FOT ACT NA	The proposed development will continue to maintain the 'D-Class cpt bdy' forestry road around the perimeter of the site.
Fire Brea	king Trails				
P07	<ul> <li>Fire breaking trails are located, designed and constructed to mitigate against bushfire hazard by:-</li> <li>(a) ensuring adequate access for fire fighting and other emergency vehicles;</li> <li>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including an alternative safe access routes should access in one direction be blocked in the event of fire; and</li> <li>(c) providing for the separation of developed areas and adjacent bushland.</li> </ul>	A07	<ul> <li>Where development involves the creation of a new road, fire breaking trails are provided between the development <i>site</i> and hazardous <i>vegetation</i>. Such fire breaking trails:- <ul> <li>(a) are located along and within a cleared road reserve having a minimum width of 20 metres; and</li> <li>(b) have a maximum gradient of 12.5%.</li> </ul> </li> <li>OR <ul> <li>Where development does not involve the creation of a new road, fire breaking trails are provided between the development <i>site</i> and hazardous <i>vegetation</i>. Such fire breaking trails:- <ul> <li>(a) have a cleared minimum width of 6 metres;</li> <li>(b) have a maximum gradient of 12.5%;</li> <li>(c) provide continuous access for fire fighting vehicles;</li> <li>(d) allow for vehicle access every 200 metres; and</li> <li>(f) are located within an access easement that is granted in favour of <i>Council</i> and Queensland Fire and Rescue Service.</li> </ul> </li> </ul></li></ul>	AO	The proposed development does not involve the creation of a new public road. Firebreaks of approximately 10 metres (minimum) will be provided between all buildings/structures and the perimeter of the site which will accommodate firefighting vehicles if required. Setbacks between buildings and the pine plantation will be maintained in accordance with the BAL assessment results, being 18m to the north, 16m to the west and 22m to the east.
Lot Layo	ut				
PO8	The lot layout of development is designed to:-	AO8.1	Residential lots are designed so that their size and shape allow for efficient	N/A	

Performa	ince Outcomes	Accepta	ble Outcomes	Compliance	Comments
	<ol> <li>mitigate any potential bushfire hazard; and</li> <li>provide safe building sites.</li> </ol>		emergency access to buildings and for fire fighting vehicles (e.g. by avoiding battle-axe/hatchet lots and long narrow lots with long access drives to buildings).	P07407N/A	
		A08.2	<ul> <li>Residential lots are designed so that their size and shape ensure buildings and structures:- <ol> <li>are sited in locations of lowest hazard within the lot;</li> <li>achieve setbacks from hazardous vegetation of 1.5 times the height of the predominant mature tree canopy or 10 metres, whichever is greater;</li> <li>achieve a setback of 10 metres from any retained vegetation; and</li> <li>are sited so that elements of the development least susceptible to fire are sited closest to the fire hazard.</li> </ol> </li> </ul>		
Water Su	pply for Fire Fighting Purposes				
PO9	Development provides an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	AO9.1	Premises are connected to a reticulated water supply with a minimum pressure and flow of 10 litres a second at 200kPa at all times. <b>OR</b> Where there is no reticulated water supply:- (1) the premises has a minimum water supply capacity of 5,000 litres dedicated for fire fighting purposes; and	AO	There will be a sump in the base of the quarry pits as well as sediment basins and water storage on the site. This infrastructure will capture surface water runoff and provide fire-fighter water supply. In addition to the on-site fire-fighter water supply, there are three HQPlantations water points adjacent to the site which are available to the proposed development for fire management purposes. The operation will include a water truck when required fitted with equipment to access fire-

Performance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
	A09.2	<ul> <li>(2) the water supply dedicated to fire fighting purposes is sourced from:- <ul> <li>(i) a separate tank;</li> <li>(ii) a reserve section in the bottom part of the main water supply tank;</li> <li>(iii) a swimming pool installed immediately upon construction of the development; or</li> <li>(iv) a permanent dam.</li> </ul> Note—due consideration should be given to the location of the water storage in relation to the most likely fire fronts on the <i>site</i>, as well as to the resistance of the water storage to the effects of radiant heat and direct flame. The water supply outlet for fire fighting purposes is:- <ul> <li>(1) located remote from any potential fire hazards, such as venting gas bottles;</li> </ul></li></ul>	PO / AO / N/A	fighter water from the site and the HQPlantations water points. Vehicle access to the sediment basin and water storage will be maintained in accordance with the recommendations of the BMP (refer Attachment 9 – Bushfire Management Plan).
		<ul> <li>(2) provided with a pipe 50mm in diameter and fitted with a 50mm female camlock (standard rural fire brigade fitting); and</li> <li>(3) provided with a hardstand area within 6 metres of the outlet for fire vehicles.</li> </ul>	40	
	AO9.3	The pumps that pressurise water output from the tank, swimming pool or drain are able to be operated without reticulated power.	AU	
	AO9.4	Fire hydrants along perimeter roads adjacent to National Parks and other conservation reserves are located not	N/A	

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
			more than 100 metres apart.		
Landsca	pe Works in Bushfire Hazard Areas ar	nd Bushfir	e Hazard Area Buffers		
PO10	Development ensures that landscape	AO10.1	Development provides for road verges	N/A	
	treatment and species selection does		and/or nature strips to be landscaped so		
	not exacerbate potential bushfire		as to form a swale drain for stormwater		
	hazard.		run-off with:-		
			(1) low form, non-fire promoting		
			native vegetation; or		
			(2) low form and sparsely planted vegetation.		
			Note—the <b>Planning scheme policy for</b> <b>development works</b> provides guidance on selection of non-fire promoting <i>vegetation</i> species.		
		AO10.2	Development incorporates low form, non- fire promoting native <i>vegetation</i> on areas of the <i>site</i> that are adjacent to or abutting bushland.		

## 8.2.6 Extractive resources overlay code<sup>8 9 10</sup>

### 8.2.6.1 Application

This code applies to assessable development:-

- (a) subject to the extractive resources overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Extractive resources overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.6.2 Purpose and overall outcomes

- (1) The purpose of the Extractive resources overlay code is to protect extractive resource areas and *transport routes*, and minimise the potential for land use conflicts between *extractive industry* operations and other activities.
- (2) The purpose of the Extractive resources overlay code will be achieved through the following overall outcomes:-
  - (a) development occurring within, adjacent or proximate to an extractive resource area does not adversely affect or impair the ability of existing or future extractive industries to viably win the resource; and
  - (b) development occurring within or adjacent to a *transport route* for *extractive resources* does not constrain or otherwise conflict with the ongoing safe and efficient transportation of the *extractive resource*.

<sup>&</sup>lt;sup>8</sup> Editor's note—the following elements referred to in this code are shown on the Extractive Resources Overlay Maps in Schedule 2 (Mapping):-

<sup>(</sup>a) State key resource areas - resource/processing areas;

<sup>(</sup>b) State key resource areas - separation areas;

<sup>(</sup>c) local resource/processing areas;

<sup>(</sup>d) local separation areas; and

<sup>(</sup>e) designated *transport routes* and separation areas.

<sup>&</sup>lt;sup>9</sup> Editor's note—the Extractive Resource Area Overlay Maps also show mining lease areas located within the planning scheme area. Mining lease areas are shown for information purposes only with mining operations in these areas regulated under the *Mineral Resources Act 1989*.

<sup>&</sup>lt;sup>10</sup> Editor's note—the **Planning scheme policy for the extractive resources overlay code** provides advice and guidance for achieving certain outcomes in this code, including guidance for the preparation of an extractive industry impact assessment report.

# 8.2.6.3 Assessment criteria

## Table 8.2.6.3.1 Criteria for assessable development

Performance Outcomes		Acceptable Outcomes		Compliance	Comments
Develop	ment Within Decourses/Dressesing A			PO / AO / N/A	
Develop	nent within Resource/Processing Al	reas			
PO1	Development within the resource/processing area of a State key resource area or local resource area does not constrain, prevent or otherwise interfere with the current or future viability of the winning or processing of <i>extractive resources</i> .	AO1.1	<ul> <li>Development within the resource/processing area of an identified key resource area is limited to:-</li> <li>(1) extractive industry uses;</li> <li>(2) uses that are directly associated with an extractive industry; or</li> <li>(3) temporary or non-intensive uses that are compatible with future extractive industry operations.</li> </ul>	AO	The proposed development includes an extractive industry extension and a caretaker's accommodation which will provide accommodation for the caretaker, and as such will be directly associated with the extractive industry use.
		AO1.2	Development within the resource/processing area of an identified local resource area is limited to those uses that will not limit or constrain the existing or future viability of the winning and processing of the resource.	N/A	The proposed extension to the operation, including the caretaker's accommodation is for an extractive industry use.
Developr	ment Within Extractive Resource Sep	paration A	reas		
PO2	Development does not materially increase the number of people living in the extractive resource separation area.	AO2.1	Development does not result in an increase in the scale or density of residential uses within an extractive resource separation area.	N/A	The proposed extension to the operation does not involve any buildings in the extractive resource separation area.
		AO2.2	<ul> <li>Reconfiguring a lot within an extractive resource separation area:-</li> <li>(1) does not result in the creation of additional lots used or capable of being used for residential purposes; and</li> <li>(2) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house</li> </ul>	N/A	

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
			sites and the resource processing area.		
PO3	Development minimises the potential adverse impacts (e.g. noise, dust, vibration and blasting) from existing or future <i>extractive</i> <i>industry</i> operations upon people working or congregating within the extractive resource separation	AO3	Development does not result in an increase in the number of people working or congregating in the extractive resource separation area.	N/A	The proposed extension to the operation does not involve any buildings in the extractive resource separation area.
	area.		Development within the extractive resource separation area is compatible with the potential adverse effects arising from existing or future <i>extractive industry</i> operations.	N/A	
			OR		
			Development within the extractive resource separation area incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future <i>extractive industry</i> operations to acceptable levels.	N/A	
			OR		
			Development within the extractive resource separation area operates outside the normal hours of operation for existing or future <i>extractive industry</i> activities.	N/A	
PO4	<i>Extractive industry</i> development maintains the function and integrity of the extractive resource separation area as an efficient and effective buffer between extractive/processing operations	AO4	Extractive industry development does not occur within the extractive resource separation area.	AO	The proposed extension is located within the mapped Resource/Processing Area (refer Figure 6 – Extractive Resources Overlay Map).

Performa	nce Outcomes	Acceptable Outcomes		Compliance PO / AO / N/A	Comments
	and incompatible uses beyond the separation area.		Where <i>extractive industry</i> development occurs within the extractive resource separation area, the <i>extractive industry</i> does not impact on <i>sensitive receptors</i> located either within or outside of the extractive resource separation area.	N/A	
Developr	nent Within Transport Route Separa	tion Areas	•		
PO5	Development does not materially increase the number of people living in an identified transport route separation area.	AO5.1	Development does not result in an increase in the scale or density of residential uses within a transport route separation area.	N/A	
		A03.2	<ul> <li>Reconfiguring a lot within a transport route separation area:-</li> <li>(1) does not result in the creation of additional lots used or capable of being used for residential purposes; and</li> <li>(2) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available building sites and the <i>transport route</i>.</li> </ul>	N/A	
PO6	Development involving a sensitive land use within an identified transport route separation area maintains an acceptable level of amenity.	AO6	<ul> <li>Development involving a sensitive land use within a transport separation area ensures an acceptable level of amenity by:-</li> <li>(a) maintaining adequate separation distances; and</li> <li>(b) incorporating mitigation measures such as landscape buffer strips, mounding and screening.</li> </ul>	N/A	
PO7	Development does not adversely affect the safe and efficient movement and operation of vehicles transporting extractive	A07	Development ensures that the number of properties with access points to an identified <i>transport route</i> is not increased.	N/A	

Performance Outcomes	Acceptable Outcomes	Compliance PO / AO / N/A	Comments
materials along an identified transport route.	OR Development provides access points that are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials along a <i>transport route</i> .	N/A	

## 8.2.8 Height of buildings and structures overlay code<sup>11</sup>

### 8.2.8.1 Application

This code applies to assessable development:-

- (a) subject to the height of buildings and structures overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Height of buildings and structures overlay code by the tables of assessment in Part 5 (Tables of assessment).

### 8.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Height of buildings and structures overlay code is to protect the distinctive character and amenity of the Sunshine Coast as a place with a predominantly low to medium-rise built form.
- (2) The purpose of the Height of buildings and structures overlay code will be achieved through the following overall outcomes:-
  - (a) development contributes to the retention of the preferred built form character for the Sunshine Coast, and the local plan area in which it occurs;
  - (b) the height of buildings and structures is consistent with the reasonable expectations of the local community; and
  - (c) development does not result in a significant loss of amenity for surrounding development, having regard to:-
    - (i) the extent and duration of any overshadowing;
    - (ii) privacy and overlooking impacts;
    - (iii) impacts upon views;
    - (iv) building character and appearance; and
    - (v) building massing and scale relative to its surroundings.

<sup>&</sup>lt;sup>11</sup> Editor's note—the Height of Buildings and Structures Overlay Maps in Schedule 2 (Mapping) show the maximum height for development on a particular site.
### 8.2.8.3 Assessment criteria

# Table 8.2.8.3.1 Criteria for assessable development

Performance Outcomes	Acce	otable Outcomes	Compliance	Comments
Merrimum Height of Puildinge and Structure			PO / AO / N/A	
Maximum Height of Buildings and Structure				
Maximum Height of Buildings and Structure does not exceed the maximum height specified on a Height of Buildings and Structures Overlay Map, except where:- (1) for one of the following:- (a) a structure for an <i>extractive industry</i> or <i>rural industry</i> in the Rural zone;           (b) a structure for an industrial use in the:- (A) Medium impact industry zone; or (B) High impact industry zone;           (c) a structure for a sport and recreation use in the:- (A) Sport and recreation zone; or (B) Open space zone;           (d) a structure for a <i>telecommunications</i> <i>facility</i> in the:- (A) Rural zone; (B) Principal centre zone;	AO1	No acceptable outcome provided.	PO	The proposed caretaker's accommodation, site office and other ancillary facilities to the proposed quarry extension will not exceed 8.5 metres, being the maximum height specified on the Height of Buildings and Structures Overlay Map. Otherwise, structures will be established for the extractive industry use and therefore not applicable.
(C) iviajor centre				

Performa	ance Outcomes	Acceptable Outcomes	Compliance	Comments
	(D) District centre		FUTAUTNA	
	zone;			
	(E) Specialised			
	centre zone;			
	(F) Low impact			
	industry zone;			
	(G) Medium impact			
	industry zone; or			
	(H) High impact			
	industry zone; or			
	(e) a structure for a			
	tourist attraction in			
	Dregingt TOUL 2			
	(Aussia World): and			
	(Aussie Wolid), and (2) not adversely impacting			
	(2) Hot adversely impacting			
	local area or resulting in a			
	significant loss of amenity			
	for surrounding			
	development.			
	Note—a lower height limit may be			
	specified in a local plan code or use			
	code for certain parts of a site (e.g.			
	buildings may be required to be stepped			
	along site frontages)			
Transitio	on of Building Height			
PO2	Where adjoining land with a lower	AO2 No acceptable outcome	provided. N/A	
	maximum <i>building height</i> as			
	specified on a Height of Buildings			
	and Structures Overlay Map,			
	development provides for a			
	transition of building height adjacent			
	to this land to minimise amenity			
	impacts and achieve a greater			
	consistency of character and scale.			

#### 8.2.9 Heritage and character areas overlay code<sup>12 13 14</sup>

#### 8.2.9.1 Application

This code applies to assessable development:-

- (a) subject to the heritage and character areas overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Heritage and character areas overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### 8.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Heritage and character areas overlay code is to ensure that:-
  - (a) development on or adjoining an identified heritage place is compatible with the heritage significance of the place; and
  - (b) the streetscape character and significance of identified character areas is conserved and enhanced.
- (2) The purpose of the Heritage and character areas overlay code will be achieved through the following overall outcomes:-
  - (a) the heritage significance of individual sites and places is conserved;
  - (b) development on a *local heritage place* is compatible with the heritage significance of the place by:-
    - (i) retaining the *local heritage place*, unless there is no prudent and feasible alternative to its demolition or removal;

Note—in considering whether there is no prudent and feasible alternative to the demolition or removal of a local heritage place, the Council will have regard to:-

- (a) safety, health and economic considerations; and
- (b) any other matters the *Council* considers relevant.

<sup>&</sup>lt;sup>12</sup> Editor's note—the Heritage and character areas overlay code does not apply to indigenous cultural heritage which is protected under the *Aboriginal Cultural Heritage Act 2003* or Torres Strait Islander cultural heritage which is protected under the *Torres Strait Islander Cultural Heritage Act 2003*. In accordance with these Acts, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage duty of care").

<sup>&</sup>lt;sup>13</sup> Editor's note—the following elements referred to in this code are identified on the Heritage and Character Areas Overlay Maps in Schedule 2 (Mapping):-

<sup>(</sup>a) State heritage places;

<sup>(</sup>b) local heritage places; and

<sup>(</sup>c) neighbourhood character areas.

Statements of significance (citations) for the identified local heritage places and character areas are contained in the Planning scheme policy for the Heritage and character areas overlay code.

<sup>&</sup>lt;sup>14</sup> Editor's note—the **Planning scheme policy for the Heritage and character areas overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a heritage impact assessment report and conservation management plan.

- (ii) maintaining or encouraging, as far as practicable the appropriate use (including adaptive reuse) of the *local heritage place* whilst protecting the amenity of adjacent uses;
- (iii) protecting, as far as practicable, the context and setting of the local heritage place; and
- (iv) ensuring development on the *local heritage place* is compatible with the heritage significance of the place;
- (c) development adjoining a local or State heritage place<sup>15</sup> is sympathetic to the heritage significance of that place; and
- (d) development in a neighbourhood character area:-
  - (i) is sympathetic and complementary to the *streetscape* character and heritage values of the area;
  - (ii) retains buildings, structures and other elements that contribute to the preferred character of the area through their age, form, style, siting and character; and
  - (iii) complements, rather than mimics or replicates, the predominant building styles in the street.

#### 8.2.9.3 Assessment criteria

#### Table 8.2.9.3.1 Criteria for assessable development- on a local heritage place or adjoining a State or local heritage place

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
Material	Change of Use Involving a Local Her	ritage Plac	e		
PO1	Development is compatible with the conservation and management of the heritage significance of the <i>local heritage place</i> .	AO1	Development is undertaken in accordance with the Australian ICOMOS Charter <sup>16</sup> for Places of Cultural Heritage Significance (Burra Charter).	N/A	
Reconfig	guring a Lot Involving a Local Heritag	ge Place			
PO2	<ul> <li>Development does not:-</li> <li>(1) reduce public access to the <i>local heritage place</i>;</li> <li>(2) result in a <i>local heritage place</i> being severed or obscured from public view; or</li> </ul>	AO2	Development is undertaken in accordance with the Australian ICOMOS Charter for Places of Cultural Heritage Significance (Burra Charter).	N/A	

<sup>&</sup>lt;sup>15</sup> Editor's note—development on State heritage places is regulated by the Queensland Heritage Act 1992.

<sup>&</sup>lt;sup>16</sup> Note—Australia ICOMOS Inc. is the national chapter of ICOMOS (International Council of Monuments and Sites), a non-government international organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.

Performa	ince Outcomes	Acceptat	ble Outcomes	Compliance	Comments
	(3) obscure or destroy any pattern of historic subdivision, the landscape setting or the scale and consistency of the urban fabric relating to the <i>local</i> <i>heritage place</i> .				
Building	Work or Operational Work Involving	a Local H	eritage Place		
PO3	Development conserves and is subservient to the features and values of the <i>local heritage place</i> that contribute to its heritage significance.	AO3	<ul> <li>Development:-</li> <li>(1) does not alter, remove or conceal significant features of the <i>local heritage place</i>; or</li> <li>(2) is minor and necessary to maintain a significant use for the <i>local heritage place</i>.</li> </ul>	N/A	
PO4	Changes to a <i>local heritage place</i> are appropriately managed and documented.	AO4.1 AO4.2	Development is compatible with a conservation management plan prepared in accordance with the Australian ICOMOS Charter for Places of Cultural Heritage Significance. An archival quality photographic record is	N/A	
			made of the features of the place that are destroyed because of the development that meets the standards outlined in the <i>Guideline: Archival Recording of Heritage</i> <i>Registered Places</i> (Department of Environment and Resource Management).		
PO5	Development does not adversely affect the character, setting or appearance of the <i>local heritage</i> <i>place</i> , including removal of vegetation that contributes to the heritage significance of the place.	AO5.1 AO5.2	The scale, location and design of the development are compatible with the character, setting and appearance of the <i>local heritage place</i> . The development is unobtrusive and	N/A	
			cannot readily be seen from surrounding streets or other public places.		

Perform	ance Outcomes	Acceptable Outcomes		Compliance	Comments
		AO5.3	Existing vegetation that forms part of the <i>local heritage place</i> is retained and incorporated into the design and layout of development.	POTAOT N/A	
PO6	Excavation or other earthworks do not have a detrimental impact on archaeological sites.	AO6.1 AO6.2	The impact of excavation is minor and limited to parts of the <i>local heritage place</i> that have been disturbed by previous excavation. An archaeological investigation is carried	N/A	
			out for development involving a high level		
Develop	ment adioining a State or Local Herit	age Place	of surface of sub-surface disturbance.		
PO7	Where on a lot or premises adjoining a <i>State heritage place</i> or a <i>local heritage place</i> , development is located, designed and constructed in a manner that does not adversely affect the heritage significance of the heritage place, including its context, setting, appearance and archaeology.	A07.1	The scale, location and design of the development is compatible with the heritage significance of the adjoining State heritage place or <i>local heritage place</i> , including its context, setting and appearance. Where the <i>site</i> adjoins a <i>State heritage place</i> or a <i>local heritage place</i> that has been identified as an archaeological place, an archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.	AO N/A	The site comprises only part of Lot 589 on FTY1876. The larger parcel of land adjoins a State Heritage Place to the north-east and to the west. The State Heritage Place is described as the Glass House Mountains National Park and Beerburrum Forest Reserve. The proposed development is well removed from this feature. In addition, the proposed extension to the operation will continue to be screened at ground level from all directions by the surrounding pine plantation and the remnant vegetation corridors along the drainage features.
Advertis	ing Devices (All Places)				
PO8	<ul> <li>Advertising devices located on a local heritage place or adjoining a State heritage place, or a local heritage place, are sited and designed in a manner that:-</li> <li>(1) is compatible with the heritage significance of the place; and</li> <li>(2) does not obscure the</li> </ul>	AO8	No acceptable outcome provided.	N/A	

Performa	ince Outcomes	Acceptab	le Outcomes	Compliance PO / AO / N/A	Comments
	appearance or prominence of the heritage place when viewed from the street or				
	other public place.				

# Table 8.2.9.3.2 Criteria for assessable development – within a neighbourhood character area

Performa	ance Outcomes	Acceptab	ole Outcomes	Compliance PO / AO / N/A	Comments
Infill Dev	elopment				
PO1	Infilldevelopmentwithinaneighbourhoodcharacterarea,includingredevelopmenton vacantsites,iscompatiblewiththe keycharacterelementsforthearea,havingregard to:-(1)settingandstreetscape(1)settingandstreetscapecontext;(2)viewsand vistas;(3)scaleand form;(4)materials;and(5)landscapetreatments.	AO1	No acceptable outcome provided.	N/A	
PO2	The existing streetscape is maintained in terms of:-(1) building orientation;(2) building alignment; and(3) side and front boundary setbacks.	AO2	No acceptable outcome provided.	N/A	
PO3	Development provides front boundary <i>setbacks</i> that ensure new additions and works are consistent in alignment with adjoining lots.	AO3	No acceptable outcome provided.	N/A	
PO4	New buildings respect the architectural style of surrounding development and complement, rather than replicate, period building styles.	AO4	No acceptable outcome provided	N/A	

Performa	ance Outcomes	Acceptable Outcomes		Compliance	Comments
Domoliti	on or Romoval of Character Building			PUTAUTN/A	
Demoiitie	on or Removal of Character Building		No eccentable outcome provided	NI/ A	
P05	Existing buildings of structures are	A05	No acceptable outcome provided.	N/A	
	ar removed upleas and or more of				
	the following circumstances apply				
	(a) the building or structure is not				
	(a) the building of structure is not				
	(b) ropair is not foosible baying				
	(b) repair is not leasible naving				
	and health considerations: or				
	(c) the building or structure does				
	(c) the building of structure does				
	architectural or streetscape				
	character of the area				
Modifica	tions to Character Buildings				
POG	Modifications to existing buildings	106	No accontable outcome provided	NI/A	
FUU	including associated landscapes	AUG		IN/A	
	and fencing:				
	(a) do not interfere with the				
	integrity of the facade and				
	continuity of the streetscape:				
	(b) utilise traditional materials				
	and design elements				
	consistent with other				
	character buildings in the				
	area and the period or				
	characteristics of significance:				
	and				
	(c) complement the form and				
	proportions of the existing				
	building				
Ancillary	structures	I			
PO7	Ancillary structures are located	A07	Proposed structures are not visible from	N/A	
	such that they do not detract from		surrounding streets and do not detract		
	the neighbourhood character area		from or significantly obscure the view of a		
	and are respectful of the existing		character building.		
	character building in terms of				

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
	materials, form and scale.				
Advertising Devices					
PO8	Advertising devices are sited and designed to be consistent with the style, size and form of signage of the significant era or period of time.	AO8	No acceptable outcome provided.	N/A	

### 8.2.10 Landslide hazard and steep land overlay code<sup>17</sup> <sup>18</sup>

#### 8.2.10.1 Application

This code applies to self assessable development and assessable development:-

- (a) subject to the landslide hazard and steep land overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Landslide hazard and steep land overlay code by the tables of assessment in Part 5 (Tables of assessment).

### 8.2.10.2 Purpose and overall outcomes

- (1) The purpose of the Landslide hazard and steep land overlay code is to ensure:-
  - (a) development avoids or mitigates the potential adverse impacts of landslide hazard on people, property, economic activity and the environment; and
  - (b) development on steep land is avoided or otherwise limited in scale and intensity, and is sensitively located and designed to minimise adverse impacts on scenic amenity, the environment and public safety.
- (2) The overall outcomes sought for the Landslide hazard and steep land overlay code are the following:-
  - (a) development in areas at risk from landslide hazard is compatible with the nature of the hazard;
  - (b) the risk to people, property and the natural environment from landslide hazard is minimised;
  - (c) development does not result in a material increase in the extent or severity of landslide hazard; and
  - (d) development on steep land occurs only where the scenic and environmental quality and integrity of the landscape is maintained and safe and efficient access can be provided.

<sup>&</sup>lt;sup>17</sup> Editor's note—landslide hazard areas and steep land (slopes of 15% or greater) are identified on the Landslide Hazard and Steep Land Overlay Maps in Schedule 2 (Mapping). Landslide hazard may also be a risk in other areas and warrant further assessment.

<sup>&</sup>lt;sup>18</sup> Editor's note—the **Planning scheme policy for the landslide hazard and steep land overlay code** and the **Planning scheme policy for development works** provide advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a site-specific geotechnical assessment report.

### 8.2.10.3 Assessment criteria

### Table 8.2.10.3.1 Criteria for self assessable and assessable development

Performa	ance Outcomes	Acceptabl	le Outcomes		Compliance PO / AO / N/A	Comments
Landslid	e Hazard Areas					
Risk of H	larm to People and Property					
PO1	Development does not increase the risk of harm to people and property as a result of landslide by either:- (1) avoiding development in a landslide hazard area; or (2) undertaking development in a landslide hazard area only where strictly in accordance with <i>best practice</i> geotechnical principles.	A01	Development, including access, is not located on land a landslide hazard area on a Hazard and Steep Land Overla <b>OR</b> Development, including access, is located in a low landslide hazard area, as dete geotechnical investigation pre- competent person. Note—a site-specific geotechnical may be used to demonstrate that proposed development is shown o Hazard and Steep Land Overlay f located within a landslide hazard landslide hazard risk is in fact low of <b>OR</b> Where development is locate identified as a landslide hazard (1) a competent person f that:- (a) the stability of including buildings and <i>im</i> will be maintai	associated identified as a Landslide ay Map. associated or very low rmined by a pared by a l assessment although the n a Landslide Map as being rd area, the or very low. ed on land d area <sup>19</sup> :- nas certified f the <i>site</i> , associated <i>frastructure</i> , ined during	N/A	The proposed caretaker's residence, site office and other ancillary facilities will not be located on steep land. Landslide hazard is not considered applicable to extractive industry, which essentially involves the re-shaping of land.

<sup>19</sup> As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a site-specific geotechnical assessment.

Performa	ance Outcomes	Acceptab	ble Outcomes	Compliance PO / AO / N <u>/A</u>	Comments
			<ul> <li>the course of the development and will remain stable for the life of the development;</li> <li>(b) development of the <i>site</i> will not increase the risk of landslide activity on other land, including land above the <i>site</i>; and</li> <li>(c) the <i>site</i> is not subject to the risk of landslide activity originating from other land; and</li> <li>(2) any measures identified in a site-specific geotechnical assessment for stabilising the <i>site</i> or development have been fully implemented.</li> </ul>		
Steep La	Ind				
Risk of H	larm to People and Property				
PO2	<ul> <li>Development, including associated access, does not increase the risk of harm to people and property by:-</li> <li>(1) avoiding development on steep land; or</li> <li>(2) undertaking development on steep land only where strictly in accordance with best-practice geotechnical principles.</li> </ul>	AO2	Development, including associated access, is not located on steep land as identified on a Landslide Hazard and Steep Land Overlay Map. <b>OR</b> Development, including associated access, is located on land with less than 15% slope, as determined by a site- specific slope analysis prepared by a competent person. <b>OR</b>	N/A	I ne proposed caretaker's residence, site office and other ancillary facilities will not be located on steep land. Landslide hazard is not considered applicable to extractive industry, which essentially involves the re-shaping of land.

Perform	ance Outcomes	Acceptat	ble Outcomes	Compliance PO / AO / N/A	Comments
			<ul> <li>Where development is located on steep land<sup>20</sup>, a site-specific geotechnical assessment prepared by a competent person certifies that:-</li> <li>(1) the stability of the <i>site</i>, including associated buildings and <i>infrastructure</i>, will be maintained during both the construction and operational life of the development; and</li> <li>(2) the <i>site</i> is not subject to risk of landslide activity originating from other land.</li> </ul>		
Addition	al Assessment Criteria for Dwelling	House			
PO3	<ul> <li>Where for a <i>dwelling house</i>, the development:-</li> <li>(a) is responsive to the natural topography of the <i>site</i> and minimises the need for cut and fill;</li> <li>(b) does not visually dominate the hill slope or interrupt the skyline; and</li> <li>(c) is visually integrated with natural site characteristics including <i>vegetation</i>.</li> </ul>	AO3.1	<ul> <li>Where for a <i>dwelling house</i> and located on land having a <i>slope</i> exceeding 15%, as identified on a Landslide Hazard and Steep Land Overlay Map:-</li> <li>(a) buildings are of a split level design that steps down the slope or incorporates a suspended floor construction that avoids filling and/or excavation;</li> <li>OR</li> <li>(b) any <i>filling or excavation</i> associated with buildings, structures or driveways is confined to the driveway and plan area of the <i>dwelling house</i>, with ground level being retained around the driveway and the external walls of the building(s);</li> </ul>	N/A	

<sup>20</sup> As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a *slope analysis*.

Performance Outcomes	Acceptab	le Outcomes	Compliance PO / AO / N/A	Comments
		OR		
	A03.2	<ul> <li>(c) any filling or excavation associated with buildings, structures or driveways:-</li> <li>(i) is not more than 2 metres relative to ground level or 1.0 metre relative to ground level where within 1.5 metres of any property boundary; and</li> <li>(ii) does not necessitate the construction of a retaining wall exceeding 2 metres in height relative to ground level.</li> </ul>	N/A	
	AO3.3	Any <i>filling or excavation</i> associated with buildings, structures or driveways provides for the stabilisation of any cut or fill batter through the use of landscapes and/or retaining walls.	N/A	
	AO3.4	Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not more than 25% in any location. Parts of a driveway steeper than 20% are provided with a slip-resistant surface.	N/A	

### Table 8.2.10.3.2 Criteria for assessable development

Performa	ance Outcomes	Acceptable Outcomes				Compliance	Comments
Landslid	e Hazard and Steep Land						
Essentia	I Community Infrastructure						
PO1	Essential community infrastructure	AO1	Development	involving	essential	N/A	
	is able to function effectively		community infr	astructure is	not located		

Performance Outcomes	Acceptable Outcomes	Compliance Comments PO / AO / N/A
during and immediately after landslide events.	within a landslide hazard area, or or steep land, as identified on the applicable Landslide Hazard and Steep Land Overlay Map.	
	OR	
	Development involving essential community infrastructure is located in a low or very low landslide hazard area, as determined by a site-specific geotechnical assessment prepared by a competent person.	
	OR	
	<ul> <li>Development involving essential community infrastructure:-</li> <li>(1) does not result in any new building work, other than ar addition to an existing building;</li> <li>(2) does not involve vegetation clearing; and</li> <li>(3) does not alter ground levels of stormwater conditions.</li> </ul>	
	OR	
	Development involving essentia community infrastructure includes measures identified by a site-specific geotechnical assessment, prepared by a competent person, that ensure:- (1) the long term stability of the site including associated buildings and infrastructure; (2) access to the site will not be	

Performa	ance Outcomes	Acceptable	Outcomes	Compliance	Comments
			<ul> <li>impeded by a landslide event; and</li> <li>(3) the community <i>infrastructure</i> will not be adversely affected by landslides originating from other land, including land above the <i>site</i>.</li> </ul>		
Storage	of Hazardous Materials				
PO2	Development ensures that public safety and the environment are not adversely affected by the detrimental impacts of landslide on hazardous materials manufactured or stored in bulk.	A02	Development involving the manufacture or storage of hazardous materials in bulk is not located within a landslide hazard area, or on <i>steep land</i> , as identified on a Landslide Hazard and Steep Land Overlay Map. <b>OR</b> Development involving the manufacture or storage of hazardous materials in bulk is located in a low or very low landslide hazard area, as determined by a site- specific geotechnical assessment prepared by a competent person. <b>OR</b> Where development is located in a landslide hazard area <sup>21</sup> , a site-specific geotechnical assessment prepared by a competent person certifies that:- (1) the stability of the <i>site</i> , including associated buildings and <i>infrastructure</i> , will be maintained during both the construction and operational life of the	AO	Any storage of fuel on the site will not be located on steep land.

<sup>21</sup> As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a site-specific geotechnical assessment.

Performa	ince Outcomes	Acceptable	Outcomes	Compliance PO / AO / N/A	Comments
			(2) the <i>site</i> is not subject to risk of landslide activity originating from other land.		
Steep La	nd				
Site Res	ponsive Design		1		
PO3	<ul> <li>Development, including associated access, is designed and constructed to:- <ul> <li>sensitively respond to the constraints imposed by slope;</li> </ul> </li> <li>(2) minimise impacts on the natural landform and landscape character; and <ul> <li>avoid any potential instability and associated problems, including long term stability of the site and long term stability of the development and adjoining</li> </ul></li></ul>	AO3.1 AO3.2 AO3.3	No additional lot which includes a house site is created on land with a <i>slope</i> of 25% or greater. Development avoids or minimises <i>filling</i> <i>or excavation</i> by using elevated construction or stepped (split level) building forms. Development provides for cut and fill batters to be stabilised and protected from erosion by measures such as grassing, dense landscapes, retaining walls or other suitable stabilisation/protective methods.	N/A	
PO4 <sup>22</sup>	Developmentissensitivelydesigned, sited and erected torespect and be visually integratedintothe streetscapeandthenatural surroundings by ensuring:-(1)adequate screening of theunderneath of buildings;(2)retention, where possible,ofnatural landforms,drainagelinesunderneath ofunderneath of buildings;(2)retention, where possible,ofnaturallandforms,drainagelinesandvegetation;and(3)buildingsand structuresarearenotvisuallyintrusive,particularly from ridge lines,	AO4.1	<ul> <li>Any building, including any associated car parking structure:-</li> <li>(1) has a maximum undercroft height at the perimeter of the building of 3 metres above ground level; or</li> <li>(2) incorporates undercroft skirting or screening (such as timber battens) to the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building; or</li> <li>(3) incorporates landscape screening for the full height of any undercroft higher than 3 metres</li> </ul>	N/A	

<sup>&</sup>lt;sup>22</sup> Editor's note—the acceptable outcomes corresponding to this performance outcome represent only partial fulfilment of the performance outcome. In order to adequately address this performance outcome, other measures are also likely to be necessary.

Performa	ance Outcomes	Acceptable Outcomes		Compliance	Comments
	public open spaces, scenic routes and other critical vantage points, outside of the <i>site</i> .	AO4.2	above ground level at the perimeter of the building. The extent of <i>filling or excavation</i> is revegetated immediately following completion of the works.		
Safe and	Efficient Access				
PO5	Development provides safe and efficient access for vehicles and pedestrians.	AO5.1	Road grades comply with the standards specified in the <b>Planning scheme</b> policy for development works.	AO	The proposed extension will utilise the existing access to the quarry, from Beerburrum-Woodford Road, which is not mapped as comprising steep land. All vehicles associated with the use will be
		AO5.2	Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not steeper than 25% in any location.	AO	able to enter and exit the site in a forward gear.
		AO5.3	Vehicle turning areas are provided at the end of driveways so that it is not necessary to reverse up or down driveways.	AO	
		AO5.4	Where a driveway is steeper than 20% in any part, it is provided with a slip-resistant surface.	N/A	

### 8.2.12 Scenic amenity overlay code<sup>23</sup> <sup>24</sup>

### 8.2.12.1 Application

This code applies to assessable development:-

- (a) subject to the scenic amenity overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
- (b) identified as requiring assessment against the Scenic amenity overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.12.2 Purpose and overall outcomes

- (1) The purpose of the Scenic amenity overlay code is to ensure that development does not adversely affect scenic amenity and landscape values within the Sunshine Coast.
- (2) The purpose of the Scenic amenity overlay code will be achieved through the following overall outcomes:-
  - (a) development protects the significant landscape elements and features which contribute to the unique character and identity of the Sunshine Coast, including:-
    - (i) the scenic amenity values visible from scenic routes;
    - (ii) the regional inter-urban break which provides continuity of separation between the Sunshine Coast and the Brisbane to Caboolture metropolitan area and defines the Sunshine Coast as a separate place in the South East Queensland Region;
    - (iii) the sub-regional inter-urban breaks which provide continuity of separation between urban communities within the Sunshine Coast and define individual communities as separate places within the sub-region; and
    - (iv) significant views and vistas<sup>25</sup>.

<sup>&</sup>lt;sup>23</sup> Editor's note—the following elements referred to in this code are identified on the Scenic Amenity Overlay Maps in Schedule 2 (Mapping):-

<sup>(</sup>a) scenic routes; and

<sup>(</sup>b) the regional inter-urban break.

Sub-regional inter-urban breaks are identified on Strategic Framework Map SFM6 (Community identity, character and social inclusion elements).

<sup>&</sup>lt;sup>24</sup> Editor's note—the **Planning scheme policy for the scenic amenity overlay code** provides advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a visual impact assessment report.

<sup>&</sup>lt;sup>25</sup> Editor's note—a local plan code may also contain requirements with respect to local view corridors and view lines.

### 8.2.12.3 Assessment criteria

### Table 8.2.12.3.1 Criteria for assessable development

Performa	ance Outcomes	Acceptat	ble Outcomes	Compliance PO / AO / N/A	Comments
Scenic R	Poutes				
PO1	<ul> <li>Development does not detract from the visual amenity of a scenic route and:- <ul> <li>(1) is visually unobtrusive, relative to its urban or non-urban setting and surroundings, when viewed from the scenic route;</li> <li>(2) maintains or enhances important view corridors or distance views from the scenic route to significant landscape features; and</li> <li>(3) is low key, both visually and in scale, so as not to detract from the scenic route.</li> </ul></li></ul>	AO1	<ul> <li>Development on land adjoining a scenic route, as identified on a Scenic Amenity Overlay Map:- <ul> <li>(1) retains existing vegetation and incorporates landscape treatments to visually screen and soften built form elements, whilst not impeding distance views or view corridors from the scenic route;</li> <li>(2) incorporates building materials and external finishes that are compatible with the visual character and the landscape or townscape setting of the scenic route; and</li> <li>(3) minimises visual impacts on the scenic route in terms of:- <ul> <li>(a) the scale, building height and setback of buildings;</li> <li>(b) the location and configuration of access roads and driveways; and</li> <li>(c) the scale, extent and visual prominence of signage.</li> </ul> </li> </ul></li></ul>	AO	The proposed extension to the operation will be screened at ground level from all directions by the surrounding pine plantation and the remnant vegetation corridors along the drainage features, including Beerburrum-Woodford Road to the north which is mapped as a 'scenic route'. In addition, the proposed extraction will be carried out utilising the 'receding rim' method, whereby the extraction progresses in a top-down approach to maintain a topographical buffer between the operation and surrounding areas. Retaining the high ground will maximise the degree of topographical shielding from the surrounding area.
Regional	Inter-urban Break		· · · · · · · · · · · · · · · · · · ·		
PO2	Urban and rural residential development does not occur within the regional inter-urban break.	AO2	No acceptable outcome provided.	N/A	The proposed caretaker's accommodation will be directly associated with the extractive industry use.
PO3	Development protects and enhances the landscape values of the regional inter-urban break as a non-urban land area, free of urban	AO3	No acceptable outcome provided.	N/A	The proposed caretaker's accommodation will be directly associated with the extractive industry use. The proposal will not require connection to reticulated water, sewerage or stormwater

Perform	ance Outcomes	Acceptat	ble Outcomes	Compliance PO / AO / N/A	Comments	
	elements and infrastructure, that				networks.	
	maintains the continuity of					
	Coast and the Brisbane to					
	Caboolture metropolitan area.					
Sub-reg	ional Inter-urban Breaks					
PO4	Urban and rural residential	AO4	No acceptable outcome provided.	N/A		
	development does not occur within					
DOF	a sub-regional inter-urban break.	105	No coortable esterne revided	NI/A		
P05	of a sub-regional inter-urban break	AUS	No acceptable outcome provided.	N/A		
	in providing physical and visual					
	separation between urban areas.					
	individual places and communities					
	within the Sunshine Coast.					
Significa	ant Views and Vistas					
PO6	Impact assessable development, or	AO6	Development maintains or enhances the	AO	The proposed extension to the operation is not	
	other development that exceeds the		significant views identified in <b>Table</b>		expected to impede or impact on views from any	
	maximum neight specified on a		8.2.12.3.2 (Significant views).		of the significant points, as identified in Table	
	Overlay Man does not adversely				0.2.12.3.2.	
	impact upon significant views					
	impact apon organisaria viewo.					
	Note-the Height of buildings and					
	structures overlay code provides that					
	certain types of development may					
	site on the applicable Height of					
	Buildings and Structures Overlay Map.					

# Table 8.2.12.3.2 Significant views

Column 1	Column 2
Significant views	Location
Views of the Glass House Mountains from Bulcock Beach, Wickham Point and	Caloundra local plan area
the higher parts of Regent and Queen Streets (near Maltman Street)	
View of Pumicestone Passage and Bribie Island from Bulcock Beach and	Caloundra local plan area
within the Caloundra Town Centre	

Displandament         Displandament           Views of Moffat Beach and Tooway Lake and the northern beaches from Moffat Head         Caloundra local plan area           Views to Shelly Beach and George Watson Park from Caloundra Head and Moffat Head         Caloundra local plan area           Views to Shelly Beach, Bribie Island and Caloundra Bar from Caloundra Head and Esplanade         Caloundra local plan area           Views to Kings Beach, Bribie Island and Caloundra Bar from Caloundra Head         Caloundra local plan area           Views to Norit Cartwright from Moffat Head and Dicky Beach         Caloundra local plan area           Views to Point Cartwright from Moffat Head and Dicky Beach         Caloundra local plan area           Views of the Glass House Mountains from Pumicestone Passage         Caloundra local plan area, Golden Beach/Pelican           Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area         Caloundra local plan area           Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area         Caloundra local plan area           Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area         Caloundra local plan area           Views north to Nocsa from Moffat Head         Caloundra local plan area         Caloundra local plan area           Views from Mary Cairnercos Sceric Reserve to the Glass House Mountains and over the coastal plain         Caloundra local plan area, Rural area         Caloundra local pla	Column 1 Significant views	Column 2
Works of Mohal Deach and 100 May Lake and the informer beaches from       Calcundra local plan area         Views to Mohal beach and George Watson Park from Caloundra Head and       Caloundra local plan area         Views to Shelly Beach. Bribie Island and Caloundra Bar from Caloundra Head       Caloundra local plan area         Views to Shelly Beach. Bribie Island and Caloundra Bar from Caloundra Head       Caloundra local plan area         Views to Point Cartwright from Moffat Head and Dicky Beach       Caloundra local plan area         Views to Rona Bay and Islands       Caloundra Read Method Met	Views of Moffat Beach and Tooway Lake and the northern beaches from	Calcundra local plan area
Views to Molfat Head from Dicky Beach and Shelly Beach         Caloundra local plan area           Views to Shelly Beach and George Watson Park from Caloundra Head and         Caloundra local plan area           Woffat Head         Caloundra local plan area           Views to Kings Beach, Bribie Island and Caloundra Bar from Caloundra Head and Esplanade         Caloundra local plan area           Views to Point Cartwright from Molfat Head and Dicky Beach         Caloundra local plan area           Views from Caloundra Road and Little Mountain to Purnicestone Passage, Worts from Caloundra local plan area         Caloundra local plan area           Views of the Glass House Mountains from Purnicestone Passage         Caloundra local plan area, Golden Beach/Pelican Waters local plan area           Views of the Glass House Mountains across Purnicestone Passage from Caloundra local plan area         Caloundra local plan area           Views of the Glass House Mountains across Purnicestone Passage from Caloundra local plan area         Caloundra local plan area           Views of the Glass House Mountains across Purnicestone Passage from Caloundra local plan area         Caloundra local plan area           Views from Mary Cairncross Scenic Reserve to the Glass House Mountains area         Caloundra local plan area           Views from Mory Cairncross Scenic Reserve Lookout, Balmoral Lookout         Rural area           Views from Meorathy's Lookout, Howard Reserve Lookout, Balmoral Lookout         Blackall Range local plan area, News from Howell's Knob Lookout	Moffat Head	Caloundra local plan alea
Views to Shelly Beach and George Watson Park from Caloundra Head and Moffat Head       Caloundra local plan area         Views to Kings Beach, Bribie Island and Caloundra Bar from Caloundra Head and Esplanade       Caloundra local plan area         Views to Point Catwright from Moffat Head and Dicky Beach       Caloundra local plan area         Views to Roint Catwright from Moffat Head and Dicky Beach       Caloundra local plan area         Views form Caloundra Road and Little Mountain to Pumicestone Passage       Caloundra local plan area         Views of the Glass House Mountains from Pumicestone Passage from Caloundra lighthouse       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area       Caloundra local plan area         Views of the Colass House Mountains across Pumicestone Passage from Views from Mary Caimcross Scenic Reserve to the Glass House Mountains and over the coastal plain       Rural area         Views from Maley-Montville Road, Main Street, Flaxton Drive (Maleny- Mapleton)       Blackall Range local plan area, Maleny local plan area, Maleny local plan area         Views from Howell's Knob Lookout       Rural area       Maleny local plan area         Views from Maleny-Montville Road, Mountains across the esc	Views to Moffat Head from Dicky Beach and Shelly Beach	Caloundra local plan area
Moffat Head       Yews to Kings Beach, Bribie Island and Caloundra Bar from Caloundra Head       Caloundra local plan area         Views to Point Cartwright from Moffat Head and Dicky Beach       Caloundra local plan area         Views to Point Cartwright from Moffat Head and Dicky Beach       Caloundra local plan area         Views to Point Cartwright from Moffat Head and Dicky Beach       Caloundra local plan area         Views from Caloundra Road and Little Mountain to Purnicestone Passage       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from       Caloundra local plan area         Views north to Noosa from Moffat Head       Views from Mary Caincross Scenic Reserve to the Glass House Mountains       Rural area         views from MeCarthy's Lookout       Rural area       Rural area       Rural area         Views from MeCarthy's Lookout       Rural area       Rural area       Naleackill Range lo	Views to Shelly Beach and George Watson Park from Caloundra Head and	Caloundra local plan area
Views to Kings Beach, Bribie Island and Caloundra Bar from Caloundra Head and Esplanade       Caloundra local plan area         Views to Point Cartwright from Moffat Head and Dicky Beach       Caloundra local plan area         Views to Point Cartwright from Moffat Head and Dicky Beach       Caloundra local plan area         Views to Point Cartwright from Moffat Head and Dicky Beach       Caloundra local plan area         Views of the Glass House Mountains from Pumicestone Passage       Caloundra local plan area, Golden Beach/Pelican Waters local plan area, Rural area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra lighthouse       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Views from Mary Caimcross Scenic Reserve to the Glass House Mountains and over the coastal plain       Caloundra local plan area         Views form McCarthy's Lookout, Howard Reserve Lookout, Balmoral Lookout views from Maleny-Montville Road, Main Street, Flaxton Drive (Maleny- Maleny local plan area, Maleny local plan area       Blackall Range local plan area, Maleny local plan ar	Moffat Head	·
Views to Point Cartwright from Moffat Head and Dicky Beach       Caloundra local plan area         Views from Caloundra Road and Little Mountain to Purnicestone Passage,       Caloundra Nest local plan area         Views of the Glass House Mountains from Purnicestone Passage       Caloundra local plan area, Golden         Views of the Glass House Mountains across Purnicestone Passage       Caloundra local plan area, Golden         Views of the Glass House Mountains across Purnicestone Passage from       Caloundra local plan area         Views of the Glass House Mountains across Purnicestone Passage from       Caloundra local plan area         Views of the Glass House Mountains across Purnicestone Passage from       Caloundra local plan area         Views of the Glass House Mountains across Purnicestone Passage from       Caloundra local plan area         Views of the Glass House Mountains across Purnicestone Passage from       Caloundra local plan area         Views of the Class House Mountains across Purnicestone Passage from Marea       Caloundra local plan area         Views from Mary Cairneross Scenic Reserve to the Glass House Mountains and over the coastal plain       Rural area         Views from Maleny-Montville Road, Main Street, Flaxton Drive (Maleny-Mayel local plan area, Rural area       Rural area         Views from Howell's Knob Lookout       Rural area       Blackall Range local plan area, Maleny local plan area, Niews from Mayel Strom Mary C	Views to Kings Beach, Bribie Island and Caloundra Bar from Caloundra Head and Esplanade	Caloundra local plan area
Views from Caloundra Road and Little Mountain to Pumicestone Passage, Moreton Bay and Islands       Caloundra West local plan area         Views of the Glass House Mountains from Pumicestone Passage       Caloundra local plan area, Golden Beach/Pelican Waters local plan area, Rural area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra lighthouse       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra lecalplan area       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra lecal plan area       Caloundra local plan area         Views orth to Noosa from Moffat Head       Caloundra local plan area         Views from Mary Cairncross Scenic Reserve to the Glass House Mountains and over the coastal plain       Rural area         Views from Macry Catrincross Scenic Reserve Lookout, Balmoral Lookout and Gerrarts Lookout       Blackall Range local plan area, Rural area         Views from George Carpenter Place (Montville)       Blackall Range local plan area         Views from Howell's Knob Lookout       Rural area         Views from Howell's Knob Lookout       Rural area         Views from May Cairncross Drive       Rural area         Views from May Cairncross Drive       Rural area         Views from More Obi Lookout	Views to Point Cartwright from Moffat Head and Dicky Beach	Caloundra local plan area
Moreton Bay and Islands       Caloundra local plan area, Golden Beach/Pelican Waters local plan area, Rural area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra lighthouse       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra Headland (Centaur Memorial)       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra Headland (Centaur Memorial)       Caloundra local plan area         Views from Mary Caimcross Scenic Reserve to the Glass House Mountains and over the coastal plain       Caloundra local plan area         Views from McCarthy's Lookout, Howard Reserve Lookout, Balmoral Lookout and Gerrarts Lookout       Blackall Range local plan area, Rural area         Views from George Carpenter Place (Montville)       Blackall Range local plan area         Views from Howell's Knob Lookout       Rural area         Views from the Obi Lookout       Rural area         Views from Kayan's Park Lookout (Dulong)       Rural area         Views from Kayan's Park Lookout (Malpeton State Forest)       Rural area         Views from May Caincross Drive       Rural area         Views from May Caincross Porive       Rural area         Views from Mayn's Park Lookout (Malpeton State Forest)       Rural area	Views from Caloundra Road and Little Mountain to Pumicestone Passage,	Caloundra West local plan area
Views of the Glass House Mountains from Pumicestone Passage       Caloundra local plan area, Golden Beach/Pelican Waters local plan area, Rural area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra lighthouse       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra local plan area       Caloundra local plan area         Views onth to Noosa from Moffat Head       Caloundra local plan area         Views from Mary Caimcross Scenic Reserve to the Glass House Mountains area       Rural area         views from McCarthy's Lookout, Howard Reserve Lookout, Balmoral Lookout area       Blackall Range local plan area, Rural area         Views from George Carpenter Place (Montville)       Blackall Range local plan area         Views from Howell's Knob Lookout       Rural area         Views from the Obi Lookout       Rural area         Views from Poes Scenic Reserve from Mary Caimcross Drive       Rural area         Views from Howell's Nable Lookout (Dulong)       Rural area         Views from Point Glorious Lookout       Rural area         Views from Point Glorious Lookout       Rural area         Views from Peregrine Looko	Moreton Bay and Islands	
Beach/Pelican         Waters         local         plan           Views of the Glass House Mountains across Pumicestone Passage from Caloundra lighthouse         Caloundra local plan area         Caloundra local plan area           Views of the Glass House Mountains across Pumicestone Passage from Caloundra Headland (Centaur Memorial)         Caloundra local plan area           Views of the Glass House Mountains across Pumicestone Passage from Caloundra Headland (Centaur Memorial)         Caloundra local plan area           Views north to Noosa from Moffat Head         Caloundra local plan area           Views from Mary Cairncross Scenic Reserve to the Glass House Mountains and over the coastal plain         Rural area           Views from McCarthy's Lookout, Howard Reserve Lookout, Balmoral Lookout and Gerrarts Lookout         Blackall Range local plan area, Rural area           Views from George Carpenter Place (Montville)         Blackall Range local plan area           Views from Howell's Knob Lookout         Rural area           Views from Howell's Knob Lookout <td< td=""><td>Views of the Glass House Mountains from Pumicestone Passage</td><td>Caloundra local plan area, Golden</td></td<>	Views of the Glass House Mountains from Pumicestone Passage	Caloundra local plan area, Golden
area, Rural area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra lighthouse       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra lecal plan area       Caloundra local plan area         Views of the Glass House Mountains across Pumicestone Passage from Caloundra Headland (Centaur Memorial)       Caloundra local plan area         Views for Mary Caimcross Scenic Reserve to the Glass House Mountains and over the coastal plain       Caloundra local plan area         Views from McCarthy's Lookout, Howard Reserve Lookout, Balmoral Lookout and Gerrarts Lookout       Blackall Range local plan area, Rural area         Views from Maleny-Montville Road, Main Street, Flaxton Drive (Maleny- Mapleton)       Blackall Range local plan area, Rural area         Views from Howell's Knob Lookout       Rural area         Views from the Obi Lookout       Rural area         Views from the Obi Lookout       Rural area         Views from Kayan's Park Lookout (Dulong)       Rural area         Views from Peregrine Lookout (Dulong)       Rural area         Views from Peregrine Lookout (Mapleton State Forest)       Rural area         Views from Peregrine Lookout (Mapleton State Forest)       Rural area         Views from Peregrine Lookout (Mapleton State Forest)       Rural area         Views from Milliam Parsons Park       Nambour local plan area         Views from Meil		Beach/Pelican Waters local plan
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Views from Mt Alan Fire Tower (Kenilworth)	Views from Kenilworth Forest Drive Lookout (Kenilworth)	Rural area
	Views from Mt Alan Fire Tower (Kenilworth)	Rural area

Column 1	Column 2
Significant views	Location
Views from Boolumba View (Kenilworth)	Rural area
Views from Ball Lookout (Doonan)	Rural area
Views from Pt Cartwright	Coolum local plan area
Views from Mt Coolum	Coolum local plan area
Views from Pt Perry (Coolum)	Coolum local plan area
Views from Pt Arkwright	Coolum local plan area
Views of Mt Coolum from David Low Way and Sunshine Motorway	Coolum local plan area, Maroochy North Shore local plan area, Rural area
Views of coastline from David Low Way between Yaroomba and Coolum	Coolum local plan area

# 9.3.7 Extractive industry code

### 9.3.7.1 Application

This code applies to assessable development identified as requiring assessment against the Extractive industry code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### 9.3.7.2 Purpose and overall outcomes

- (1) The purpose of the Extractive industry code is to ensure that the exploitation of *extractive resources* is undertaken in an environmentally sound manner which avoids, or if avoidance is not practicable, minimises and mitigates, any adverse impacts on environmental and landscape values, public safety and the amenity of surrounding premises.
- (2) The purpose of the Extractive industry code will be achieved through the following overall outcomes:-
  - (a) extraction of *extractive resources* occurs in a safe and environmentally sound manner;
  - (b) ecologically important areas and water quality are protected from any environmental degradation potentially arising from extractive industry operations;
  - (c) extractive industry operations are located, designed, constructed and operated to avoid, or if avoidance is not practicable, minimise and mitigate, adverse impacts on any sensitive land use;
  - (d) transport routes allow extractive materials to be transported with the least amount of impact on development along those roads and on the function of those roads;
  - (e) land used for extractive industry operations is effectively rehabilitated; and
  - (f) in Precinct RUR1 (Meridan Plains Extractive Resource Area), the exploitation of extractive resources occurs in a manner that:-
    - (i) maintains or improves the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River floodplain;
    - (ii) maintains, as far as practicable, the flow conveyance patterns of the Mooloolah River flood plain, avoids any worsening of existing flooding conditions and protects the existing ground water regime;
    - (iii) protects, buffers and reconnects ecologically important areas;
    - (iv) maintains the quality of surface water and groundwater;
    - (v) avoids adverse impacts on upstream and downstream properties;
    - (vi) provides for and protects existing and planned future transport and other infrastructure corridors;
    - (vii) provides for and protects the function of identified *transport routes*;
    - (viii) provides appropriate separation distances to conflicting land uses;

- (ix) minimises the visual impacts of *extractive industry* operations throughout the life of the development on the scenic values of the *floodplain* as an open landscape;
- (x) provides for the rehabilitation of the area in a manner that supports the establishment of a range of complementary open space and recreation uses within a post extraction setting;
- (xi) provides land for continuous public access trails along a rehabilitated Mooloolah River esplanade, connecting to public access points and open space areas; and
- (xii) protects the advanced waste water and sewage treatment plant site.

### 9.3.7.3 Assessment criteria

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Performance Outcomes		Acceptable Outcomes		Compliance	Comments
Extractive l	ndustry Generally			FOTAOT N/A	
Site Plannin	na				
PO1 Th an (a) (b) (c) (d) (c) (f) (g) (f) (g) (h) (i) (j)	<ul> <li><i>be extractive industry</i> is designed ind established so as to provide:-</li> <li>adequate buffering measures including separation distance to protect the surrounding area from significant noise, dust, vibration and visual impacts of operations;</li> <li>suitable vehicle access;</li> <li>protection against erosion;</li> <li>acceptable quality of water leaving the <i>site</i>;</li> <li>public safety;</li> <li>acceptable restoration measures;</li> <li>protection of groundwater quality and quantity;</li> <li>avoidance of land contamination; effective stormwater management; and waste management practices which maximise recycling and reuse of wastes.</li> </ul>	A01	In partial fulfilment of Performance Outcome PO1:- The extractive industry is undertaken in accordance with an approved environmental management plan which is regularly updated to reflect on-site practices and addresses the environmental and social impacts of the <i>extractive industry</i> .	AO	An EMP has been prepared for the site, to address potential environmental impacts of the proposed extension to the operation, with the inclusion of a number of standard site management measures to safeguard the environment (refer Attachment 5 – Environmental Management Plan). The proposed extractive industry involves design and operational measures that will achieve the required amenity and environmental objectives for surrounding uses. The proposed extension to the operation is separated from the nearest sensitive receptors by approximately 1.2 kilometres of pine plantation and the remnant vegetation corridors along the drainage features, which will assist in removing, or minimising any potential for noise, dust and vibration impacts. The operation is expected to be screened from view at ground level from all directions, including Beerburrum-Woodford Road to the north and the residential uses to the east.

#### Table 9.3.7.3.1 Criteria for assessable development

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
					A Stormwater Management Plan (SMP) has been prepared to demonstrate how stormwater runoff from the site will be managed and also to ensure that any water releases meet the expected EA conditions. The proposed operation will continue to utilise the existing site access to Beerburrum-Woodford Road. A Traffic Impact and Pavement Assessment Report has been prepared by MRCagney traffic engineers, which provides a detailed assessment of the site access (refer Attachment 6 – Traffic Impact and Pavement Assessment). The proposed extension will not intercept with groundwater, as concluded by the resource investigation conducted for the site. Section 3.6 of the EMP outlines how waste will be managed on the site (refer Attachment 5 –
PO2	Environmental management requirements for the <i>extractive</i> <i>industry</i> are properly identified, and their effective implementation and monitoring appropriately planned, to minimise environmental impact.	AO2	In partial fulfilment of Performance Outcome PO2:- The extractive industry demonstrates that adequate resources are available to fulfil the environmental management requirements identified in the approved environmental management plan.	AO	Environmental Management Plan). Management will ensure that sufficient funding is provided to implement the EMP. All employees and sub-contractors will be inducted on the environmental management and procedures to be carried out at the quarry and informed of the environmental management objectives and the specifics of the EMP including impact minimisation measures, operational practices, maintenance measures, reporting measures and individual responsibilities. Staff and contractors will also be made aware of consequences if development conditions are not met and reporting requirements for incidents involving environmental harm and safety will occur

Perform	ance Outcomes	Acceptable Outcomes		Compliance	Comments
PO3	The <i>extractive industry</i> provides for volumes of extraction to be planned and staged so that a suitable and sustainable landscape form remains on the extraction site.	A03	No acceptable outcome provided.	PO / AO / N/A	on the site, in accordance with the relevant environmental and health and safety legislation. Implementation of the EMP will involve a commitment by the operators, managers and employees of the site, and access to technical expertise for tasks such as environmental monitoring, modelling or assessment as needed. The EMP identifies management requirements for effective implementation and monitoring (refer <b>Attachment 5 – Environmental Management</b> <b>Plan</b> ). The extraction of material will be carried out in a sequential and logical manner to promote progressive rehabilitation where practicable. As the quarry benches reach their final form, they will be shaped, stabilised and where necessary, supplementary planting substrates may be used over selected rock faces to assist in retaining soils and precipitation. It is understood that the long term use of the site and surrounding land is intended to remain part of the forestry operations. The end use of the site will need to be determined by the State, when the
Vehicle	Access and Manoeuvring				termination of the lease period is known.
PO4	<ul> <li>Vehicle access to, from, and within the <i>extractive industry</i> site is provided so as to:-</li> <li>(a) be adequate for the type and volume of traffic to be generated;</li> <li>(b) not create or worsen any traffic hazard;</li> </ul>	A04.1	The proposed <i>transport route</i> to the <i>site</i> is along sealed roads and does not require heavy vehicles to traverse residential or rural residential streets classified as collector streets or local streets.	PO	A Traffic and Pavement Impact Assessment has been prepared for the proposal by MRCagney Traffic Engineers which deals with pavement impacts and potential intersection impacts (refer Attachment 6 – Traffic and Pavement Impact Assessment).
	(c) ensure disturbance to surrounding land uses is minor	AO4.2	All driveways and manoeuvring areas between the site entrance and site office		I he assessment confirms that the proposed operation is able to operate safely, provided the

Perform	ance Outcomes	Acceptable Outcomes		Compliance PO / AO / N/A	Comments
	<ul> <li>and that impacts from emissions are minimised; and</li> <li>(d) ensure no tracking of sediment or material onto the road network results from the transport of materials associated with the haulage of <i>extractive resources</i>.</li> </ul>	AO4.3 AO4.4	<ul> <li>and all wash down areas and works depot areas are sealed.</li> <li>Driveways have a minimum width of 9 metres measured at the property alignment/road <i>frontage</i> and are located not less than 9 metres from any other driveway.</li> <li>A wheel wash down area is provided near the driveway entrance of the <i>site</i> to any <i>transport route</i>.</li> </ul>		recommended intersection works are carried out to the site access with Woodford-Beerburrum Road. The internal access/haul road is gravelled, which will assist in preventing the tracking of sediment or material onto Beerburrum-Woodford Road. The access/haul road is approximately 9 metres in width. A wheel wash down facility is not considered to be practically required in this instance.
Separat	ion Distances				
PO5	The extractive industry is located on a site which has sufficient area to provide for adequate setback of operations from road frontages, site boundaries, surrounding residential uses and other sensitive receptors, such that the extractive industry achieves an acceptable standard of visual amenity and control of noise, light, dust and vibration impacts.	AO5.1 AO5.2	Hard rock extraction and processing activities involving blasting are not carried out within 40 metres of any boundary of the <i>site</i> or within 1 kilometre of any residential premises, land included within a <i>residential zone</i> or Rural residential zone or other <i>sensitive receptor</i> on surrounding land. Extractive and processing activities not involving blasting are not carried out within 30 metres of any boundary of the <i>site</i> or within 200 metres of any residential premises, land included within a <i>residential zone</i> or Rural residential zone or other <i>sensitive receptor</i> . Note—a topographic feature providing a natural buffer between extractive and processing activities and a <i>sensitive land use</i> may justify provision of a lesser setback distance.	AO N/A	The proposed operation is located approximately 1.2 kilometres from the nearest sensitive receptors, being the residential uses to the east of the site.

Perform	ance Outcomes	Acceptable Outcomes		Compliance	Comments
		AO5.3	A vegetated <i>buffer</i> strip or mound having a minimum width of 10 metres is provided to all boundaries of the <i>site</i> . Note—Acceptable Outcomes AO5.2 and AO5.3 may be modified by more specific requirements in this code relating to Precinct RUR-1 (Meridan Plains Extractive Resource Area).	PO / AO / N/A	The 'site' is defined by the lease area, which constitutes the proposed extraction area and access/haul road, situated towards the centre of Lot 589 on FTY1876 which is State Forest land (refer <b>Figure 2 – Site Boundary Plan</b> ). The surrounding State Forest land is pine plantation, which provides an extensive buffer in addition to the remnant vegetation corridors along the drainage features to the nearest residential uses, which are located approximately 1.2 kilometres to
		AO5.4	Extraction and processing activities are screened from view from any <i>major road</i> and any land included in an <i>urban zone</i> , where appropriate.	AO	The proposed operation is screened from all directions at ground level by the surrounding pine plantation and the remnant vegetation corridors along the drainage features.
Site Dra	inage	I	1		
PO6	The extractive industry provides on- site drainage that is designed, constructed and maintained so as to:-	AO6.1	Banks and channels are constructed to divert stormwater run-off away from excavated areas.	AO	Bunds will be retained around the perimeter of extraction areas where necessary, to divert stormwater run-off.
	<ul> <li>(a) arola closell,</li> <li>(b) prevent pollution of groundwater and surface water;</li> <li>(c) protect downstream water quality; and</li> </ul>	AO6.2	Sediment basins are provided to detain stormwater run-off from disturbed areas such that there is no off-site discharge likely to cause environmental harm.	AO	Sediment basins will be provided as shown on the Site Layout Plan within <b>Attachment 1 – Proposal</b> <b>Plans</b> . Details of the stormwater management system is provided within section 3.1 of the EMP
	(d) provide opportunities to recycle water for reuse in processing, washing and/or screening materials, dust suppression and on product stockpiles.	AO6.3	Bunding and treatment and disposal of industrial wastes are carried out such that no environmental harm is caused.	N/A	Management Plan).
	overburden stockpiles, revegetation or rehabilitation areas and wheel wash facilities.	AO6.4	Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.	AO	Suitable treatment of erosion-prone areas will be established and maintained at discharge points as necessary.
		AO6.5	Harvested water is re-used on the extractive industry site for a range of	AO	Water captured in the sediment basin will be re- used on site for a number of activities including

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance	Comments
			<ul> <li>purposes including, but not limited to:-</li> <li>(a) processing, washing and/or screening materials;</li> <li>(b) dust suppression and for use on product and overburden stockpiles;</li> <li>(c) irrigation of revegetation and rehabilitation areas; and</li> <li>(d) wheel wash facilities.</li> </ul>		dust suppression.
Manage	ment of Blasting and Other Operations	;			
PO7	The extractive industry provides for blasting, crushing, screening and loading to be carried out safely and in accordance with best practice management standards so that disturbance to surrounding land uses is minor and that impacts from emissions are minimised.	A07.1	Blasting and other operations are confined to the hours of operation identified in Table 9.3.7.3.1A (Extractive industry hours of operation).         Table 9.3.7.3.1A       Extractive industry hours of operation).         Table 9.3.7.3.1A       Extractive industry hours of operation).         Table 9.3.7.3.1A       Extractive industry hours of operation         Column 1       Column 2         Extractive industry activity       Parm to 5pm Monday to Friday         Blasting operations       9am to 5pm Monday to Friday         Other operations       6am to 6pm Monday to Friday.         Other operations       6am to 1pm Saturday to Friday.         Vibration       Ipublic holidays.	AO	Blasting operations will be limited to the hours of 9am to 5pm Monday to Friday. No blasting operations will occur Saturday, Sunday or public holidays. Other operations will be limited to 6am to 6pm Monday to Friday, and 7am to 1pm Saturday. No operations will occur Sunday or public holidays.
		A07.2	relevant provisions contained in the Environmental Protection Act 1994.	AO	Vibration will be managed in accordance with the EMP, to meet the expected requirements of the EA and regulated by EHP.
Public S	afety				
PO8	<i>Extractive industry</i> operation areas are fenced to prevent unauthorised or	AO8.1	Safety fence is provided to prevent unauthorised or accidental public access	AO	A combination of fencing and signage will be maintained around the perimeter of the site and

Perform	ance Outcomes	Acceptable Outcomes		Compliance PO / AO / N/A	Comments
	accidental public entry.		to the <i>extractive industry</i> site to the greatest extent practicable.		signage will be clearly placed at the site entry.
		AO8.2	Public signage to warn of operations and safety hazards is provided to all boundaries of the <i>site</i> .	AO	
Site Reh	abilitation				
PO9	Rehabilitation of the extractive industry site provides:-         (a) progressive/staged rehabilitation works;         (b) appropriate clean-up works (taking particular account of areas of possible soil contamination);         (c) agreed landform and soil profiles;         (d) suitable revegetation; and         (e) establishment phase requirements.	AO9	The extractive industry provides for all rehabilitation works to be undertaken in accordance with an approved expected final landform design and site rehabilitation plan.	AO	Section 3.7 of the EMP includes a Land Management Plan which outlines the rehabilitation strategy for the site. The extraction of material will be carried out in a sequential and logical manner to promote progressive rehabilitation where practicable. As the quarry benches reach their final form, they will be shaped, stabilised and where necessary, supplementary planting substrates may be used over selected rock faces to assist in retaining soils and precipitation. It is understood that the long term use of the site and surrounding land is intended to remain part of the forestry operations. The end use of the site will need to be determined by the State, when the termination of the lease period is known.
PO10	Rehabilitation works for each operational stage are bonded to ensure the effective return of disturbed areas to acceptable land use suitability.	AO10	No acceptable outcome provided.	PO	At the cessation of extractive activities, the Environmental Authority (EA) will need to be surrendered in accordance with the EA rehabilitation conditions. EHP are the regulatory authority for leaving the site in an acceptable stable, self-sustaining state post-extraction. It is understood that the long term use of the site and surrounding land is intended to remain part of the forestry operations. The end use of the site will need to be determined by the State, when the

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments	
					termination of the lease period is known.	
PO11	Rehabilitation allows for suitable use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vagetation	AO11.1	Rehabilitation is carried out to provide water quality of a standard that can support aquatic vertebrates and invertebrates.	AO	Section 3.7 of the EMP includes a Land Management Plan which outlines the rehabilitation strategy for the site.	
		AO11.2	Fringes of water bodies are planted with wetland species such that a sustainable aquatic plant community is established.	PO	be determined by the State being the landowner, when the termination of the lease period is known. Nevertheless, the site will be left in a stable and self-sustaining state in accordance with the expected conditions of the EA.	
Addition Resour	Additional Requirements for Extractive Industry in Precinct RUR-1 (Meridan Plains Extractive Resource Area) on Zone Man ZM63					
Master	Planning and Rehabilitation Concepts					
PO12	The extractive industry is established, operated and rehabilitated in a manner that is generally in accordance with the development and rehabilitation concepts identified on:- (a) Figure 9.3.7A (Meridan Plains extractive resource area master plan); and (b) Figure 9.3.7B (Meridan Plains extractive resource area end use concept plan).	AO12	No acceptable outcome provided.	N/A		
PO13	The extractive industry avoids	AO13	The extractive industry provides for:-	N/A		
	<ul> <li>constrained areas and utilises a staged approach to <i>site</i> development that provides for:-</li> <li>(a) the efficient exploitation of the Extractive Resource Area;</li> <li>(b) the progressive rehabilitation of the <i>site</i> such that the scenic values of the Mooloolab River</li> </ul>		<ul> <li>(a) the avoidance of exploitation in areas identified as 'Constrained Resource Area (Type A)' on Figure 9.3.7A (Meridan Plains extractive resource area master plan);</li> <li>(b) the avoidance of exploitation in areas identified as 'Constrained Resource Area (Type B)' on Figure 1997.</li> </ul>			

Performance Outcomes	Acceptable Outcomes	Compliance PO / AO / N/A	Comments
floodplain are retained throughout the duration of the extraction; (c) the progressive creation of a lake system that at all times:- (i) maintains or improves the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River floodplain; (ii) maintains, as far as practicable, the flow conveyance patterns of the Mooloolah River floodplain; and (iii) maintains or improves the quantity and quality of surface and groundwater in the catchment area; and (d) the avoidance or effective mitigation of any potential environmental harm.	<ul> <li>9.3.7A (Meridan Plains extractive resource area master plan) until such time as outstanding strategic coastal management, flooding and hydrological issues are investigated and resolved;</li> <li>(c) the avoidance of exploitation in any other part of the Extractive Resource Area determined (through further site assessment or referral agency advice) to have coastal management or other biophysical limitations making the land unsuitable for <i>extractive industry</i> development;</li> <li>(d) development on the <i>site</i> to be staged such that not more than 30% of the surface area of the <i>site</i> is used for <i>extractive industry</i> at any particular time; and</li> <li>(e) development of a lake system with a configuration that is generally consistent with that shown on Figure 9.3.7B (Meridan Plains extractive resource area end use concept plan) and designed in accordance with:- <ul> <li>(i) an approved lake management plan is yet to be approved for the entire Extractive Resource Area; or</li> <li>(ii) if a lake management plan is yet to be approved for the entire Extractive Resource Area, a site specific lake management plan.</li> </ul> </li> </ul>		

Perform	nance Outcomes	Accepta	ble Outcomes		Compliance PO / AO / N/A	Comments
			code and the intent of the end use concept depicted on Figure 9.3.7B (Meridan Plains extractive Resource area end use concept			
Buffers	and Batter Stability Zones					
P014	<ul> <li>The extractive industry provides for ecological and landscape buffers, visual screens and batter stability zones to conceal and/or setback operations and activities involved in the use from road frontages, site boundaries, incompatible uses on surrounding land, lakes, waterways, wetlands, ecologically important areas and infrastructure corridors, such that the extractive industry:- <ul> <li>(a) maintains or improves the integrity of the Mooloolah River and other waterways;</li> <li>(b) protects and reconnects ecologically important areas;</li> <li>(c) achieves a high standard of visual amenity from all scenic routes and significant viewpoints;</li> <li>(d) protects the functionality of transport and other infrastructure corridors;</li> <li>(e) prevents channel avulsion or erosion; and</li> <li>(f) avoids or effectively mitigates any potential environmental harm.</li> </ul> </li> </ul>	A014.1	The extractive i establishment landscape buffe batter stability z Table 9.3.7.3. landscape buffe batter stability z Table 9.3.7.3.1B Column 1 Feature/ element Mooloolah River and waterways	ndustry provides for the of ecological and ones in accordance with <b>1B</b> (Ecological and ers, visual screens and ones in accordance with <b>1B</b> (Ecological and ers, visual screens and cones). Ecological and landscape buffers, visual screens and batter stability zones Column 2 Ecological/landscape/ visual buffer/ batter stability zone 60 metre wide (minimum) ecological <i>buffer</i> measured from the high or outer bank of the <i>waterway</i> to the top of the batter of any extraction area. The northern and southern boundaries of this ecological <i>buffer</i> are "smoothed" (i.e. they do not follow every bend in the river) as indicated in figures 9.3.7A and 9.3.7B. To remove any doubt, the distance is not less than 60m at any point, but could be up to 100m when "smoothed". 50 metre wide (minimum) ecological <i>buffer</i> measured from the outer edge of the native <i>vegetation</i> to the top of the batter of any extraction area.	N/A	

Performance Outcomes	Acceptable Outcomes		Compliance	Comments	
			PO / AO / N/A		
	Bruce Highway – Caloundra Road Interchange	200 metre wide open landscape buffer measured from the planned final Bruce Highway and Caloundra			
	Multi Modal	of the batter of any extraction area. 40 metre wide batter			
	Transport Corridor	stability zone measured from the final MMTC Road Boundary to the top of the			
		batter of any extraction area; and 200 metre wide interim visual screen			
	Sippy Downs to Caloundra South Link	20 metre wide batter stability zone and visual screen measured from the final corridor boundary to			
	Rainforest Drive	the top of the batter of any extraction area. 20 metre wide batter			
	to Claymore Road Link	stability zone and visual screen measured from the final corridor boundary to the top of the batter of any extraction area			
	Honey Farm Road Link	20 metre wide batter stability zone and visual screen measured from the final corridor boundary to the top of the batter of any extraction area			
	Water Supply Ring Tank	40 metre wide batter stability zone measured from the property boundary to the top of the batter of any extraction area.			
	Water supply and sewerage main pipelines	40 metre wide batter stability zone measured from the centreline of the pipe to the top of the batter of any extraction area			
	Created water body / lake	20 metre wide batter stability zone measured from the top of the batter of any extraction area/lake to another extraction			
Perform	ance Outcomes	Accepta	ble Outcomes	Compliance	Comments
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			<ul> <li>extraction on the <i>site</i>;</li> <li>(b) that part of any <i>site</i> included within another ecological <i>buffer</i>, to be established prior to the commencement of any extraction on the <i>site</i>;</li> <li>(c) that part of any <i>site</i> included within the Bruce Highway-Caloundra Road open <i>landscape buffer</i> or the Multi-Modal Transport Corridor visual screen to be established for that purpose prior to the commencement of any <i>site</i> included within another <i>buffer</i> or batter stability zone to be established for that purpose, at a time appropriate to the staging of the extraction.</li> </ul>		
PO15	The extractive industry provides for	4015	<ul> <li>Note—where land in the Mooloolah River Ecological Buffer is dedicated to <i>Council</i> as esplanade in accordance with AO14.2(a)(ii), <i>Council</i> will consider the granting of a temporary lease over part of the esplanade in order to provide for:-</li> <li>(a) any activity required to avoid or mitigate impacts on the environment (including approved rehabilitation work); and/or</li> <li>(b) any access required to allow maintenance of the Ecological Buffer or egress to an extraction area adjoining the Esplanade; and/or</li> <li>(c) any security measure required for public safety purposes and/or the security of extractive industry sites.</li> </ul>	Ν/Α	
PO15	The extractive industry provides for ecological and landscape buffers, and visual screens and batter stability zones, to comprise of vegetation	AO15	No acceptable outcome provided.	N/A	

Performance Outcomes	Acceptable Outcomes	Compliance Comments PO / AO / N/A
endemic to the area and to have a landscape character that is consistent with a coastal plain landscape, where rural scenery and pockets of local native <i>vegetation</i> are interspersed with screen planting and views over water.		
Transport/Infrastructure Corridors and Transpo	ort Routes	
PO16 The extractive industry protects existing transport and infrastructure corridors and provides for the establishment of new transport and infrastructure corridors.	AO16.1       The extractive industry provides for the establishment of the identified transport and infrastructure corridors described in Table 9.3.7.3.1C (Transport and infrastructure corridor requirements) to be located within the future transport and infrastructure study area depicted on Figure 9.3.7A (Meridan Plains extractive resource area master plan).         Table 9.3.7.3.1C       Transport and infrastructure corridor requirements         Column 1       Column 2         Transport/       and infrastructure corridor requirements         Sippy Downs to Caloundra South Link       80 metre wide road reserve from Caloundra Road to Laxton Road and including the existing Honey Farm and Sattler Road Reserves.         Rainforest Drive to Claymore Road Link       40 metre wide road reserve from Honey Farm Road to Laxton Road and including the existing unnamed Road Reserve.         Honey Farm Road Link       40 metre wide road reserve from Sippy Downs to Caloundra South Link to Rainforest Drive to Claymore Road Link	N/A

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance	Comments
		AO16.2	infrastructure)Drive and including the existing Rainforest Road Reserve.Electricity transmission line or other infrastructure service where not included within a road reserve40 metre wide infrastructure corridor in an alignment and configuration that fulfils the functional requirements of the infrastructure/service provider.That part of any site required to accommodate a local government transport or other infrastructure corridor is dedicated to Council prior to the site.		
PO17	<ul> <li>The extractive industry provides for the establishment and utilisation of identified transport routes, so as to provide for the efficient transport of extracted material from the Meridan Plains Extractive Resource Area in a manner that:-</li> <li>(a) is adequate for the type and volume of traffic to be generated;</li> <li>(b) does not create or worsen any traffic hazards;</li> <li>(c) minimises adverse effects on the amenity of the locality;</li> <li>(d) protects the inherent rural character and identity of the area; and</li> <li>(e) ensures that disturbance to surrounding land uses is minor and that impacts from emissions are minimised.</li> </ul>	A017	The extractive industry provides for the establishment of the transport routes in the configuration depicted on Figure 9.3.7A (Meridan Plains extractive resource area master plan).	N/A	
	a Site Management	4019	In partial fulfilment of Parformance	N/A	
P018	The extractive industry provides for	AU18	in partial fulfilment of Performance	N/A	

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
	the appropriate establishment and management of lakes provided in accordance with Figure 9.3.7A (Meridan Plains extractive resource area master plan) in a manner that appropriately addresses potential environmental and flooding impacts.		<ul> <li>Outcome PO18:-</li> <li>The extractive industry is established and operated in accordance with a lake management plan (supported by modelling) that:-</li> <li>(a) considers the full development scenario for the Meridan Plains Extractive Resource Area and its external influences; and</li> <li>(b) identifies and addresses all environmental and flooding impacts and the measures to manage the potential impacts.</li> </ul>		
			Note—a lake management plan is intended to be prepared for the entire area as well as individual sites.		
Site Reh	abilitation and End Use				
PO19	The extractive industry provides for the progressive rehabilitation of all areas subject to extractive industry operations to a stable and restored state such that the land is suitable for use in accordance with Figure 9.3.7B (Meridan Plains extractive resource area end use concept plan).	AO19.1	<ul> <li>The extractive industry provides for site rehabilitation to be carried out on a progressive basis at the conclusion of each stage of extraction, providing for:- <ul> <li>(a) clean-up works (taking particular account of areas of possible soil contamination);</li> <li>(b) minimisation of potential for erosion from the <i>site</i> and sediment transport across the <i>site</i>;</li> <li>(c) management of the quality of stormwater, water and seepage released from the <i>site</i> such that releases of contaminants are not likely to cause environmental harm;</li> <li>(d) management of any actual and potential <i>acid sulfate soils</i> in or on the <i>site</i>;</li> </ul> </li> </ul>	N/A	

Performance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
	AO19.2 AO19.3	<ul> <li>profile;</li> <li>(f) local native <i>vegetation</i> suitable for establishment in the coastal plain to be planted, established and maintained;</li> <li>(g) management of weeds; and</li> <li>(h) public <i>infrastructure</i> (including pathways) to be provided in those areas dedicated as <i>public open space</i>.</li> <li>The <i>extractive industry</i> provides for all lakes created through the extraction process to achieve an end use water quality standard at least suitable for secondary contact recreation use with a self managing pH range of 5.0 to 8.5 and metal concentrations and hardness similar to background concentrations in the adjacent Mooloolah River (as at 2006).</li> </ul>		
		The <i>extractive industry</i> provides for all rehabilitation works to be undertaken in accordance with an expected final landform design and site rehabilitation plan.		
	AO19.4	Note—a final landform design and site rehabilitation plan is intended to be prepared for the entire area as well as individual <i>sites</i> .		
		The <i>extractive industry</i> provides for the long term management of any rehabilitated lands or lakes dedicated to <i>Council</i> as <i>public open space</i> or esplanade.		
Intrastructure Agreement				

Performa	ance Outcomes	Acceptable Outcomes		Compliance PO / AO / N/A	Comments
PO20	<ul> <li>The extractive industry occurs in accordance with an infrastructure agreement made with the <i>Council</i> that:-</li> <li>(a) incorporates the agreed plan of staging for extraction on the <i>site</i>;</li> <li>(b) provides for the establishment and maintenance of <i>transport</i> routes necessary to support development of the extractive resource area;</li> <li>(c) establishes the performance bonding arrangements for:-</li> <li>(i) the operation of the extractive industry in accordance with the lake management plan;</li> <li>(ii) the rehabilitation of the <i>site</i> in accordance with the final landform design and site rehabilitation plan; and</li> <li>(iii) the long term management of any rehabilitated lands or lakes dedicated to <i>Council</i> as <i>public open space</i> or esplanade; and</li> <li>(d) specifies any other obligation of the extraction, rehabilitation and oncoing maintenance of the extraction, rehabilitation and oncoing maintenance of the extraction and oncoing maintenance of the subscience of the extraction, rehabilitation and oncoing maintenance of the extraction and paramete of any rehabilitation of the parties necessary to ensure the extraction, rehabilitation and oncoing maintenance of the paramete of the paramete of any maintenance of the extraction and paramete of any maintenance of the parameter of any chabilitation plan; and</li> </ul>	AO20	No acceptable outcome provided.	N/A N/A	
	extractive resource area.				

# 9.3.2 Caretaker's accommodation code

### 9.3.2.1 Application

This code applies to self assessable and assessable development identified as requiring assessment against the Caretaker's accommodation code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.3.2.2 Purpose and overall outcomes

- (1) The purpose of the Caretaker's accommodation code is to provide for the development of bona fide *caretaker's accommodation* uses which provide acceptable levels of amenity for occupants.
- (2) The purpose of the Caretaker's accommodation code will be achieved through the following overall outcomes:-
  - (a) caretaker's accommodation is used for genuine caretaking or property management purposes;
  - (b) caretaker's accommodation remains ancillary to non-residential premises on the same site;
  - (c) an acceptable level of residential amenity is provided for occupants of caretaker's accommodation; and
  - (d) caretaker's accommodation does not adversely impact on the amenity of the local area.

### 9.3.2.3 Assessment criteria

Table 9.3.2.3.1	Criteria for self assessable and assessable development
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Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
Bona Fide Use					
PO1	The caretaker's accommodation is used for bona fide caretaking or property management purposes.	AO1	The caretaker's accommodation is occupied by a person or persons having responsibility for the security, maintenance or management of non- residential activities conducted on the same <i>site</i> and, if applicable, that person's immediate family.	AO	The proposed caretaker's accommodation will be used by the caretaker.
PO2	The caretaker's accommodation is	AO2.1	Only one caretaker's accommodation is	AO	Only one caretaker's accommodation is proposed.

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
	ancillary to the non-residential premises on the same site.	AO2.2	established on the <i>site</i> . The <i>caretaker's accommodation</i> has a <i>gross floor area</i> not exceeding 200m <sup>2</sup> .	AO	The gross floor area of the proposed caretaker's accommodation is 36m <sup>2</sup> (subject to the availability of pre-constructed demountable buildings available at the time and may change as a result).
		AO2.3	The <i>caretaker's accommodation</i> does not have a separate land title from the balance of the <i>site</i> .	AO	The proposed caretaker's accommodation is on the same lot as the proposed extractive industry extension.
		AO2.4	The <i>caretaker's accommodation</i> is the only residential use established on the site.	AO	The proposed caretaker's accommodation is the only residential use on the site.
Protecti	on of Residential Amenity	1	•		
PO3	The design of the caretaker's accommodation achieves an acceptable level of residential amenity for residents of the caretaker's accommodation and any other nearby residential premises.	AO3.1	Bedrooms and living rooms of the <i>caretaker's accommodation</i> do not adjoin, and face away from, noise generating activities conducted on the <i>site</i> or adjoining <i>sites</i> .	AO	The bedroom(s) and living room of the caretaker's accommodation will face away from the balance of the site where practicable.
		AO3.2	The caretaker's accommodation is setback at least 3 metres from any waste servicing area.	AO	The caretaker's accommodation is not within 3 metres of any waste servicing area.
PO4	The caretaker's accommodation is provided with private open space that is useable, adequately screened from the primary activities on the <i>site</i> , and directly accessible from the <i>caretaker's accommodation</i> .	AO4.1	<ul> <li>The caretaker's accommodation contains an area of private open space which is directly accessible from a habitable room, and:-</li> <li>(a) if at ground level, has an area of not less than 50m<sup>2</sup>, with no horizontal dimension of less than 4 metres; or</li> <li>(b) if a balcony, verandah or deck, has an area of not less than 15m<sup>2</sup>, with no horizontal dimension of less than 2.5 metres.</li> </ul>	PO	The caretaker's accommodation will include a veranda (conceptually shown on the proposal plans as 8m <sup>2</sup> in size), that will be adequately screened from the balance of the site and is considered acceptable, given the nature of the use.

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
		AO4.2	<i>Private open space</i> is sited and orientated so that other buildings on the <i>site</i> do not directly overlook the <i>private open space</i> .	PO	
			OR		
			<ul> <li>Where direct view is available into the <i>private open space</i> from another building, the <i>private open space</i> is screened by:-</li> <li>(a) a minimum 1.8 metre high solid screen fence for <i>private open space</i> provided at ground level; or</li> <li>(b) roof form or lightweight screening devices for <i>private open space</i> located above the ground level.</li> </ul>		
On-Site	Car Parking		· · · · · · · · · · · · · · · · · · ·		
PO5	Sufficient on-site car parking is provided to satisfy the projected needs of the <i>caretaker's</i> <i>accommodation</i> .	AO5.1 AO5.2	<ul> <li>A minimum of one (1) covered on-site car parking space is provided for exclusive use by the occupants of the <i>caretaker's accommodation</i>.</li> <li>Access driveways, internal circulation and manoeuvring areas, and on-site car parking are designed and constructed in accordance with:- <ul> <li>(a) IPWEA Standard Drawings SEQ R-050 and R-056 as applicable; and</li> <li>(b) AS2890 Parking facilities – Off-street car parking.</li> </ul> </li> </ul>	PO	The proposed development will provide eight (8) light vehicle spaces in proximity to the site office, plus additional space for informal parking, which will adequately accommodate the anticipated number of light vehicles on the site for staff, visitors and the caretaker's accommodation.

# 9.4.2 Landscape code<sup>26</sup>

### 9.4.2.1 Application

This code applies to assessable development identified as requiring assessment against the Landscape code by the tables of assessment in Part 5 (Tables of assessment).

### 9.4.2.2 Purpose and overall outcomes

- (1) The purpose of the Landscape code is to ensure that landscapes are provided in a manner which is consistent with the desired character and amenity of the Sunshine Coast.
- (2) The purpose of the Landscape code will be achieved through the following overall outcomes:-
  - (a) development provides landscapes that retain, as far as practicable, existing *vegetation* and topographic features for their biodiversity, ecological, wildlife habitat, recreational, aesthetic and cultural values;
  - (b) development provides landscapes that create new landscape environments that co-ordinate and complement the natural elements of climate, *vegetation*, drainage, aspect, landform and soils;
  - (c) development provides landscapes that complement the *vegetation* mix of the original regional ecosystem of the *site*, where practicable, in order to protect and enhance native flora and fauna and encourage ecological connectivity;
  - (d) development provides landscapes that rehabilitate areas of poor environmental quality and provide mechanisms for long term protection of works;
  - (e) development provides landscapes that successfully integrate the built form with the local urban landscape character, contribute to the local *streetscape*, enhance the sub-tropical qualities of the Sunshine Coast and mitigate the impact of increased urbanisation;
  - (f) development provides landscapes that minimise the consumption of energy and water, and encourage the use of local native plant species and landscape materials, where practicable;
  - (g) development provides landscapes that enhance personal safety and security;
  - (h) development provides landscapes that are functional, durable and provide for the efficient use of water and energy; and

<sup>&</sup>lt;sup>26</sup> Editor's note—the **Planning scheme policy for development works** provides guidance and specifies standards for satisfying certain outcomes of this code, including details of how to prepare a landscape plan and preferred plant species to be used in landscape works.

(i) development provides landscapes that are practical and low maintenance, with ongoing management considered as an integral part of the overall landscape design.

### 9.4.2.3 Assessment criteria

Table 9.4.2.3.1	Criteria for	assessable	development
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Performance Outcomes		Accep	table Outcomes	Compliance PO / AO / N/A	Comments
Retentio	on of Vegetation and Topographic Feat	tures in La	ayout and Design of Landscapes		
PO1	Development provides landscapes that, as far as practicable, retain and protect existing trees, <i>vegetation</i> and topographic features of ecological, recreational, aesthetic and cultural value.	AO1	No acceptable outcome provided. Note—the <b>Planning scheme policy for</b> <b>development works</b> provides more specific guidance about the retention of <i>vegetation</i> and topographic features.	N/A	Given the rural nature of the site, the nature of the proposed development being extractive industry, and the expected lack of visibility from Beerburrum-Woodford Road and surrounding area due to being located within a pine plantation, this provision is not considered to be applicable to this application. Rehabilitation of the site is addressed within the Extractive Industry Code.
Manage	ment of Weeds				
PO2	Development provides for all weeds to be managed within the <i>site</i> and frontages and for the implementation of effective measures to reduce weed intrusion and the risk of re-infestation on an ongoing basis.	AO2	No acceptable outcome provided. Note—the <b>Planning scheme policy for</b> <b>development works</b> provides more specific guidance about the management of weeds.	ΡΟ	Section 3.7 of the EMP outlines how weeds will be managed on the site (refer Attachment 5 – Environmental Management Plan).
Landsca	ape Design		•		
PO3	<ul> <li>Development provides for landscapes that contribute to and create a high quality landscape character for the <i>site</i>, street, local area and the Sunshine Coast, by:-</li> <li>(a) promoting the character of the Sunshine Coast as a sub-tropical environment;</li> <li>(b) being sensitive to site conditions,</li> </ul>	AO3	No acceptable outcome provided. Note—the publication Sub-tropical Design in South East Queensland – a handbook for Planners, Developers and Decision Makers provides guidance about the use of landscapes in a sub-tropical climate.	N/A	Given the rural nature of the site and the nature of the proposed development (including extractive industry and ancillary facilities), as well as the expected lack of visibility from Beerburrum- Woodford Road and surrounding area due to being located within a pine plantation and the remnant vegetation corridors along the drainage features, this provision is not considered to be applicable in this instance.

Perform	ance Outcomes	Acceptable Outcomes		Compliance	Comments	
	<ul> <li>natural landforms and landscape characteristics;</li> <li>(c) protecting and enhancing native <i>vegetation</i>, wildlife habitat and ecological values;</li> <li>(d) protecting and framing significant views, vistas and areas of high scenic quality; and</li> <li>(e) being of an appropriate scale to integrate successfully with development.</li> </ul>					
Landsca	ape Management and Maintenance					
PO4	Development provides for landscapes that are designed, constructed, established and maintained to allow for natural vegetation communities renewal, where practicable, and to ensure minimisation of ongoing maintenance costs.	AO4	No acceptable outcome provided.	N/A	Given the rural nature of the site and the nature of the proposed development (including extractive industry and ancillary facilities), as well as the expected lack of visibility from Beerburrum- Woodford Road and surrounding area due to being located within a pine plantation and the remnant vegetation corridors along the drainage features, this provision is not considered to be applicable in this instance.	
PO5	Development provides for maintenance issues to be considered as an integral part of the landscape design and a sustainable maintenance regime to be implemented over time.	AO5	No acceptable outcome provided.	N/A		
Safety a	nd Security	1	1			
PO6	Development provides for landscapes that enhance access points and personal safety, but which do not impede visibility at access points, pedestrian crossings, speed control devices and intersections.	AO6	<ul> <li>Development provides landscapes which:-</li> <li>(a) define territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces adjacent to areas with security issues;</li> <li>(b) allow passive surveillance into, and visibility within, communal</li> </ul>	N/A		

Performa	ance Outcomes	Accepta	able Outcomes	Compliance	Comments
				PO / AO / N/A	
			recreational spaces, children's play		
			areas / playgrounds, pathways and		
			car parks;		
			(c) incorporate trees that will establish to		
			provide a minimum of 1.6 metres		
			that is a maximum of 0.7 metres in		
			height above the road payement		
			where located immediately adjacent		
			to pathways entries parking areas		
			street corners street lighting and		
			driveways:		
			(d) minimise the use of dense shrubby		
			vegetation over 1.5 metres in height		
			along street frontages and adjacent		
			to open space areas;		
			(e) incorporate pedestrian surfaces that		
			comply with AS/NZS 4586 Slip		
			resistance classification of new		
			pedestrian surface materials and AS		
			3661 Slip resistance of pedestrian		
			surfaces, and be stable and		
			trafficable in all weather conditions;		
			(f) provide universal access in		
			accordance with Australian Standard		
			AS 1428: Design for Access and		
			Mobility; and		
			(g) provide security and pathway level		
			nghing to site entries, unveways,		
			parking areas, building entries and		
PO7	Development provides for public	A07	No acceptable outcome provided	N/A	
	landscape management to occur				
	within a safe working environment.		Note-development of landscape is to have		
			regard to the Manual of Uniform Traffic Control		
			Devices and the Work Health and Safety Act		
			2011.		
P07	Development provides for public landscape management to occur within a safe working environment.	A07	<ul> <li>resistance classification of new pedestrian surface materials and AS 3661 Slip resistance of pedestrian surfaces, and be stable and trafficable in all weather conditions;</li> <li>(f) provide universal access in accordance with Australian Standard AS 1428: Design for Access and Mobility; and</li> <li>(g) provide security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways.</li> <li>No acceptable outcome provided.</li> <li>Note—development of landscape is to have regard to the Manual of Uniform Traffic Control Devices and the Work Health and Safety Act 2011.</li> </ul>	N/A	

Perform	ance Outcomes	Acceptable Outcomes		Compliance PO / AO / N/A	Comments
Energy I	Efficiency				
PO8	Development provides landscapes that assist in passive solar access, the provision of shade, microclimate management and energy	AO8.1	Landscape elements are positioned to shade walls, windows and outdoor areas from afternoon (western) sun.	N/A	
conservation.	conservation.	AO8.2	Landscapes facilitate winter sun access to living areas, north facing windows and public spaces.		
		AO8.3	Landscapes, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.		
		AO8.4	Landscape elements do not shade solar collector devices during the middle 6 hours of the day.		
		AO8.5	Existing street and park trees are retained where solar collectors are installed.		
			Note—Figure 9.4.2A (Design for passive solar access) illustrates how landscapes may provide for passive solar access, the provision of shade and microclimate management.		
			Figure 9.4.2A Design for passive solar access		

Perform	ance Outcomes	Accept	table Outcomes	Compliance PO / AO / N/A	Comments
			Summer sun Weiter sun 2 1 3 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5		
Stormwa	ater Drainage and Water Conservation				
PO9	Development provides for landscapes that successfully integrate stormwater drainage and water sensitive urban design elements with the street tree infrastructure and surrounding landscapes.	AO9	No acceptable outcome provided.	N/A	
PO10	Development provides for landscapes that promote the efficient use of water through appropriate plant selection and layout and by maximising opportunities for water infiltration.	AO10	<ul> <li>Landscapes maximise the infiltration and conservation of water by:- <ul> <li>(a) selecting plant species appropriate for local conditions and appropriate turf species that require minimal irrigation after establishment;</li> <li>(b) grouping plants and street trees (where appropriate) in mulched beds;</li> <li>(c) minimising impervious surfaces;</li> <li>(d) incorporating semi-porous pavement surfaces as an alternative to impervious surface; and</li> <li>(e) draining hard surface areas to landscaped areas and water sensitive urban design devices.</li> </ul> Note—Figure 9.4.2B (Planting density and use of mulch) illustrates how landscapes may promote water conservation through</li></ul>	N/A	

Perform	ance Outcomes	Accep	table Outcomes	Compliance	Comments
			appropriate planting density and use of mulch. Figure 9.4.2B Planting density and use of mulch	PO / AO / N/A	
			Sparse planting and no mulch Pedestrian footpath		
			Appropriate planting density and mulch Pedestrian footpath		
P011	Development provides for landscapes with planting and lawn areas that do not require permanent irrigation, except in high profile and high use landscape areas.	AO11	No acceptable outcome provided.	N/A	
Site Sta	bility and Soil Quality				
PO12	Development provides for landscapes which are designed and sited to ensure the stability of soils and minimisation of erosion.	AO12	No acceptable outcome provided.	N/A	
PO13	Development provides for landscapes on steep and unstable land to be managed with slope stabilising planting rather than engineered retaining structures, as far as practicable.	AO13	Landscapes incorporate stabilising plant species at an appropriate density and establishment materials on batters, slopes and the edges of <i>waterways</i> using soils which are less prone to erosion. Note – Figure 9.4.2C (Landscape design for waterway edges) illustrates the preferred	N/A	

Perform	ance Outcomes	Ассер	table Outcomes	Compliance PO / AO / N/A	Comments
			landscape treatment for waterway edges.		
			Figure 9.4.2C Landscape design for waterway edges		
			Bare create edge beginning to encode		
P014	Development provides for landscapes that incorporate planting media that is capable of supporting the successful establishment and sustainable growth of selected plant species.	A014.1	<ul> <li>All planting media including site soil and imported topsoil used in landscapes:-</li> <li>(a) is suitable for the successful establishment of the selected plant species; and</li> <li>(b) is suitably remediated to maximise the site specific vegetation performance objectives.</li> </ul>	N/A	
		AO14.2	As far as practicable, existing site soil is		
Dist			used for planting media.		
Planting	Technique, Plant Selection, Stock Siz	e and Qua	ality	N1/A	
PO15	Development provides for landscapes where planting of plant stock is undertaken in accordance with best horticultural practice.	AO15	No acceptable outcome provided.	N/A	
PO16	Development provides for landscapes which incorporate plant stock of an appropriate size at the time of planting to fulfil the intended function whilst ensuring long term viability.	AO16	Landscapes incorporate plant stock sizes         that comply with Table 9.4.2.3.1A         (Minimum plant stock sizes)         Table 9.4.2.3.1A         Minimum plant stock sizes         Column 1       Column 2         Planting Stock       Minimum Pot Size         Feature or landmark       45 litre pot	N/A	

Perform	ance Outcomes	Accept	table Outcomes		Compliance	Comments
Perform PO17	Development provides for landscapes which incorporate plant species that:- (a) are well matched to the required landscape function; (b) are not poisonous or dangerous; (c) have a form and structure typical of the species, free from structural or root system faults, diseases and nutritional deficits; and (d) are of appropriate hardiness for the intended location.	Accept A017.1 A017.2 A017.3	trees         trees         Street trees or park trees         Other trees         Shrubs, vines and ground covers         Macrophytes, tufting plants and revegetation stock         In urban settings, land local and 'cultivar' moderate use of sexotic species where         Landscape planting species that:-         (a) have large thorm         (b) are capable or allergic reactions         (c) are poisonous.         Landscape planting	25 litre pot 15 litre pot (300mm) 140mm pot 50mm tube. mdscapes incorporate native plants with suitable non-invasive e function requires. does not use plant as or spines; of triggering severe s; or g does not use pommental weeds as	Compliance PO / AO / N/A	Comments
		A017.4	Street and park tr requirements for qu <i>NATSPEC Guideline</i> <i>and/or plants are true</i> Note—Figure 9.4.2D ( plant tree stock) illus trees to be used in land Figure 9.4.2D Quality of stock	ining scheme policy prks. ree stock meet the ality specified in the es: Specifying Trees, e to form. (Quality of street and strates the condition of lscapes. of street and plant tree		

Perform	ance Outcomes	Accept	table Outcomes	Compliance PO / AO / N/A	Comments
P018	Development ensures that where	AO17.5	All plant stock is free of disease and nutritional deficiencies and has been acclimatised to conditions similar to those expected on the development <i>site</i> (i.e. full sun, wind, salt spray).	N/A	
P018	<ul> <li>Development ensures that where palms are used in landscapes they are:-</li> <li>(a) used in a manner that is consistent with their natural character and occurrence on the Sunshine Coast, where practicable;</li> <li>(b) used as an emergent rather than dominant landscape feature, where other species are less suitable; and</li> <li>(c) the appropriate species for their location, and minimise public safety risks.</li> </ul>	A018	Paims included in the planting palette are planted in small naturalistic groups (clumped as they would normally occur) in coordination with other trees and foliage planting.	N/A	
Revege	tation and Habitat Restoration Works				
PO19	<ul> <li>Development with landscapes for revegetation or habitat restoration works, ensures that the works:-</li> <li>(a) are of a high quality;</li> <li>(b) replicate the topography and structure of appropriate natural</li> </ul>	AO19	<ul> <li>Revegetation and habitat restoration works:-</li> <li>(a) are undertaken in accordance with the standards specified in the Planning scheme policy for development works;</li> </ul>	N/A	Extractive Industry Code.

Portorm	anaa Autoomaa	Accorto	ble Outcomes	Compliance	Commente
Ferrorin	ance Outcomes	Ассеріа	ible Outcomes	PO / AO / N/A	Comments
	<ul> <li>habitat and corridor elements;</li> <li>(c) utilise plant species of local native provenance where available; and</li> <li>(d) are established using appropriate methods so as to maximise environmental outcomes and minimise ongoing maintenance requirements.</li> </ul>		<ul> <li>(b) employ suitable establishment and management methods and combinations of methods to encourage the most successful regeneration;</li> <li>(c) use local native provenance species, where available, that are planted in a matrix or naturalistic pattern to densities best suited to the species, landform, soil profile, drainage and ecosystem being recreated;</li> <li>(d) provide for self-sustaining ecosystems to be created through successional planting/regeneration methods that employ pioneer species to stabilise the site, before encouraging longer term species establishment; and</li> <li>(e) use understorey shrubs and vines to appropriately bind rehabilitation area edges (including <i>waterway</i> edges) against degradation and weed infestation.</li> </ul>		
Lanusca	pe Design for Wildlife	1020		N1/ A	
PO20	<ul> <li>Development ensures that</li> <li>landscapes protect habitats and</li> <li>corridors for native wildlife by:-</li> <li>(a) replicating adjacent remnant</li> <li>vegetation including understorey</li> <li>vegetation and ground surface</li> <li>habitat logs, rock piles and melon</li> <li>holes;</li> <li>(b) siting landscaped areas to</li> <li>complement and enhance</li> <li>existing and surrounding</li> <li>vegetation;</li> <li>(c) retaining old trees (including</li> </ul>	A020	No acceptable outcome provided.	N/A	

Perform	ance Outcomes	Ассер	table Outcomes	Compliance	Comments
	<ul> <li>dead trees) with hollows for local native fauna habitat, where trees will not provide a public safety risk;</li> <li>(d) retaining natural leaf litter where appropriate for local native fauna;</li> <li>(e) creating or enhancing vegetation linkages between existing habitats;</li> <li>(f) selecting species that provide a range of foliage, fruit and flower suitable for local native fauna;</li> <li>(g) minimising adverse effects to koalas by planting and retaining appropriate tree species and facilitating koala movement in koala habitat areas; and</li> <li>(h) providing wildlife nesting boxes, fauna bridges, ropeways, arboreal road crossings, fauna undernasses and traffic calming</li> </ul>			PO / AO / N/A	
Landsca	pe Buffers	L	I		
PO21	<ul> <li>Development provides for landscape buffers that:- <ul> <li>(a) effectively protect the edges of existing native vegetation or another ecologically important area;</li> <li>(b) achieve visual screening of acoustic attenuation devices; and</li> <li>(c) provide separation between incompatible land uses or between major infrastructure elements (such as State controlled roads) and land uses.</li> </ul> </li> </ul>	AO21	<ul> <li>Where a landscape buffer is required by an applicable use code, local plan code or overlay code, it is designed, constructed, established and maintained in accordance with the following:-</li> <li>(a) earth mounding is provided, where necessary, to complement and achieve satisfactory acoustic attenuation, visual screening or land use separation;</li> <li>(b) selected plant species are appropriate to the location, drainage and soil type, meet the buffer's functional requirements and require minimal ongoing maintenance;</li> </ul>	N/A	

Performance Outcomes	Acceptable Outcomes	Compliance PO / AO / N/A	Comments
	<ul> <li>(c) plant selection includes a range species to provide variation in for colour and texture to contribute the natural appearance of the <i>buffi</i></li> <li>(d) planting density results in a creation of upper, mid a understorey strata with:- <ul> <li>(i) large trees planted at 6 me centres;</li> <li>(ii) small trees planted at 2 me centres; and</li> <li>(iii) shrubs planted at 1 me centres;</li> </ul> </li> <li>(e) tufting plants, vines a groundcovers planted at 0.5 metree 1 metre centres; and</li> <li>(f) where adjoining the edge of nat <i>vegetation</i> or <i>waterway</i> understor shrubs and vines are used to b appropriately the <i>buffer</i> edga against degradation and we infestation.</li> </ul> Note—Figure 9.4.2E (Landscape buffers. Figure 9.4.2E Landscape buffer design	of m, to pr, he and are are are are are are are are are are	

Perform	ance Outcomes	Accep	table Outcomes	Compliance PO / AO / N/A	Comments
			Image: sector vector		
Landsca	ape Screening	Γ	1		
PO22	Development provides for complete or partial landscape screening of built form elements, carparks, fences, utilities and storage areas at maturity.	AO22.1 AO22.2	Built form is softened and integrated with the broader landscape by structured landscape planting. Landscape screening occupies at least 30% of a building elevation as viewed from the street.	N/A	The proposed development will be screened at ground level from all directions including Beerburrum-Woodford Road to the north and the residential uses, which are located approximately 1.2 kilometers to the east by the existing pine plantation forest and the remnant vegetation corridors along the drainage features.
		AO22.3	<ul> <li>Except where otherwise provided by the applicable use code, car parks and driveways are screened by:-</li> <li>(a) a planting bed of at least 1.5 metres wide where adjacent to a residential use; or</li> <li>(b) a planting bed of at least 3 metres wide where adjacent to a street <i>frontage</i> or <i>public open space</i>.</li> </ul>		
		AO22.4	Storage and utility areas are completely screened by <i>vegetation</i> or built screens, except for access ways.		

Perform	ance Outcomes	Accep	table Outcomes	Compliance PO / AO / N/A	Comments
			Note—Figure 9.4.2F (Landscape screening of building elevations) illustrates how landscape screening is intended to soften and integrate with the built form. Figure 9.4.2F Landscape screening of building elevations		
Enginee	red Planting				
PO23	Development provides for landscapes incorporating any podium planter, green wall or other vertical landscape element to be appropriately designed, constructed and managed with adequate growing media, drainage and irrigation, where required, and to ensure vigorous and sustainable plant growth without structural or drainage conflicts.	AO23	No acceptable outcome provided.	N/A	
Landsca	pe Area Provision				
PO24	Areas to be included in landscape provisions contribute to the local amenity and conditions that support the establishment of successful trees and landscapes whose growth is not compromised by services and <i>infrastructure</i> .	AO24	Landscape areas are concentrated toward development frontages and contribute to the <i>streetscape</i> .	N/A	

Perform	ance Outcomes	Acceptable Outcomes		Compliance	Comments
Cára sás s				PO / AO / N/A	
Streetsc	ape Landscapes	1005		51/4	
PO25	<ul> <li>Development provides for streetscape landscapes that:-</li> <li>(a) ensures the provision of shade trees at regular intervals;</li> <li>(b) contributes to the continuity and character of existing and proposed <i>streetscapes</i>;</li> <li>(c) in established urban areas, towns and villages, incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; and</li> <li>(d) in new or establishing urban areas, incorporates landscape design that is consistent with and complementary to the natural landscape character of the local</li> </ul>	AO25	No acceptable outcome provided. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.	N/A	
PO26	<ul> <li>Development provides for entry statement landscapes that:-</li> <li>(a) consist mainly of vegetative features with minimal signage and built form;</li> <li>(b) have all components of the entry statement contained wholly on private land; and</li> <li>(c) are vandal resistant and require minimal ongoing maintenance.</li> </ul>	AO26	<ul> <li>Entry statements:- <ul> <li>(a) are only provided at major estate or centre entry points;</li> <li>(b) incorporate feature trees and suitable understorey planting as the main elements of the entry statement;</li> <li>(c) incorporate restrained signage with all built form features located on private land; and</li> <li>(d) require minimal ongoing maintenance.</li> </ul> </li> <li>Editor's note—Section 9.4.1 (Advertising devices code) sets out requirements for an entry statement sign.</li> </ul>	N/A	

Perform	ance Outcomes	Accept	table Outcomes	Compliance PO / AO / N/A	Comments
PO27	Developments are designed to ensure adequate space is provided for street trees and that the provision of shade and amenity to the <i>streetscape</i> receives high priority when locating services, footpaths, driveways, car parking and buildings.	AO27.1 AO27.2	Street trees are centrally located between kerb and footpath. Street trees are suitable to the locality, soil type, drainage and functional requirements of a shade tree. Note—Figure 9.4.2G (Street tree planting configuration) illustrates traditional and grouped street tree planting configuration examples. Figure 9.4.2G Street tree planting configuration examples.	N/A	
Provisio	n of Natural and Built Shade				
PO28	Development provides for landscapes that incorporate protective shade to public and communal spaces, including car parking areas, barbeque and picnic areas, children's play areas and exercise equipment stations.	AO28.1 AO28.2	All pathways are designed for maximum shade opportunities, with shade trees at an average of 6 metre centres and/or awnings to achieve a shade level consistent with the subtropical climate. Note—target of 80% shade at tree maturity. All carparking areas are shaded by either:- (a) shade trees at a maximum spacing of 1 shade tree per 4 parking bays planted in:- (i) deep natural ground where	N/A	

Performance Outcomes	Accept	able Outcomes	Compliance PO / AO / N/A	Comments
		growing media has sufficient volume to facilitate vigour, sustainability and will allow for the tree to achieve mature form; or (ii) structured soil cells with growing media volume capable of facilitating vigour, sustainability and allowing the tree to achieve mature form; or		
	AO28.3	(b) a constructed shade structure, only where set back from the street and consistent with the character of the area.		
	AO28.4	All public or communal barbecues, picnic table areas, children's play areas and playgrounds are shaded by a constructed shade structure and supplemented with trees.		
	AO28.5	Constructed shade structures (awnings, pergolas, shelters and shade sails) are manufactured from long lasting UV stable materials that are vandal resistant and require minimal ongoing maintenance.		
	AO28.6	Shade trees are selected from species suitable to the location, soil and drainage conditions and create a dense, wide spreading foliage canopy with minimal limb, leaf and fruit drop.		
		The quantities and types of built or natural shade is provided in accordance with the <i>Creating Shade at Public Facilities: Policy and Guidelines for Local</i>		

Perform	ance Outcomes	Ассер	table Outcomes	Compliance PO / AO / N/A	Comments
			<i>Government</i> , prepared by the Australian Institute of Environmental Health.		
Pathway	ys and Access Points		•		
PO29	Development provides for public and communal pathways and access points to be fit for purpose in terms of their location, width and extent and to be effectively integrated with the landscape design for the development.	AO29	Development complies with the standards for pathways and access points specified in the <b>Planning scheme policy for development works</b> .	N/A	
	Note—public and communal pathways and access points include, but are not limited to, beach access paths, vehicle and machinery access paths, boat ramp accesses and pedestrian and bicycle pathways.				
Recreat	ional Equipment	T			
PO30	<ul> <li>Development provides for children's play areas, recreational sports areas and exercise equipment provided in public and communal open space to:- <ul> <li>(a) be appropriately located within open space;</li> <li>(b) utilise equipment and materials that are fit for purpose, durable and safe; and</li> <li>(c) be designed for the use of a range of age groups and physical and cognitive abilities.</li> </ul></li></ul>	AO30	Development complies with the standards specified in the <b>Planning</b> scheme policy for development works.	N/A	
Landsca	ape Structures	4.004	Development concline with the	NI/A	
2031	<ul> <li>Development provides for all built structures used in landscapes to:-</li> <li>(a) be appropriately located within the landscape;</li> <li>(b) be fit for purpose, durable and safe;</li> <li>(c) incorporate impervious roofs that</li> </ul>	AU31	standards specified in the <b>Planning</b> scheme policy for development works.	N/A	

Perform	ance Outcomes	Accep	table Outcomes	Compliance PO / AO / N/A	Comments
	<ul> <li>maximise rain and sun protection, where intended to provide shelter;</li> <li>(d) harvest water for re-use, where appropriate; and</li> <li>(e) comply with any relevant building, engineering, plumbing or electrical standards.</li> </ul>				
	Note—landscape structures include, but are not limited to, shade shelters for barbeques and picnic areas, pergolas, toilet and change room facilities, maintenance and storage sheds, boardwalks, bridges, raised platforms, lookouts, steps and stairs.				
Furnitur	e and Fixtures				
PO32	<ul> <li>Development provides for all furniture and fixtures used in open space or landscapes to:-</li> <li>(a) be appropriately located within open space or the landscape;</li> <li>(b) be fit for purpose, durable and safe;</li> <li>(c) be vandal resistant with parts that are easily replaceable;</li> <li>(d) be easy to maintain; and</li> <li>(e) comply with any relevant building, engineering, plumbing or electrical standards.</li> </ul> Note—landscape furniture and fixtures include, but are not limited to, seats, benches, picnic tables, tree guards, bicycle racks/rails, balustrades and railings, bollards, maintenance gates, barbeque plates, taps and drinking fountains, beach showers, bins and bin surrounds, lighting and signage.	AO32.1 AO32.2	<ul> <li>Development complies with the standards specified in the Planning scheme policy for development works.</li> <li>Landscape furniture and fixtures:- <ul> <li>(a) comply with the furniture and fixture range design developed for the local area; or</li> <li>(b) where no range design exists, reflect a coordinated or themed design aesthetic.</li> </ul> </li> <li>Note—a streetscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</li> <li>Note—streetscape materials and palettes' can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</li> </ul>	N/A	

Perform	ance Outcomes	Acceptable Outcomes		Compliance	Comments
Pavaments					
PO33	<ul> <li>Development provides for all pavements used in landscapes to be:-(a) hard wearing;</li> <li>(b) non-slip;</li> <li>(c) shaded or coloured to reduce glare and heat reflection; and</li> <li>(d) finished with surface treatments that require minimal cleaning or ongoing maintenance.</li> </ul>	AO33	Development complies with the standards specified in the <b>Planning</b> scheme policy for development works.	N/A	
Fencing	, Walls and Screening				
P034	<ul> <li>Development provides for all fences, walls and screening structures used in landscapes, where interfacing with public use areas, to be:-</li> <li>(a) appropriately located within the landscape;</li> <li>(b) fit for purpose, durable and safe;</li> <li>(c) integrated within the landscape;</li> <li>(d) vandal and graffiti resistant where fronting a public space; and</li> <li>(e) articulated, screened by planting, coloured and textured so as to blend in with the character of the local area.</li> </ul>	AO34.1 AO34.2 AO34.3 AO34.4	Development complies with the standards specified in the <b>Planning scheme policy for development works</b> . Fences and screens to street <i>frontages</i> are a minimum of 50% visually and climatically permeable. Fences and screens do not extend further than 6 lineal metres without articulation and vegetative screening. Fences and screens bordering public use areas allow for casual surveillance opportunities and are designed to blend with adjacent landscape features.	N/A	
		AO34.5	Fences and screens bordering beachfront reserves are of commercial grade pool type fence construction, coloured to blend with adjacent landscape features. Note—Figure 9.4.2H (Design of fences, walls and structures) illustrates the preferred treatment of fences, walls and structures used in landscapes.		

Perform	ance Outcomes	Accep	Acceptable Outcomes		Comments
			Figure 9.4.2H Design of fences, walls and structures		
			Pian V V V V V V V V V V V V V V V V V V V	_	
			and little permeability for feature and screen planting, include vegetation behind permeable sections. Vary fence / post heights and express por	5	
Lighting	7				
PO35	Development provides for lighting of a suitable standard to be incorporated in landscapes, where required, to support the use of areas and facilities and maintain the safety and security of people and property.	AO35	Development complies with the standards specified in the <b>Planning</b> scheme policy for development works and Australian Standard (AS 1158.3.1 Lighting for roads and public spaces).	N/A	
Signage	)				
PO36	<ul> <li>Development provides for signage in <i>public open space</i> and communal open space areas to be:-</li> <li>(a) appropriately located in open space;</li> <li>(b) limited to park naming signs, estate signs, way finding signs and symbols, education and interpretive signs and warning/safety signs; and</li> <li>(a) durable and easy to mointain</li> </ul>	AO36	No acceptable outcome provided.	N/A	
Roads.	Services and Utilities				
PO37	Development provides for all landscapes to be located a safe distance from utilities and underground convision	AO37.1	Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards,	N/A	
1	underground services.		Substations, service meters and the like.	1	

Performance Outcomes		Accept	table Outcomes	Compliance PO / AO / N/A	Comments
		AO37.2	Root barriers are installed around critical infrastructure where infrastructure is located adjoining tree planting zones.		
		AO37.3	<ul> <li>Planting in landscapes adjacent to electricity substations or high voltage transmission line easements complies with:-</li> <li>(a) for Energex's assets, the Energex Vegetation Management Standard, and</li> <li>(b) for Powerlink's assets, Powerlink's Easement Co-use Guideline and Screening Your Home from Powerlines Guideline.</li> </ul>		

### 9.4.3 Nuisance code<sup>27</sup>

### 9.4.3.1 Application

This code applies to assessable development identified as requiring assessment against the Nuisance code by the tables of assessment in Part 5 (Tables of assessment).

#### 9.4.3.2 Purpose and overall outcomes

- (1) The purpose of the Nuisance code is to maintain community wellbeing and protect environmental values by preventing or mitigating:-
  - (a) nuisance emissions from development adversely impacting on surrounding sensitive land uses; and
  - (b) the exposure of proposed sensitive land uses to nuisance emissions from surrounding development.
- (2) The purpose of the Nuisance code will be achieved through the following overall outcomes:-
  - (a) development is located, designed, constructed and operated to maintain appropriate levels of amenity and environmental performance by:-
    - (i) not imposing unacceptable noise, light, glare, dust or odour emissions on surrounding sensitive land uses; and
    - (ii) ensuring that proposed sensitive land uses are not subject to unacceptable nuisance emissions generated from surrounding development; and
  - (b) environmental values are protected by preventing or minimising potential environmental harm or environmental nuisance resulting from the release of contaminants, particularly noise, odour, light, glare, dust and particulates.

<sup>&</sup>lt;sup>27</sup> Editor's note—the **Planning scheme policy for nuisance code** provides guidance for achieving outcomes of this code, including the preparation of a noise impact assessment report, odour impact assessment report and lighting impact assessment report.

## 9.4.3.3 Assessment criteria

### Table 9.4.3.3.1Criteria for assessable development

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
Acousti	c Amenity and Noise <sup>28</sup>				
P01	Development, other than development involving live entertainment or amplified sound in a hospitality area or as part of a temporary event, is located, designed, constructed and operated to ensure that noise emissions do not adversely impact on surrounding <i>sensitive land uses</i> . Note—this performance outcome applies even if noise emissions are generated by <i>sensitive land uses</i> , from sources such as communal areas, service areas, plant and equipment (e.g. air conditioning units) and the like.	A01	Development does not involve activities that would cause noise related environmental harm or nuisance. <b>OR</b> Development ensures noise does not emanate from the <i>site</i> through site layout, design, construction, and operation.	PO	Extractive industry being an Environmentally Relevant Activity (ERA) is regulated by EHP under the <i>Environmental Protection Act 1994</i> . EHP regulate and administer the extractive industry through the EA which will contain conditions regarding noise emissions. As such, Council has security that potential environmental nuisance is regulated by the State. The proposed extension to the operation is well separated from the nearest sensitive receptors, being the residential uses to the east of the site, by approximately 1.2 kilometres of pine plantation and the remnant vegetation corridors along the drainage features. The areas to the north, west and south of the proposed operation also comprise extensive areas of State forest. As such, any potential for noise impacts from the proposed operation is expected to be low. Nevertheless, the proposed operation has been designed to ensure that extraction progresses in a top-down approach, to maintain local high ground between the noise generating activities and surrounding areas. The purpose of retaining the high ground is to maximise the degree of beneficial acoustical shielding provided to these residences (in addition to the visual amenity benefits). Where possible, the mobile and/or fixed

<sup>&</sup>lt;sup>28</sup> Note—Council will take the order of occupancy of new and existing noise sources into consideration in implementing Performance Outcome PO1 of this code. The intent of this performance outcome is not to require existing lawful uses to control noise emissions in response to encroachment by new noise sensitive development.

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance	Comments
PO2	Development that is a sensitive land use is located, designed, constructed and operated to achieve a satisfactory level of acoustic amenity where there is potential for noise emissions generated from surrounding development to adversely affect the sensitive land use. Editor's note—this performance outcome relates to a 'reverse amenity' situation where a proposed sensitive land use may be adversely impacted by noise emissions from surrounding development. In such cases, it is contingent upon the proposed	AO2	The sensitive land use is not established in an area that will be adversely impacted by noise generated by existing land uses, activities and possible future development in the area. <b>OR</b> Where located in an area where adverse noise impacts are likely, the <i>sensitive land use</i> mitigates all potential impacts through site layout, design, construction, and operation.	PO / AO / N/A	crushing and screening plant will also be located to utilise the topographical acoustic shielding. In addition, a Noise Management Plan has been prepared as part of the EMP (refer section 3.3 of <b>Attachment 5 – Environmental Management</b> <b>Plan</b> ), which will be adopted for the operation. The measures are to ensure the proposed operation achieves the required noise limits, which are expected to be conditioned as part of an EA and subsequently regulated by EHP. Note: Caretaker's accommodation is not defined as a 'sensitive land use'.
	sensitive land use to implement measures to ensure a satisfactory level of acoustic amenity is provided to prospective occupants and users of the development				
PO3	Development involving live entertainment or amplified sound in a hospitality area, or as part of a temporary event, provides a satisfactory level of acoustic amenity for surrounding <i>sensitive land uses</i> , having regard to the location and	AO3	No acceptable outcome provided.	N/A	

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
	setting of the development and the frequency of the event				
Odour.	Dust and Particulates				
PO4	Development is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause environmental nuisance to <i>sensitive</i> <i>land uses</i> (whether existing or proposed uses) in the surroundings of the proposed development.	AO4.1 AO4.2	Development does not involve activities that create odorous air emissions. <b>OR</b> Development does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses. Development does not involve activities that will result in airborne particles or emissions being generated. <b>OR</b> Development ensures that no airborne particles or emissions cause environmental harm or nuisance through site layout, design, construction and operation.	PO	Given the considerable distance between the edge of the site and the residential dwellings towards the east, as well as the pine plantation and the remnant vegetation corridors along the drainage features separating the proposed operation from these dwellings, the potential for dust impacts from the operation is expected to be minimal, if any provided that a relatively standard practice of mitigation/management measures are adopted. The mitigation/management measures proposed to control potential dust emissions from the operation have been outlined in section 3.2, Air Quality (Dust) Management Plan of the EMP (refer Attachment 5 – Environmental Management Plan). The measures will ensure that the proposed operation meets the required air quality objectives, which are expected to be conditioned as part of an EA and regulated by EHP.
PO5	Development that is a sensitive land use is located, designed, constructed and operated to ensure that the proposed use is not subject to odour, dust or particulate emissions from surrounding development that would cause environmental nuisance.	A05	No acceptable outcome provided.	N/A	
DO6	Development ensures that lighting	A06 1	Lighting devices are located designed	NI/A	
PUO	and glare does not have any significant adverse amenity impacts or create nuisance to surrounding	AU0.1	<ul> <li>and installed to:-</li> <li>(a) minimise light spillage on surrounding premises;</li> </ul>	IN/A	
Performa	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
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	premises.	AO6.2	<ul> <li>(b) preserve an acceptable degree of lighting amenity at surrounding premises;</li> <li>(c) provide covers or shading around lights;</li> <li>(d) direct lights downwards;</li> <li>(e) position lights away from possible affected areas; and</li> <li>(f) enable the brightness of lights to be adjusted to low levels.</li> <li>Streets, driveways, servicing and car parking areas are located and designed to minimise vehicle headlight impacts on any surrounding residential premises.</li> </ul>	N/A	
		AO6.3	<ul> <li>Reflective glare that would cause nuisance to residents or the general public at surrounding premises and public spaces is avoided or minimised through the use of:-</li> <li>(a) external building materials and finishes with low-reflectivity; or</li> <li>(b) building design/architectural elements or landscape treatments to block or reduce excessive reflected glare.</li> </ul>	N/A	

# 9.4.5 Safety and security code

### 9.4.5.1 Application

This code applies to assessable development identified as requiring assessment against the Safety and security code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### 9.4.5.2 Purpose and overall outcomes

- (1) The purpose of the Safety and security code is to ensure development is designed in a manner which promotes public safety.
- (2) The purpose of the Safety and security code will be achieved through the following overall outcomes:-
  - (a) development is user friendly;
  - (b) development incorporates design elements that reduce vulnerability of people and property to crime;
  - (c) development increases people's awareness of their environment; and
  - (d) development is located and designed to ensure that users are not exposed to unacceptable levels of contaminants.

#### 9.4.5.3 Assessment criteria

#### Table 9.4.5.3.1 Criteria for assessable development

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
Site and	Boundary Identification				
PO1	Development provides for buildings, fences, landscapes and other features that are designed to clearly define territory and ownership of all public, common, semi-private and private space.	AO1	<ul> <li>The boundaries of property and space are identified by means such as:-</li> <li>(a) fencing; and/or</li> <li>(b) changes in surface materials or levels; and/or</li> <li>(c) landscape treatments.</li> </ul>	AO	The site will be fenced where practicable, to clearly define the boundaries of the site in accordance with the relevant legislation.
PO2	Development is designed such that all premises and access routes are clearly identifiable to all persons,	AO2	All premises are identified by the provision of a street number in a prominent location.	PO	The site access location will be clearly signposted.

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
	particularly emergency services personnel.				
Casual	Surveillance				
PO3	Development provides for casual surveillance to be achieved by arranging uses within buildings and on sites to enable external areas to be monitored.	AO3	Active uses (e.g. shopfronts and living areas) are arranged within buildings at ground floor level, so that they overlook publicly accessible areas.	N/A	
PO4	Development is designed such that open space areas, including seating areas, are located where they can be monitored.	AO4	Open space areas, including seating areas, are situated where they are in the line of sight of windows, doors and balconies/verandahs of buildings, or can be seen from a street.	N/A	
Fencing	and Walls				
PO5	<ul> <li>Development provides for fencing and walls to be designed and constructed so as to:-</li> <li>(a) protect the privacy and amenity of private open space;</li> <li>(b) not present a security risk by screening doors, windows and major paths; and</li> <li>(c) provide for casual surveillance of both properties and public thoroughfares.</li> </ul>	AO5	Fences and solid walls adjacent to pedestrian walkways and street <i>frontages</i> do not exceed 1.5 metres in height.	N/A	
Landsca	apes				
PO6	Development provides for landscapes that do not present a security risk by screening doors, windows and pedestrian and cyclist paths or lead to opportunities for concealment.	AO6	No acceptable outcome provided. Editor's note—Section 9.4.2 (Landscape code) sets out the requirements for designing landscapes for public safety.	N/A	
Lighting	1				
P07	Development provides for lighting to pathways, building entries, driveways and car parking areas in a manner which:- (a) provides a sense of safety and	AO7.1	Lighting of appropriate intensities is provided which satisfies the requirements of AS1158 – Lighting for Roads and Public Spaces and the Sunshine Coast Public Lighting Plan.	PO	Lighting will be provided as necessary for site security and safe operations. Lighting where required will be directed downwards to illuminate an area, and will be consistent where practicable to reduce contrast between shadows and well lit

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance	Comments
	<ul> <li>security for residents, staff and visitors;</li> <li>(b) does not cause adverse impact on adjacent land uses; and</li> <li>(c) minimises the maintenance and</li> </ul>	A07.2	Lighting is focussed to illuminate concealment areas and entrances (e.g. entrances to loading docks).	PO / AO / N/A	areas.
	operational cost of lighting infrastructure.	A07.3	Lighting is directed onto the <i>site</i> or building and away from neighbouring sites.	AO	
		A07.4	Lighting is consistent to reduce the contrast between shadows and well lit areas.	РО	
Building	) Design				
PO8	Development provides for buildings which are designed to ensure a high level of safety and security for residents, staff and the community	AO8.1	Windows and activities in buildings are directed, where possible, to overlook public and semi-public areas.	N/A	
	and:- (a) optimise casual surveillance; (b) provide unimpeded sight lines;	AO8.2	No blank building facade is presented to any street <i>frontage</i> .		
	<ul> <li>(c) control illegitimate access and minimise opportunities for vandalism; and</li> <li>(d) avoid concealment spots.</li> </ul>	AO8.3	Toughened glass, screens and other measures are used in windows that are provided at the ground <i>storey</i> , to deter unlawful entry.		
		AO8.4	Vandal proof materials and anti-graffiti paint are used.		
		AO8.5	Along property boundaries adjacent to the street or in view of the street and other publicly accessible areas within sites, building facades are provided which do not incorporate recesses of sufficient size to conceal a person.		
PO9	Development provides for all building entrances to be located and designed so as to be easily identifiable and	AO9.1	Building entrances (including ramps and elevator entrances) are exposed to the primary street <i>frontage</i> and <u>are well</u> lit	N/A	

Perform	ance Outcomes	Acceptable Outcomes		Compliance	Comments
	accessible.		and clearly legible.		
		AO9.2	<ul> <li>For non-residential premises:-</li> <li>(a) building entrances provide clear sightlines from the building foyer so that occupants can see outside before leaving the building, and have lobbies visible from the exterior; and</li> <li>(b) staff entrances are located on the primary street <i>frontage</i> and not in side access ways.</li> </ul>	N/A	
Moveme	Development provides for padastrian	A010.1	All horrioro (including landoons factures)	N/A	For opforty reasons approximated with the proposed
PO10	Development provides for pedestrian and cyclist pathways and facilities that are safe, useable and readily accessible.	AO10.1	All barriers (including landscape features) along principal pedestrian routes are regularly visually permeable.	N/A	For safety reasons associated with the proposed use, pedestrians and cyclists will not be permitted to access the site.
		AO10.2	<ul> <li>Pedestrian and cyclist facilities are designed to encourage the use of active transport modes by:-</li> <li>(a) minimising distances and providing safe grading paths, separated from motorised traffic; and</li> <li>(b) using even, non-slip pavement materials.</li> </ul>		
		AO10.3	Pedestrian and cyclist and vehicular movement systems are co-located to encourage maximum surveillance, while providing for safe travel for each mode.		
		AO10.4	Legible and consistent signage, which indicates designated routes and safe places, is provided.		
P011	Development provides for safe pedestrian access to and from the building's main entrance.	AO11	Development is designed such that priority is given to the needs of pedestrians for direct links to a building's main entrance and to any adjoining local	N/A	

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance	Comments
			activities or public transport facilities.		
			Editor's note—Section 9.4.8 (Transport and parking code) sets out requirements for the design of pedestrian and cycle facilities.		
Car Parl	(S				
PO12	Development provides car parks which are designed, located and managed to promote public safety, security and non-discriminatory access	AO12.1	Public parking areas:- (a) are clearly designated; (b) are well-lit; and (c) have clearly defined access points.	N/A	
		AO12.2	After hours staff parking is well lit and in close proximity to staff access points.	N/A	
		AO12.3	Enclosed underground car parks can only be accessed from inside the building or through a security system.	N/A	
		AO12.4	<ul> <li>Multi-level car parks include the following:-</li> <li>(a) emergency telephones to security personnel;</li> <li>(b) mechanical surveillance;</li> <li>(c) alarms or poles; and</li> <li>(d) other similarly effective safety and security measures.</li> </ul>	N/A	
			Signs are strategically located to direct people to entries and exits and to parking bays within the <i>site</i> . Editor's note—Section 9.4.8 (Transport and parking code) sets out additional requirements for car park design.	AO	Signage will be appropriately placed, to direct people to entries, exits and parking bays within the site.
PO13	Development provides for restricted access areas to be designed, located and managed to promote public safety and security.	AO13	Loading docks, storage areas and other restricted access areas are well lit and/or can be locked after hours.	N/A	

Perform	ance Outcomes	Acceptable Outcomes		Compliance PO / AO / N/A	Comments
Public F	acilities				
PO14	Development provides for publicly accessible facilities, including toilet facilities, to be located and designed to maximise safety.	AO14.1	Publicly accessible toilet facilities are well lit and located where they are obvious so that they can be monitored by other persons, including motorists.		
		AO14.2	Bicycle parking facilities are located in view of highly trafficked areas (i.e. the street).		
		AO14.3	Automatic Teller Machines are located on the outer edges of buildings, and visible from highly trafficked areas or inside buildings, where a key card is required to access the facilities.		
Additional Requirements for Entertainment Uses That Operate Primarily Outside of Daylight					
Hours		1015		51/A	
P015	<ul> <li>Development provides for any entertainment business use that operates primarily outside of daylight hours, such as a <i>function facility</i> or <i>nightclub entertainment facility</i>, to be:-</li> <li>(a) located above street level;</li> <li>(b) designed to minimise adverse amenity impacts, including impacts associated with excessive noise; and</li> <li>(c) subject to a safety, security and emergency management plan developed in conjunction with the <i>Council</i> and relevant emergency services.</li> </ul>	AU15	No acceptable outcome provided.	N/A	
Contam	inated Land	1			
PO16	Development is located and designed to avoid risk to human health and the environment from contaminated land.	AO16	Development for a residential, business or community activity is located on a <i>site</i> where soils are not contaminated by pollutants which represent a health or	AO	The site is not listed on the Contaminated Land Register.

Performance Outcomes	Acceptable Outcomes	Compliance PO / AO / N/A	Comments
	safety risk.		

## 9.4.6 Stormwater management code<sup>29</sup>

### 9.4.6.1 Application

This code applies to assessable development identified as requiring assessment against the Stormwater management code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.4.6.2 Purpose and overall outcomes

- (1) The purpose of the Stormwater management code is to provide for sustainable stormwater management *infrastructure* which protects water quality, environmental values and public health.
- (2) The purpose of the Stormwater management code will be achieved through the following overall outcomes:-
  - (a) development is located, designed, constructed and operated to protect and enhance the environmental values and flow regimes of both constructed and natural *waterways, wetlands*, lakes, ground waters and drainage systems;
  - (b) development is provided with effective stormwater drainage systems to protect people, property and the environment from the effects of stormwater runoff;
  - (c) development avoids the provision of new constructed waterbodies, except where a demonstrated overriding need exists;
  - (d) development provides for suitable treatment, harvesting and re-use systems for urban stormwater runoff; and
  - (e) stormwater management systems are designed and constructed to enhance biodiversity, landscape and recreational values, and to achieve acceptable maintenance, renewal and adaptation costs.

### 9.4.6.3 Assessment criteria

 Table 9.4.6.3.1
 Criteria for assessable development

<sup>&</sup>lt;sup>29</sup> Editor's note—the **Planning scheme policy for development works** provides guidance and specifies standards for satisfying certain outcomes of this code, including requirements for the preparation of a Stormwater Management Plan.

Perform	ance Outcomes	Acceptable Outcomes		Compliance	Comments
Develop	ment Design			TOTACTINA	
PO1	<ul> <li>Development design, including but not limited to layout, scale, intensity and staging, is based on a thorough assessment of:-</li> <li>(a) site characteristics;</li> <li>(b) potential environmental risks; and</li> <li>(c) the likely effectiveness and limitations of available erosion and sediment control and stormwater drainage measures to achieve protection of the environmental values of water and the functioning of stormwater <i>infrastructure</i>, both during and post construction.<sup>30</sup></li> </ul>	AO1	No acceptable outcome provided.	PO	The site layout has been designed to ensure that stormwater is managed in accordance with the relevant requirements, as per the Water Quality Management Plan within the EMP (refer section 3.1 of Attachment 5 – Environmental Management Plan).
Stormw	ater Drainage Systems				
PO2	Development is provided with a stormwater drainage system which:- (a) incorporates allowance for climate change; and (b) ensures the development is adequately drained, and stormwater is managed and lawfully discharged without altering stormwater drainage characteristics external to the site	AO2.1	Development is provided with a stormwater drainage system which is designed and constructed in accordance with the standards specified in the <b>Planning scheme policy for</b> <b>development works.</b>	AO	Section 3.1 of the EMP outlines the stormwater management strategy for the site (refer <b>Attachment 5 – Environmental Management</b> <b>Plan</b> ). The EA administered by EHP will regulate the extractive industry under the <i>Environmental</i> <i>Protection Act 1994</i> including water quality objectives and the requirement to retain and treat stormwater runoff from disturbed areas, generated by (up to and including) a 24 hour storm event with an ARI of 1 in 5 years
	Sne.	AO2.2	The stormwater drainage system connects to a lawful point of discharge in accordance with the <b>Planning scheme policy for development works.</b>	AO	Stormwater will be lawfully discharged from the sediment basin to the water feature to the south of the site.
		AO2.3	Stormwater flows discharged from the	AO	The sediment basins have been designed to allow

<sup>&</sup>lt;sup>30</sup> Editor's note—the **Planning scheme policy for development works** provides guidance for satisfying PO1, including requirements for the preparation of an Erosion Risk Assessment and an Erosion Hazard Evaluation Report. Section 9.4.11 (Works, services and infrastructure code) sets out additional requirements in relation to erosion and sediment control during construction activities and works.

Perform	ance Outcomes	Acceptable Outcomes		Compliance	Comments
			development are either within the capacity of the downstream drainage system such that non-worsening occurs, or are mitigated to pre-development characteristics.		the required capacity. Section 3.1 of the EMP outlines the stormwater management strategy for the site (refer Attachment 5 – Environmental Management Plan).
		AO2.4	Development provides for the management of stormwater to incorporate appropriate allowance for climate change impacts (including rainfall intensity and sea level rise), in accordance with the <b>Planning scheme</b> <b>policy for development works.</b>	AO	The design of the stormwater management system adequately considers climate change impacts. Section 3.1 of the EMP outlines the stormwater management strategy for the site (refer Attachment 5 – Environmental Management Plan).
PO3	Development is provided with stormwater conveyance channels which use natural channel design principles to convey external catchment stormwater through development and support landscape	AO3.1	Development is provided with stormwater conveyance channels designed in accordance with the standards specified in the <b>Planning scheme policy for</b> <b>development works.</b>	N/A	
	passive recreation and ecological values.	AO3.2	Landscape and ecological features (e.g. plant species and habitat types) used in stormwater conveyance channels are complementary to the local context, including natural <i>waterways</i> .	N/A	
		AO3.3	Bank and bed stability and planting densities result in a stable channel over the long term and minimal potential for invasive weed growth.	N/A	
PO4	Stormwater <i>infrastructure</i> is designed to minimise maintenance costs and the requirement for specialised equipment or maintenance techniques.	AO4	Stormwater <i>infrastructure</i> is designed and constructed in accordance with the standards specified in the <b>Planning</b> scheme policy for development works.	AO	The sediment basins will be constructed in accordance with the relevant requirements.
PO5	Development avoids stormwater	AO5	No acceptable outcome provided.	PO	Stormwater will not infiltrate any sewer

Performance Outcomes		Acceptable Outcomes		Compliance	Comments
	inflow and infiltration to the sewer infrastructure network.			FUTAUTNIA	infrastructure network.
Hydrolo	ogy and Waterway Stability				
PO6	Development prevents increased channel bed and bank erosion in <i>waterways</i> by limiting changes in flow rate and flow duration within receiving waters.	AO6	Stormwater discharges are mitigated to achieve the waterway stability objective specified in the <b>Planning scheme policy</b> for development works.	AO	Stormwater discharges will be mitigated as required. Section 3.1 of the EMP outlines the stormwater management strategy for the site (refer Attachment 5 – Environmental Management Plan).
PO7	Development protects in-stream ecology by maintaining pre- development low flow discharge regimes.	A07	Frequent stormwater discharges are captured and managed to achieve the frequent flow management objective specified in the <b>Planning scheme policy</b> for development works.	AO	Section 3.1 of the EMP outlines the stormwater management strategy for the site (refer Attachment 5 – Environmental Management Plan).
PO8	Development ensures adequate surface and sub-surface water to maintain the environmental values of water dependent ecosystems, including downstream in stream and off stream aquatic, riparian, wetland and terrestrial ecosystems.	AO8	Stormwater harvesting (excluding roof water harvesting) and the location and form of stormwater discharge points do not compromise the pre-development hydrology of receiving waters.	AO	Section 3.1 of the EMP outlines the stormwater management strategy for the site (refer Attachment 5 – Environmental Management Plan).
Stormw	ater Quality				
PO9	Development protects or enhances the environmental values and water quality objectives <sup>31</sup> of receiving waters or buffer areas within or downstream of a <i>site</i> .	AO9.1	Stormwater discharges achieve the pollutant load reduction objectives specified in the Planning scheme policy for development works.	AO	Water quality will be managed in accordance with section 3.1 of the EMP, which outlines the stormwater management strategy for the site (refer Attachment 5 – Environmental Management Plan).
		AO9.2	Where a development includes or adjoins a <i>constructed waterbody</i> or a <i>buffer</i> to a <i>waterway</i> or <i>wetland</i> , the pollutant load reduction targets are met prior to the discharge entering that <i>buffer</i> or waterbody.	AO	Water quality will be managed in accordance with section 3.1 of the EMP, which outlines the stormwater management strategy for the site (refer Attachment 5 – Environmental Management Plan).
PO10	Treatment systems that use natural	AO10	No acceptable outcome provided.	PO	Water quality will be managed in accordance with

<sup>&</sup>lt;sup>31</sup> Editor's note—water quality objectives are prescribed in Schedule 1 of the Environmental Protection (Water) Policy 2009.

Perform	ance Outcomes	Acceptable Outcomes		Compliance	Comments
	processes and materials are integrated into the development, wherever practicable, taking into account the whole of life cycle cost to enhance biodiversity and landscape benefits.				section 3.1 of the EMP, which outlines the stormwater management strategy for the site (refer Attachment 5 – Environmental Management Plan).
P011	Treatment systems are designed to eliminate or minimise health, safety and aesthetic hazards.	AO11	Risks associated with insect breeding, odour and public safety are minimised by designing treatment systems in accordance with the <b>Planning scheme</b> <b>policy for development works.</b>	AO	Water quality will be managed in accordance with section 3.1 of the EMP, which outlines the stormwater management strategy for the site (refer Attachment 5 – Environmental Management Plan).
PO12	Treatment systems are designed to minimise maintenance, renewal and adaptation costs and the requirement for specialised equipment or maintenance techniques.	AO12	Design achieves acceptable maintenance, renewal and adaptation costs for the project life <sup>32</sup> in accordance with the <b>Planning scheme policy for development works.</b>	AO	Water quality will be managed in accordance with section 3.1 of the EMP, which outlines the stormwater management strategy for the site (refer Attachment 5 – Environmental Management Plan).
Stormwa	ater Harvesting and Re-use				
PO13	Development provides for stormwater capture, in addition to roof water capture.	AO13	Stormwater harvesting systems are designed in accordance with the standards specified in the <b>Planning scheme policy for development works.</b>	AO	Water captured in the sediment basin will be used on the site (e.g. dust suppression) where practicable, in accordance with the relevant requirements.
PO14	Stormwater capture for the purpose of substituting for potable water use does not create a health, safety or aesthetic hazard.	AO14.1	Stormwater harvesting systems are designed in accordance with the standards specified in the <b>Planning scheme policy for development works.</b>	AO	Water captured in the sediment basins will be used on the site (e.g. dust suppression) where practicable, in accordance with the relevant requirements.
		AO14.2	Water quality treatment is designed, established and monitored to human health standards appropriate for the intended use.	AO	Water quality will be managed in accordance with the EA to be regulated by EHP.
PO15	Stormwater harvesting systems are designed to minimise maintenance costs and the requirement for specialised equipment or maintenance techniques and are	AO15.1	For systems that are to be dedicated to <i>Council</i> as public assets, there is an overriding community benefit resulting from the stormwater harvesting system.	N/A	

<sup>&</sup>lt;sup>32</sup> Editor's note—project life is a minimum of 50 years, unless the asset is proposed to be decommissioned in a shorter period.

Perform	ance Outcomes	Acceptable Outcomes		Compliance PO / AO / N/A	Comments
	provided with an ongoing funding source.	AO15.2	A detailed operations and maintenance budget is prepared for the project life and financial assurances are in place to operate and maintain the system for the project life.	N/A	
Constru	ction and Establishment of Stormwate	r Managel	ment Systems		
PO16	Construction methods and materials minimise environmental impacts and minimise the risk of asset failure.	AO16.1	Construction methods are undertaken in accordance with the standards specified in the <b>Planning scheme policy for</b> <b>development works.</b>	AO	Water quality will be managed in accordance with section 3.1 of the EMP, which outlines the stormwater management strategy for the site (refer Attachment 5 – Environmental Management Plan).
		A0 10.2	civil and other landscape works to minimise risks to stormwater <i>infrastructure</i> and the environment.		
P017	Vegetated stormwater management systems proposed to be dedicated as public assets are established and maintained during the maintenance period to ensure optimal <i>vegetation</i> growth and that the functional elements of the system achieve the design function at the end of the maintenance period.	A017	Establishment and maintenance of stormwater management systems is undertaken in accordance with the standards specified in the <b>Planning</b> scheme policy for development works.	AO	Water quality will be managed in accordance with section 3.1 of the EMP, which outlines the stormwater management strategy for the site (refer Attachment 5 – Environmental Management Plan).
Constru	cted Waterbodies				
PO18	Constructed waterbodies which are proposed to be dedicated as public assets are avoided, unless there is an overriding need in the public interest.	AO18	Where a constructed waterbody is proposed to be dedicated as a public asset, an overriding need for the waterbody is demonstrated in accordance with the requirements of the <b>Planning scheme policy for</b> <b>development works.</b>	N/A	
PO19	Constructed waterbodies are designed and constructed to achieve environmental values and water quality objectives which correlate to their intended function, use and	AO19	Constructed waterbodies are designed and constructed in accordance with standards specified in the <b>Planning</b> scheme policy for development works.	N/A	

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
	receiving waters.				
PO20	Constructed waterbodies are designed, constructed and established to minimise maintenance and decommissioning costs and the requirement for specialised maintenance equipment and techniques, and are provided with an on-going funding source.	AO20	A detailed maintenance and decommissioning costing is prepared for the project life in accordance with the <b>Planning scheme policy for development works</b> and financial assurances are in place to provide for maintenance for the project life and, if required, decommissioning.	N/A	
PO21	Constructed waterbodies are not used as stormwater quality treatment devices.	AO21	Stormwater discharges achieve the pollutant load reduction objectives specified in the <b>Planning scheme policy</b> for development works, prior to entering the <i>constructed waterbody</i> .	N/A	
PO22	Constructed waterbodies support landscape, passive recreation and ecological values, and do not pose a health, safety or aesthetic risk.	AO22	Constructed waterbodies are designed and constructed in accordance with the standards specified in the <b>Planning</b> scheme policy for development works.	N/A	

# 9.4.7 Sustainable design code<sup>33</sup>

#### 9.4.7.1 Application

This code applies to assessable development identified as requiring assessment against the Sustainable design code by the tables of assessment in **Part 5 (Tables of assessment)**.

Notes-

- (a) performance outcomes PO1, PO2, PO3 and PO5 apply only to development involving the erection of a new building for a use or uses in the residential activity group, business activity group, community activity group, sport and recreation activity group or other activity group;
- (b) performance outcome PO4 applies only to development involving the erection of a new building exceeding 5 storeys in height for a use or uses in the residential activity group, business activity group or community activity group;
- (c) the Sustainable design code identifies only a limited range of sustainable design criteria. Development on the Sunshine Coast is encouraged to strive to achieve the highest practicable score using an accredited sustainability rating system (i.e. Greenstar);
- (d) development that achieves a minimum 4 star score using the Greenstar rating system is deemed to have complied with the Sustainable design code; and
- (e) Council may use its discretion to determine that part or all of the Sustainable design code should not apply to a particular development where compliance with the Sustainable design code would be unreasonable because of the small scale or nature of a particular development.

#### 9.4.7.2 Purpose and overall outcomes

- (1) The purpose of the Sustainable design code is to ensure development meets best practice sustainability principles.
- (2) The purpose of the Sustainable design code will be achieved through the following overall outcomes:-
  - (a) development is located, designed, constructed and operated in accordance with best practice subtropical and sustainable design principles in order to:-
    - (i) take advantage of local climatic and environmental conditions;
    - (ii) optimise energy efficiency;
    - (iii) minimise reliance on non-renewable energy sources; and
    - (iv) facilitate and promote alternative energy supply through the use of renewable energy sources.

<sup>&</sup>lt;sup>33</sup> Editor's note—the Queensland Development Code also identifies sustainability requirements for certain development. Where there is a conflict between the Sustainable design code and the Queensland Development Code, the Queensland Development Code prevails.

## 9.4.7.3 Assessment criteria

# Table 9.4.7.3.1 Criteria for assessable development

Perform	ance Outcomes	Acceptable Outcomes		Compliance	Comments
Subtron	ical Design and Climatic Comfort			PO/AO/N/A	
P01	Development provides for the siting, orientation and design of buildings to appropriately respond to the region's subtropical climate and creates an open and permeable built environment that connects indoor and outdoor spaces in an integrated design.	AO1	No acceptable outcome provided. Editor's note—the publication <i>Subtropical</i> <i>Design in South East Queensland – A</i> <i>Handbook for Planners, Developers and</i> <i>Decision Makers</i> , prepared by the Centre for Subtropical Design, provides guidance about the application of subtropical design principles.	PO	The layout of the caretaker's accommodation will depend on the availability of pre-constructed demountable buildings available at the time. The layout will appropriately respond to the climate.
PO2	Development is located, designed, constructed and operated in a manner that incorporates passive design elements for cooling and heating, including:- (a) weather protection and sun shading (including eaves and overhangs that are incorporated into facades); (b) roof forms and colours that reduce direct solar heat gain; (c) rain protection appropriate to each facade orientation; and (d) providing opportunities for building occupants to determine indoor climate (e.g. adjustable louvres and shading).	AO2	No acceptable outcome provided.	PO	The layout of the caretaker's accommodation will depend on the availability of pre-constructed demountable buildings available at the time. The layout will appropriately respond to the climate.
PO3	Development is located, designed, constructed and operated in a manner that minimises adverse impacts on adjoining public spaces in terms of solar access and wind- tunnelling.	AO3	No acceptable outcome provided.	N/A	
PO4	Development ensures that roof top	AO4	No acceptable outcome provided.	N/A	

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
	levels of higher-rise buildings make a positive visual, open space, recreational and ecological contribution to the functioning of the <i>site</i> and surrounding area.				
Energy	Efficiency and Renewable Energy	r			
PO5	<ul> <li>Development is designed and operated to minimise the production of greenhouse gas emissions by implementing a range of emission-limiting measures including, but not limited to, the following:-</li> <li>(a) use of solar power or other non-polluting, renewable energy sources to supply part or all of the development's energy needs; and</li> <li>(b) for residential development, provision of a non-mechanical (natural) clothes drying area for each dwelling.</li> </ul>	AO5	No acceptable outcome provided.	PO	The caretaker's accommodation will be provided with natural clothes drying facilities.

# 9.4.8 Transport and parking code<sup>34</sup> <sup>35</sup>

#### 9.4.8.1 Application

This code applies to self assessable and assessable development identified as requiring assessment against the Transport and parking code by the tables of assessment in **Part 5 (Tables of assessment)**.

Note-self assessable development within an existing building need only comply with Acceptable Outcome AO3.1 of Table 9.4.8.3.1 (Criteria for self assessable and assessable development).

#### 9.4.8.2 Purpose and overall outcomes

- (1) The purpose of the Transport and parking code is to ensure that transport *infrastructure* including pathways, public transport *infrastructure*, roads, parking and service areas, are provided in a manner which meets the needs of the development, whilst promoting active and public transport use and preserving the character and amenity of the Sunshine Coast.
- (2) The purpose of the Transport and parking code will be achieved through the following overall outcomes:-
  - (a) development is consistent with the objectives of the strategic transport network, which are to:-
    - (i) provide for a highly permeable and integrated movement network;
    - (ii) improve coordination between land use and transport so as to maximise the potential for walking, cycling and public transport use and reduce reliance on private motor vehicle travel;
    - (iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users, with the needs of pedestrians considered in the first instance, then cyclists, public transport and then motorists;
    - (iv) preserve the amenity of sensitive land uses;
    - (v) limit road construction to the minimum necessary to meet the endorsed levels of service for ultimate development of the Sunshine Coast; and
    - (vi) provide for staging of *Council's* limited trunk road construction program to maximise sustainability;
  - (b) the environmental, economic and social impacts of transport on the natural and urban environment are minimised;
  - (c) transport *infrastructure* is designed and constructed to acceptable standards and operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of life cycle costs, including reduced ongoing maintenance costs;
  - (d) development provides for on-site parking, *access*, circulation and servicing areas that are safe, convenient and meet the reasonable requirements of the development;

<sup>&</sup>lt;sup>34</sup> Editor's note—*Council* may require the preparation of a Traffic Impact Assessment Report and an Integrated Transport Plan to demonstrate compliance with certain outcomes of the **Transport and parking code**.

<sup>&</sup>lt;sup>35</sup> Editor's note—the **Planning scheme policy for development works** provides guidance and specifies standards for satisfying certain outcomes of the Transport and parking code, including requirements for the preparation of a Traffic Impact Assessment.

- (e) development provides for parking areas that are shared between many uses rather than separate parking areas attached to each building where peak parking times of the uses occur at different times and where the parking area is sufficient to meet the anticipated demands of all uses;
- (f) development provides appropriate buffering between sensitive receptors and the major road network and rail corridors; and
- (g) development provides for major intersections and access points to be designed and constructed to reflect the natural values, character and identity of the Sunshine Coast.

#### 9.4.8.3 Assessment criteria

Table 9.4.8.3.1	Criteria for self assessable and assess	able development <sup>36</sup>
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Performance Outcomes		Acceptable Outcomes		Compliance	Comments
Layout a	nd Design of On-site Parking and Acc	cess			
PO1	Development ensures that the layout and design of vehicle <i>access</i> , on-site circulation systems and parking areas and systems is safe, convenient and legible for all users, including people with disabilities, pedestrians, cyclists and public transport services, where relevant.	AO1.1	<ul> <li>Development provides access driveways, internal circulation and manoeuvring areas, service areas and parking areas in accordance with the standards specified in the Planning scheme policy for the transport and parking code, including ensuring:-</li> <li>(a) the number and type of vehicles planned for the development can be accommodated on-site;</li> <li>(b) on-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the <i>site</i> in a forward motion; and</li> <li>(c) a progressive reduction in vehicle speed between the external transport corridor and internal parking spaces such that lower speeds occur near areas of high</li> </ul>	AO	The proposed development will provide eight (8) light vehicle spaces in proximity to the site office, plus additional space for informal parking, which will adequately accommodate the anticipated number of light vehicles on the site for staff, visitors and the caretaker's accommodation. Given the nature of the use, a number of the staff vehicles (four wheel drives) and in particular, the contractors' vehicles are used to get around the site and then park adjacent to their respective work areas.

<sup>&</sup>lt;sup>36</sup> Note—for self assessable development in an existing building only acceptable outcome AO3.1 of Table 9.4.8.3.1 (Criteria for self assessable and assessable development) applies.

Performa	ance Outcomes	Acceptable Outcomes		Compliance PO / AO / N/A	Comments
			pedestrian activity.		
		AO1.2	<ul> <li>Development provides clearly defined pathways within and around on-site vehicle parking areas that:-</li> <li>(a) are located in identified pedestrian desire lines; and</li> <li>(b) ensure pedestrian movement through parking areas is along aisles rather than across them.</li> </ul>	AO	Pedestrian areas around car parks will be clearly defined.
Site Acc	ess				
PO2	Development ensures that the layout, design and construction of access:- (a) is safe, convenient and legible for all users, including people with disabilities, pedestrians, cyclists and public transport	AO2.1	The location and design of any new site access is in accordance with the standards specified in the <b>Planning scheme policy for the transport and parking code</b> .	AO	The proposed operation will use the existing site access on Beerburrum-Woodford Road as discussed in Attachment 6 – Traffic and Pavement Impact Assessment.
	<ul> <li>(b) does not interfere with the planned function, safety, capacity and operation of the <i>transport network</i>;</li> <li>(c) minimises the impact of turning traffic from the development on external traffic systems;</li> <li>(d) provides sufficient sight distances to ensure safe operation;</li> <li>(e) is appropriate to design traffic volumes and vehicle types; and</li> <li>(f) includes appropriate and sufficient signage to ensure safe and convenient use.</li> </ul>	AO2.2	For assessable development, the number of site access driveways is minimised (usually one), with access to the lowest order transport corridor to which the site has frontage, consistent with amenity impact constraints.	N/A	
On-Site	Car Parking	-			
PO3	Development provides on-site car parking for the demand anticipated to be generated by the development.	AO3.1	Development provides on-site car parking spaces at the minimum rates specified in <b>Table 9.4.8.3.3 (Minimum on-site</b>	AO	Table 9.4.8.3.3 (Minimum on-site parking requirements) sets the following for extractive industry:

Performance Outcomes Ac	cceptable Outcomes	Compliance PO / AO / N/A	Comments
	<ul> <li>parking requirements).</li> <li>OR</li> <li>Where located in a centre zone or the Tourist accommodation zone, development provides on-site car parking spaces at rates varied from those in Table 9.4.8.3.3 (Minimum on-site parking requirements) for specified development, as outlined below:- <ul> <li>(a) rooming accommodation, short-term accommodation, resort complex, or retirement facility – reduce visitor parking to 1 space per 10 rooming units or dwellings;</li> <li>(b) food and drink outlet, function facility, hotel, indoor and sport and recreation, theatre – reduce parking to 1 space per 20m<sup>2</sup> gross floor area;</li> <li>(c) shopping centre – reduce parking to 1 space per 25m<sup>2</sup> gross floor area for any component above 1,000m<sup>2</sup> gross floor area; and</li> <li>(d) child care centre – reduce customer parking to 1 space per 7 children.</li> </ul> </li> <li>Note—where the calculated number of spaces is not a whole number, the required number, Parking spaces is the nearest whole number. Parking requirements for other vehicles, motorcycles/scooters and cycles, as well as design requirements, outlined in the remainder of this code do not change.</li> </ul>		Car spaces Sufficient spaces to accommodate number of vehicles likely to be parked at any one time. Service vehicle spaces Sufficient spaces to accommodate number of vehicles likely to be parked at any one time. The proposed development will provide eight (8) light vehicle spaces in proximity to the site office, plus additional space for informal parking, which will adequately accommodate the anticipated number of light vehicles on the site for staff, visitors and the caretaker's accommodation. Given the nature of the use, a number of the staff vehicles (four wheel drives) and in particular, the contractors' vehicles are used to get around the site and then park adjacent to their respective work areas.

Performa	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
			For self-assessable development, other than a call centre, located in premises that were lawfully established prior to the commencement of the planning scheme, the number of on-site car parking spaces provided is equal to the number of spaces required at the time the premises were lawfully established.		
			OR		
			Where development is physically unable to provide the required number of car parking spaces on-site, an Infrastructure Agreement is entered into between the developer and the <i>Council</i> which provides for contributions in lieu of on-site car parking spaces.		
		AO3.2	For assessable development, car parking provided for <i>mixed-use development</i> is sufficient to meet the demand of residential and business uses, with exclusive designations for both user types.		
PO4	Development provides for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces and to be identified and reserved for such purposes.	AO4.1	Development provides the number of parking spaces for people with disabilities, required by the <i>Building Code of Australia</i> and, in any case, provides a minimum of one space.	PO	No disabled parking spaces are typically provided for extractive industry uses, due to associated site safety issues. As access to the site is only available by staff or otherwise by appointment, in the event a staff
		AO4.2	Parking spaces for people with disabilities, access and signage complies with AS 1428 – General Requirements for Access: Buildings and AS 2890.6 – Parking facilities (Part 6: Off-street Parking for People with Disabilities).	PO	member, or visitor to the site is disabled, appropriate arrangements will be made in these particular circumstances.

Performa	ance Outcomes	Acceptable Outcomes		Compliance	Comments
				PO / AO / N/A	
On-site F	Parking and End of Trip Facilities for E	Bicycles			
PO5	Development provides on-site cycle	AO5.1	Development provides on-site cycle	N/A	Due to the nature of the proposed use, pedestrian
	parking facilities to encourage use of		parking spaces at the minimum rates		and cycle access is not permitted, for safety
	the demand anticipated to be		on-site parking requirements)		Teasons.
	generated by the development		on-site parking requirements).		
		AO5.2	Cycle parking is designed in accordance		
			with the Planning scheme policy for		
			the transport and parking code.		
		AO5.3	End of trip facilities, including personal		
			lockers, change rooms, showers and		
			are provided in accordance with the		
			Planning scheme policy for the		
			transport and parking code, for		
			development involving:-		
			(a) a use in the business activity group;		
			(b) a use in the community activity		
			group;		
			(c) a use in the <i>industrial activity group</i> ,		
			other than bulk landscape supplies		
			(d) a upp in the regidential activity group:		
			(a) a use in the sport and recreation		
			activity group other than park and		
			(f) a use in the other activity group		
			being air services.		
Service	Vehicle Requirements				
PO6	Development provides sufficient	AO6.1	Development provides on-site service	AO	The site will have sufficient area for manoeuvring
	parking and access for service		vehicle parking bays at the minimum		and standing of service vehicles.
	vehicles to meet the needs of the		rates specified in Table 9.4.8.3.3		
	aevelopment.		(winimum on-site parking		
		A06 2	requirements).	40	
		700.2	Service vehicle access internal		
			circulation and manoeuvring, loading and		

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
			unloading, waste collection and fuel delivery facilities (if required) and parking areas are designed in accordance with the standards specified in the <b>Planning</b> scheme policy for the transport and parking code.		
PO7	Development provides for driveways, internal circulation areas and service areas to be designed to:- (a) ensure that proposed loading, unloading, waste collection and	AO7.1	Driveways, internal circulation areas, and service areas are provided to accommodate the nominated design vehicles for each development type.	AO	The site will allow adequate room for internal circulation of trucks.
	<ul> <li>fuel delivery facilities (if required)</li> <li>can satisfactorily accommodate</li> <li>the number and type of service</li> <li>vehicles expected on-site; and</li> <li>(b) the movement of service</li> <li>vehicles on-site and loading and</li> <li>unloading operations do not</li> <li>interfere with on-site amenity</li> <li>and the safe and convenient</li> <li>movement of other vehicles and</li> <li>pedestrians on the <i>site</i>.</li> </ul>	A07.2	Driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities are designed and constructed in accordance with the standards specified in the <b>Planning scheme policy for the</b> <b>transport and parking code</b> .	AO	Internal access roads will be maintained in good condition and at suitable grades.

## Table 9.4.8.3.2 Criteria for assessable development only

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
Transpo	rt Network				
PO1	Traffic on the street and road network and public transport and active transport networks and the provision of transport infrastructure, is considered in an integrated manner and in a regional and	AO1	Development makes provision for pedestrian, cyclist, public transport and private vehicle movement consistent with:- (a) the Sunshine Coast Functional Transport Hierarchy as shown on	N/A	Due to the nature of the proposed use, pedestrian and cycle access is not permitted for safety reasons.

Performa	nce Outcomes	Acceptable Outcomes		Compliance PO / AO / N/A	Comments
	<ul> <li>localised context to ensure that development:-</li> <li>(a) is consistent with the Sunshine Coast 2031 Functional Transport Hierarchy and strategic networks of pedestrian, cycle and public transport links; and</li> <li>(b) includes measures to upgrade the network to meet the imposed demands.</li> </ul>		<ul> <li>Figure 9.4.8A (2031 Functional Transport Hierarchy) and described in the Planning scheme policy for the transport and parking code;</li> <li>(b) the Sunshine Coast Strategic Network of Pedestrian and cycle Links as shown on Figures 9.4.8B(i) and (ii) (2031 Strategic Network of Pedestrian and Cycle Links);</li> <li>(c) the Sunshine Coast Strategic Network of Public Transport Links as shown on Figure 9.4.8C (2031 Strategic Network of Public Transport Links); and</li> <li>(d) any relevant local area plan.</li> </ul>		
PO2	<ul> <li>Development provides for a <i>transport network</i> which is designed to:-</li> <li>(a) achieve a high level of permeability and connectivity, particularly for pedestrians, cyclists and public transport, both within the development and to the surrounding area; and</li> <li>(b) maximise active and public transport access to activity centres, employment areas, residential areas, community facilities and open space in the local area.</li> </ul>	AO2.1 AO2.2 AO2.3	Development provides for a street and road network based on a modified grid pattern. Development provides for high trip generating land uses, such as higher density residential development and employment generators, to be located in and around activity centres and around major public transport hubs. Development involving substantial increases in employment and residential activity are connected to the <i>principal</i> <i>public transport network</i> as shown on <b>Figure 9.4.8C (2031 Strategic Network</b> <b>of Public Transport Links)</b> .	N/A	
		AO2.4	Development provides routing, stop and interchange arrangements for public transport services.		

Performance Outcomes	Accepta	ble Outcomes	Compliance	Comments
	AO2.5	Development provides safe, convenient and direct pedestrian and cyclist access to activity centres, public transport stops and stations and other strategic redevelopment and activity generators.		
PO3 Development involving high trip generating land uses minimises any adverse impacts on surrounding land use and the external <i>transport</i> <i>network</i> , including by the provision of <i>infrastructure</i> and services to increase the use of active and public transport.	AO3	Development with potential to generate significant transport impacts is undertaken in accordance with an approved Traffic Impact Assessment Report and Integrated Transport Plan, prepared in accordance with the <b>Planning scheme policy for the transport and parking code</b> .	AO	A Traffic and Pavement Impact has been prepared to accompany the application (refer Attachment 6 – Traffic and Pavement Impact Assessment).
<b>PO4</b> Development is designed to operate in a safe and efficient manner and facilitates the orderly provision of transport <i>infrastructure</i> in accordance with the intended role, function and characteristics of the <i>transport</i> <i>network</i> .	AO4.1	Development and any associated transport <i>infrastructure</i> is designed and constructed in accordance with the hierarchy characteristics and standards specified in the <b>Planning scheme policy</b> for the transport and parking code and <b>Planning scheme policy for development works</b> <sup>37</sup> .	AO	A Traffic and Pavement Impact has been prepared which includes an analysis of transport infrastructure (refer Attachment 6 – Traffic and Pavement Impact Assessment).
	AO4.2	Development provides for upgrades or contributes to the construction of <i>transport network</i> improvements.	AO	A Traffic and Pavement Impact has been prepared which includes an analysis of transport infrastructure (refer Attachment 6 – Traffic and Pavement Impact Assessment).
	AO4.3	The design features of streets and roads encourage driver behaviour appropriate to the role and function of the street or road in the functional <i>transport hierarchy</i> .	N/A	
Pedestrian and Cycle Network	AO4.4	Development design incorporates road safety auditing in accordance with the standards specified in the <b>Planning</b> scheme policy for development works.	AO	A Traffic and Pavement Impact has been prepared which includes an analysis of transport infrastructure (refer Attachment 6 – Traffic and Pavement Impact Assessment).

<sup>37</sup> Editor's note—a development application triggering concurrence referral to the Queensland Department of Transport and Main Roads will be subject to State government standards, guidelines and policies.

Performa	nce Outcomes	Acceptal	ble Outcomes	Compliance PO / AO / N/A	Comments
PO5	Development provides a conveniently located network of footpaths, shared pathways and cycleways that:- (a) achieve a high level of safety and accessibility, particularly to public transport facilities and high trip generating land uses located internally and externally to the <i>site</i> ;	AO5.1	Footpaths, shared pathways and cycleways are provided in accordance with Figures 9.4.8B(i) and (ii) (2031 Strategic Network of Pedestrian and Cycle Links) and the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.	N/A	Due to the nature of the proposed use, pedestrian and cycle access to the site is not permitted for safety reasons.
	<ul><li>(b) recognise the different needs of pedestrians and cyclists;</li><li>(c) provide for safe and convenient joint usage;</li></ul>	AO5.2	Development provides convenient and prominent pedestrian entrances that cater for universal access.	N/A	
DOC	<ul> <li>(d) allow the retention of trees and other significant features;</li> <li>(e) maximise the visual interest provided by views and landmarks where they exist;</li> <li>(f) do not compromise the operation of or access to other <i>infrastructure</i> and services;</li> <li>(g) are widened at potential conflict points;</li> <li>(h) are well lit and located where there is casual surveillance from nearby premises; and</li> <li>(i) incorporate safe street and road crossings for pedestrians and cyclists with adequate sight distances, pavement markings, warning signs and safety rails.</li> </ul>	AO5.3	<ul> <li>Development provides cycle access, that:- <ul> <li>(a) is located close to the building's pedestrian entrance;</li> <li>(b) is obvious and easily and safely accessible from outside the <i>site</i>;</li> <li>(c) does not adversely impact on visual amenity; and</li> <li>(d) does not impede the movement of pedestrians or other vehicles.</li> </ul> </li> </ul>	N/A	
PO6	Development provides for cyclists on streets and roads, unless specifically prohibited (e.g. motorways).	AO6	Streets and roads provide for on-road cycling in accordance with the standards specified in the <b>Planning scheme policy</b> for the transport and parking code and the <b>Planning scheme policy</b> for	N/A	

Performance Outcomes		Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
			development works.		
Public T	ransport Facilities				
PO7	Development encourages the use of public transport through:- (a) design which maximises accessibility via existing and planned public transport	AO7.1	Development is designed and arranged to provide convenient and attractive linkages to existing and proposed public transport facilities.	N/A	
	<ul> <li>(b) appropriate provision of on-site or off-site public transport facilities, having regard to the specific nature and scale of development, and the number of people involved in the use.</li> </ul>	A07.2 A07.3	<ul> <li>On-site public transport facilities are provided in conjunction with the following development:-</li> <li>(a) shopping centre, where having a gross floor area of greater than 10,000m<sup>2</sup>;</li> <li>(b) tourist attraction, having a total use area of greater than 10,000m<sup>2</sup>;</li> <li>(c) educational establishment, where accommodating more than 500 students;</li> <li>(d) major sport, recreation and entertainment facility;</li> <li>(e) indoor sport and recreation, where having a gross floor area of more than 1,000m<sup>2</sup>, or for spectator sports; and</li> <li>(f) outdoor sport and recreation, where for spectator sports.</li> <li>On-street public transport facilities are provided as part of the following development:</li> </ul>	N/A N/A	
			<ul> <li>(a) shopping centre, where having a gross floor area of 10,000m<sup>2</sup> or less;</li> <li>(b) tourist attraction, where having a gross floor area of 10,000m<sup>2</sup> or less;</li> <li>(c) educational establishment, where accommodating 500 or less students; and</li> </ul>		

Performa	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
			(d) <i>indoor sport and recreation</i> where having a <i>gross floor area</i> of 500m <sup>2</sup> or less and not for spectator sports.		
		A07.4	Where not otherwise specified above, on- street public transport facilities are provided where development is located on an existing or future public transport route.	N/A	
		AO7.5	Public transport facilities are located and designed in accordance with the standards specified in the <b>Planning</b> scheme policy for the transport and parking code and the <b>Planning scheme</b> policy for development works.	N/A	
Access a	nd On-site Parking		·· · ·		
Car Park	ing Requirements	100			
	<ul> <li>multiple use of car parking areas, particularly large car parking areas:</li> <li>(a) at times when car parking areas: would otherwise not be occupied (e.g. weekends);</li> <li>(b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive); and</li> <li>(c) to reduce the amount and size of the car parking area</li> </ul>				
PO9	Development in a <i>Regional Activity</i> <i>Centre</i> provides for or contributes to the provision of public or shared car	AO9	No acceptable outcome provided.	N/A	

Performa	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
	<i>parking stations</i> which serve a variety of nearby uses.				
PO10	Development ensures that car parking areas, service areas and access driveways are located where:- (a) they will not dominate the <i>streetscape</i> ; and (b) will not unduly intrude upon pedestrian use of pathways, through:- (i) the use of rear access lanes; (ii) car parking areas and service areas situated at the rear of the premises or below ground level; or (iii) shared driveways.	AO10	No acceptable outcome provided.	N/A	
PO11	Development does not provide for basement car parking areas to be located below public streets or roads.	AO11	No acceptable outcome provided.	N/A	
PO12	Development provides for multi-level car parking areas to be designed, articulated and finished to make a positive contribution to the local <i>streetscape</i> character.	AO12	No acceptable outcome provided.	N/A	
P013	Development provides for car parking areas which are located, designed and managed to promote public security and safety.	AO13	No acceptable outcome provided. Note—Section 9.4.5 (Safety and security code) sets out requirements for safety and security in car parking areas.	N/A	
On-site F	Parking for Motorcycles and Scooters				
PO14	Development provides sufficient on- site parking for motorcycles and scooters to encourage their use and support the demand anticipated to be generated by the development.	AO14.1	Development provides on-site motorcycle and scooter parking spaces at the minimum rates specified in <b>Table</b> <b>9.4.8.3.3 (Minimum on-site parking</b> <b>requirements).</b>	0	The car parking area as shown provides sufficient space for motorcycle and scooter parking.

Performa	nce Outcomes	Acceptal	ble Outcomes	Compliance PO / AO / N/A	Comments
		AO14.2	Motorcycle and scooter parking is designed in accordance with the standards specified in the <b>Planning</b> scheme policy for the transport and parking code and the <b>Planning scheme</b> policy for development works.	PO	The car parking area as shown provides sufficient space for motorcycle and scooter parking.
On-site F	Parking for Buses				
PO15	Development provides for sufficient access, internal circulation and on- site parking for buses to meet the needs of the development.	A015.1	<ul> <li>Development for any of the following uses provides a number of on-site bus parking spaces commensurate with the scale of the use and in any case, does not provide less than one on-site bus parking space:- <ul> <li>(a) rooming accommodation, short-term accommodation or resort complex where having more than 20 rooming units;</li> <li>(b) retirement facility, where having more than 20 dwellings;</li> <li>(c) function facility, where having a gross floor area exceeding 200m<sup>2</sup>;</li> <li>(d) hotel, where having a gross floor area exceeding 500m<sup>2</sup>;</li> <li>(e) tourist attraction;</li> <li>(f) community care centre, where having a gross floor area exceeding 200m<sup>2</sup>;</li> <li>(g) community use, where having a gross floor area exceeding 200m<sup>2</sup>;</li> <li>(h) educational establishment;</li> <li>(i) major sport, recreation and entertainment facility;</li> <li>(j) theatre, where having a gross floor area exceeding 500m<sup>2</sup>;</li> <li>(k) indoor sport and recreation, where having a gross floor area exceeding 500m<sup>2</sup>;</li> </ul> </li> </ul>	N/A	

Performance Outcomes		Accepta	Acceptable Outcomes		Comments
PO16	Development provides for site access driveways to incorporate queuing provisions sufficient to ensure safe and convenient access without impacting on external traffic systems.	AO15.2 AO16.1 AO16.2	<ul> <li>(I) outdoor sport and recreation.</li> <li>Bus parking is designed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.</li> <li>Development provides for vehicle queuing in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.</li> <li>Development provides on-site queuing for a minimum of four cars where drive-through facilities or drop-off/pick-up services are proposed as part of the use, including the following development:- <ul> <li>(a) child care centre;</li> <li>(b) educational establishment, where for a school;</li> <li>(c) food and drink outlet, where including a drive-through facility;</li> <li>(d) hardware and trade supplies, where including a drive-through facility;</li> </ul> </li> </ul>	N/A N/A	Vehicle queuing is not expected to occur.
			(f) service station.		
Amenity	and Environmental Impacts of Transp	ort Infras	tructure	<b>BO</b>	The site second second second second
P017	Development ensures that access, manoeuvring and parking facilities do not have adverse impacts on people, properties or activities, with regard to light, noise, emissions or stormwater run-off.	AU17	No acceptable outcome provided.	PO	form part of the overall use, which will be managed in accordance with the EMP (refer Attachment 5 – Environmental Management Plan).
PO18	Development provides for access	AO18	No acceptable outcome provided.	N/A	Extractive Industry uses do not provide

Performa	ince Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
	<ul> <li>and parking areas that incorporate appropriate landscapes so as to:-</li> <li>(a) provide shade;</li> <li>(b) maximise infiltration of stormwater runoff;</li> <li>(c) define parking areas;</li> <li>(d) soften views of hardstand areas.</li> </ul>		Note—Section 9.4.2 (Landscape code) sets out requirements for landscapes.		landscaping to their respective car parking areas.
P019	The environmental impacts of transport <i>infrastructure</i> are minimised by appropriate design and the use of low impact construction techniques.	AO19	<ul> <li>Development ensures that the environmental impacts of transport infrastructure are minimised by the use of low impact construction techniques, including:- <ul> <li>(a) co-location of transport corridors within an existing or planned infrastructure corridor;</li> <li>(b) location of transport corridors within an area clear of vegetation, or consisting of disturbed vegetation;</li> <li>(c) avoidance of clearing of native vegetation and provision of fauna underpasses and associated fencing, where appropriate;</li> <li>(d) minimisation of changes to the hydrological regime, including drainage patterns, run-off and water quality;</li> <li>(e) avoidance of crossing waterways, drainage lines and wetlands. Where such crossings are unavoidable, disturbed areas are reinstated and revegetated on completion of works; and/or</li> <li>(f) minimisation of changes to the natural landform and extensive earthworks.</li> </ul> </li> </ul>	N/A	The proposed site access will utilise the existing road network (refer Attachment 6 – Traffic Impact and Pavement Impact Assessment).

Performa	ince Outcomes	Accepta	ble Outcomes	Compliance	Comments
-				PO / AO / N/A	
Iranspor	t Corridor Widths, Pavement, Surfaci	ng and Ve	rges		
PO20	Development provides external road	AO20	External street and road works are	N/A	
	works along the full extent of the site		designed and constructed in accordance		
	frontage appropriate to the function		with the Planning scheme policy for		
	and amenity of the transport corridor,		the transport and parking code and the		
	including, where applicable:-		Planning scheme policy for		
	(a) paved roadway;		development works.		
	(b) kerb and channel;				
	(c) safe vehicular access;				
	(d) safe footpaths, shared pathways				
	and cycleways;				
	(e) safe on-road cycle lanes or				
	verges for cycling;				
	(f) stormwater drainage;				
	(g) conduits to facilitate the				
	provision of street lighting				
	systems and traffic signals; and				
	(h) public transport priority				
	measures, indented bays, bus				
	shelters and associated				
	infrastructure.				
PO21	Development provides for the	AO21	Transport corridor design and	N/A	
	reserve width, pavement, edging and		construction is undertaken in accordance		
	streetscape and landscape		with the standards specified in the		
	treatments of a transport corridor to		Planning scheme policy for the		
	support the intended role, function		transport and parking code and the		
	and amenity of the transport corridor.		Planning scheme policy for		
			development works.		
PO22	Development provides for street and	AO22.1	Street and road pavement is designed	N/A	
	road pavement and surfacing that:-		and constructed in accordance with the		
	(a) is sufficiently durable to carry		standards specified in the Planning		
	wheel loads for design traffic;		scheme policy for the transport and		
	(b) provides adequate area for		parking code and the Planning scheme		
	parked vehicles;		policy for development works.		
	(c) ensures the safe passage of				
	vehicles, pedestrians and	AO22.2	Street and road drainage is designed and	N/A	
	cyclists;		constructed in accordance with the		

Acceptable Outcomes	Compliance Comments				
standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.	g d e				
A023 Pavement edging is designed and constructed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.	d N/A e g d e				
AO24 Verges are designed and constructed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.	n N/A d e e vr				
<ul> <li>AO25.1 Intersections are designed and constructed in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.</li> <li>AO25.2 Speed management is achieved in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.</li> </ul>	d N/A e e r r n N/A g y				
	Acceptable Outcomes         standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.         AO23       Pavement edging is designed and constructed in accordance with the standards specified in the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.         AO24       Verges are designed and constructed i accordance with the standards specifie in the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.         AO25.1       Intersections are designed and constructed in accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for development works.         AO25.2       Speed management is achieved i accordance with the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and parking code and the Planning scheme policy for the transport and pa				
Performa	ince Outcomes	Acceptable Outcomes		Compliance PO / AO / N/A	Comments
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	(f) integrate traffic controls with landscape and streetscape design.				
Develop	nent Staging		•		
PO26	<ul> <li>Staged development is planned, designed and constructed to ensure that:-</li> <li>(a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages;</li> <li>(b) transport <i>infrastructure</i> provided is capable of servicing the entire development;</li> <li>(c) early bus access and circulation is achieved through the connection of collector roads; and</li> <li>(d) materials used are consistent throughout the development.</li> </ul>	AO26	No acceptable outcome provided.	PO	The Traffic and Pavement Impact Assessment addresses all stages of the proposed extension to the existing operation (refer Attachment 6 – Traffic and Pavement Impact Assessment).

# 9.4.9 Vegetation management code<sup>38</sup>

### 9.4.9.1 Application

This code applies to assessable development identified as requiring assessment against the Vegetation management code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.4.9.2 Purpose and overall outcomes

- (1) The purpose of the Vegetation management code is to provide for the management of vegetation in a manner which protects and enhances the biodiversity and landscape values of the Sunshine Coast.
- (2) The purpose of the Vegetation management code will be achieved through the following overall outcomes:-
  - (a) development provides for the protection and enhancement of the Sunshine Coast's ecosystems, biodiversity and ecological values, natural physical processes, landscape character and amenity;
  - (b) development ensures that vegetation within ecologically important areas is conserved;
  - (c) development ensures that *vegetation* which is of cultural, heritage, character, ecological, horticultural, scientific, educational, recreation or aesthetic (including *streetscape*, townscape or landscape) significance or value is conserved;
  - (d) development avoids or minimises adverse impacts on koalas and provides for a net increase in koala habitat, where applicable;
  - (e) development provides appropriate biodiversity offsets where vegetation clearing cannot practicably be avoided; and
  - (f) development involving *vegetation clearing* is undertaken in an environmentally responsible manner and does not cause adverse amenity impacts, public health and safety concerns or land degradation, and is humane where impacts upon fauna are unavoidable.

<sup>&</sup>lt;sup>38</sup> Editor's note—the Planning scheme policy for development works provides guidance and specifies standards for satisfying certain outcomes of this code, including the preparation of a Fauna Management Plan.

# 9.4.9.3 Assessment criteria

# Table 9.4.9.3.1 Criteria for assessable development

Performa	ance Outcomes	Acceptable	e Outcomes	Compliance PO / AO / N/A	Comments
Vegetati	on Protection				
PO1	Vegetation is protected to ensure that:- (a) habitats are provided and maintained for rare and threatened flora and fauna identified by a nature conservation law including the <i>Nature Conservation Act 1992</i> and the <i>Environmental Protection</i> and <i>Biodiversity Conservation</i>	AO1	Vegetation clearing, other than exempt vegetation clearing, does not occur. OR Otherwise, no acceptable outcome provided. Note—in assessing and deciding a development application for vegetation	PO	<ul> <li>The remaining vegetation on the site is proposed to be progressively cleared as a consequence of the proposed quarry extension. It is considered that the proposed extension to the operation, on considering the balance of social, economic and environmental considerations should be supported, based on the following:         <ul> <li>Alternative sites are not reasonably available as extractive industry has very specific</li> </ul> </li> </ul>
	<ul> <li>Act 1999;</li> <li>(b) ecological processes, biodiversity and the habitat values of native flora and fauna are protected and enhanced;</li> <li>(c) ecosystems are protected from weed invasion and edge effects;</li> <li>(d) the functioning and connectivity of biodiversity corridors and fauna movement networks is maintained;</li> </ul>		<ul> <li><i>clearing</i>, matters that will be taken into account by <i>Council</i> will include, but not necessarily be limited to:-</li> <li>(a) whether the <i>vegetation clearing</i> is <i>reasonably necessary</i>;</li> <li>(b) any current development approval attached to the land which may include conditions or measures relating to <i>vegetation</i> retention or protection;</li> <li>(c) whether the <i>vegetation</i> is specifically protected by a vegetation protection order, registrable covenant, easement</li> </ul>		<ul> <li>locational requirements, including the location of the resource, proximity to the market (as transport is a major cost in extractive industry) and suitable separation distances to sensitive receivers.</li> <li>The proposed development is reasonably anticipated by and consistent with the Planning Scheme, as the site is identified as both a Local Resource Area and State Key Resource Area.</li> </ul>
	<ul> <li>(e) the ecological health and integrity of riparian corridors, <i>waterways</i> and <i>wetlands</i> are maintained;</li> <li>(f) soil resources are protected against the loss of chemical and</li> </ul>		or similar legally binding mechanism that seeks to protect the values and functions of recognised significant <i>vegetation</i> ; (d) whether the <i>vegetation</i> proposed to be cleared is identified as having		An ecological assessment has been prepared by BAAM, which addresses all relevant legislation and confirms that there will be no significant residual impact on any applicable protected plant or animal species (refer <b>Attachment 8</b> –
	<ul> <li>pnysical fertility through processes such as erosion, mass movement, salinity and water logging;</li> <li>(g) vegetation of historical, cultural or visual significance or identified</li> </ul>		<ul> <li>significant values in a report adopted by <i>Councit</i>,</li> <li>(e) whether the <i>vegetation</i> is located on land subject to the Heritage and Character Areas Overlay, or is otherwise identified as character</li> </ul>		Ecological Assessment). The ecological value of areas protected under the Biodiversity, Waterways and Wetlands overlay code have been considered under the respective provisions of that code.

Perform	ance Outcomes	Acceptable C	Dutcomes	Compliance	Comments
	in a local area study as being of priority for conservation is retained; and (h) the character and visual amenity of individual communities and local areas and the Sunshine Coast generally is maintained.	(f) (9) (F) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	<ul> <li>vegetation in a local plan code;</li> <li>whether the vegetation is identified or referred to in State or Federal legislation;</li> <li>whether the vegetation includes habitat for animals or plants identified or referred to in State or Federal legislation;</li> <li>whether the vegetation is located on a prominent hillside, slope or ridgeline;</li> <li>whether the vegetation clearing may cause or contribute to erosion or slippage;</li> <li>whether the vegetation is, or forms part of, a riparian area or other habitat network and is valuable to the functioning of that network;</li> <li>whether the vegetation clearing may have an adverse impact on the hydrologically-sensitive plant communities, such as wetland, heathland, sedgeland, melaleuca forest or mangrove forest;</li> <li>whether the vegetation is, or is capable of forming or contributing to, a buffer between different land uses;</li> <li>whether the vegetation is, or is capable of forming or contributing to, a visual buffer, agricultural buffer or a buffer against pollution, light spillage or noise; and</li> </ul>		
Waterwa	ays and Wetlands				
PO2	<ul> <li>Development protects, enhances and rehabilitates:-</li> <li>(a) vegetation within a waterway and a wetland;</li> <li>(b) the ecological functions of a waterway and wetland; and</li> <li>(c) aquatic fauna habitat.</li> </ul>	AO2 V w ic a	Yegetation clearing does not occur vithin a waterway or wetland as dentified on a Biodiversity, Waterways nd Wetlands Overlay Map.	PO	A number of stormwater control measures will be implemented to minimise potential for adverse impacts on the mapped wetland/waterway to the site to the south. The operation will include sediment basins and any water discharged from the site will be controlled to ensure water quality meets the relevant limits expected to be set by the

Perform	ance Outcomes	Acceptabl	e Outcomes	Compliance PO / AO / N/A	Comments
PO3	Vegetation adjacent to a waterway or wetland is protected to assist in the maintenance of water quality, existing hydrological characteristics, habitat and visual amenity values.	AO3	<ul> <li>Clearing of <i>vegetation</i> does not occur within:-</li> <li>(a) a riparian protection area identified on a Biodiversity, Waterway and Wetlands Overlay Map; or</li> <li>(b) 10 metres of each high bank of a <i>waterway</i> with a stream order 1 or 2 identified on a Biodiversity, Waterway and Wetlands Overlay Map.</li> </ul>	PO	EA and regulated by EHP. The mapped 'Stream order 1-2' on the site has been confirmed by DNRM to be a 'drainage feature' under the <i>Water Act 2000</i> . A number of stormwater control measures will be implemented to minimise potential for adverse impacts on the mapped wetland/waterway to the site to the south. The operation will include sediment basins and any water discharged from the site will be controlled to ensure water quality meets the relevant limits expected to be set by the EA and regulated by EHP. The mapped 'Stream order 1-2' on the site has been endiment by DNPM to be a (decimant)
					feature' under the <i>Water Act 2000</i> .
Water S	upply Catchments				
PO4	Vegetation clearing within a water supply catchment area, as identified on a Water Supply Catchments Overlay Map, is avoided or minimised so as to reduce the potential for erosion and soil runoff and maintain water quality.	AO4	No acceptable outcome provided.	N/A	
Steep La	and				
PO5	Vegetation clearing in a landslide hazard area or on steep land, as identified on a Landslide Hazard and Steep Land Overlay Map, is avoided or minimised to maintain slope stability and prevent erosion and slippage.	AO5	No acceptable outcome provided.	N/A	
Koala Ha	abitat	·			
PO6	Vegetation clearing:- (a) provides a net gain in mature and actively regenerating koala	AO6.1	Vegetation clearing avoids clearing of non-juvenile koala habitat trees.	PO	The Ecological Assessment determines that, due to the low densities of Koala in the area and the limited access and movement opportunities to

Perform	ance Outcomes	Acceptabl	e Outcomes	Compliance PO / AO / N/A	Comments
	habitat; and (b) mitigates any potential threats or risks to koalas.		OR Where clearing of <i>non-juvenile koala</i> <i>habitat trees</i> is unavoidable, such clearing is minimised, and an offset is provided in accordance with:- (a) the requirements specified in Table 9.4.9.3.2 (Biodiversity offset requirements); and (b) the Planning scheme policy for biodiversity offsets.		(and on) the site, the proposed development is not likely to have a notable impact on the Koala (refer <b>Attachment 8 – Ecological Assessment</b> ).
		AO6.2	Where clearing of <i>koala habitat trees</i> is unavoidable, clearing is undertaken in a sequential manner.		
Biodive	rsity offsets		· ·		
P07	<ul> <li>Where the clearing of native vegetation cannot practicably be avoided, an appropriate biodiversity offset for the area that is adversely affected by the vegetation clearing is provided, that:-</li> <li>(a) results in a net environmental benefit;</li> <li>(b) is located on the development site, another site that has a nexus with the development site or a site that is within a rehabilitation focus area;</li> <li>(c) is supported by appropriate management and funding arrangements to ensure the ongoing viability of the offset; and</li> <li>(d) is not used for material or commercial gain.</li> </ul>	A07	Where the clearing of native <i>vegetation</i> cannot practicably be avoided, a biodiversity offset is provided in accordance with:- (a) the minimum standards specified in <b>Table 9.4.9.3.2 (Biodiversity</b> <b>offset requirements)</b> ; and (b) the <b>Planning scheme policy for</b> <b>biodiversity offsets</b> .	PO	Under the Offsets Policy, a local government cannot impose an offset for 'essentially the same matter' as a MSES, regardless of whether or not offsets for the MSES are imposed at the State level. As the Biodiversity, Waterways and Wetlands Overlay Map reflects the State mapping for remnant vegetation, it is confirmed that all matters in relation to MLES have already been addressed in considering the MSES values for the site. As such, it is considered that a biodiversity offset is not appropriate in this instance.

Perform	ance Outcomes	Acceptabl	e Outcomes	Compliance	Comments
Managara				PO / AO / N/A	
PO8	Vegetation clearing works are conducted in a manner that:- (a) protects natural landforms, including steep land, waterways and gullies; and (b) prevents soil degradation and controls erosion, slippage and sedimentation.	AO8	No acceptable outcome provided. Editor's note – Section 9.4.11 (Works, services and infrastructure code) sets out requirements for sediment and erosion control.	PO	Clearing of the remaining vegetation on the site will be conducted in an environmentally-conscious manner to prevent soil degradation, erosion, slippage and sediment runoff, as required.
PO9	<ul> <li>Vegetation clearing works are conducted in a manner that:-</li> <li>(a) protects the aesthetic and ecological values of retained vegetation; and</li> <li>(b) minimises impacts on native fauna.</li> </ul>	AO9.1	<ul> <li>The health and stability of retained vegetation is maintained or enhanced during vegetation clearing work by:-</li> <li>(a) clearly marking vegetation to be retained with temporary fencing and flagging tape;</li> <li>(b) installing secure, barrier fencing around the outer drip line and critical root zone of the vegetation;</li> <li>(c) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area;</li> <li>(d) using low impact construction techniques in the vicinity of vegetation to minimise interference with the vegetation; and</li> <li>(e) removing all species listed in the current version of the Sunshine Coast Local Government Area Pest Management Plan.</li> </ul>	AO	All vegetation clearing will be conducted under the guidance of a qualified fauna spotter/catcher and in accordance with the <i>Nature Conservation</i> (Koala) Conservation Plan 2205 and Management Program 2005-2015. The Land Management Plan within the EMP also outlines how degradation of non-operational areas will be prevented, and land disturbance will be limited to that which is necessary at any one time (refer Attachment 5 – Environmental Management Plan).
		AO9.2	All clearing works carried out in the vicinity of the retained vegetation are to be undertaken in accordance with AS4970 Protection of Trees on Development Sites and AS4687 Temporary Fencing and Hoarding.	AO	Clearing will be undertaken in accordance with the relevant standards.

Perform	ance Outcomes	Acceptabl	e Outcomes	Compliance PO / AO / N/A	Comments
		AO9.3	<ul> <li>Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:-</li> <li>(a) a suitably qualified professional fauna spotter and catcher undertakes pre-clearing inspections and is present for all clearing activities;</li> <li>(b) all vacant hollows and nests are rendered unusable to prohibit fauna return during clearing works;</li> <li>(c) all fauna is suitably relocated during the pre-clearing inspections or during clearing, where permitted by legislation;</li> <li>(d) nesting boxes are provided in retained or adjacent bushland, at a rate of 1:2 for the nesting hollows removed;</li> <li>(e) nesting boxes are designed to target species identified on the <i>site</i>, including native bee species;</li> <li>(f) an inspection program is implemented for the nesting boxes; and</li> <li>(g) ground habitat such as rocks and hollow logs and other structural elements are provided at a similar density and diversity to the area of</li> </ul>	AO	All vegetation clearing will be conducted under the guidance of a qualified fauna spotter/catcher and in accordance with the <i>Nature Conservation</i> <i>(Koala) Conservation Plan 2205 and Management</i> <i>Program 2005-2015.</i> The Land Management Plan within the EMP also outlines how degradation of non-operational areas will be prevented, and land disturbance will be limited to that which is necessary at any one time (refer Attachment 5 – <b>Environmental Management Plan</b> ).
PO10	Vegetation clearing is undertaken in a manner that minimises environmental harm and environmental nuisance to surrounding areas as a result of air,	AO10.1 AO10.2	No dust emissions extend beyond the boundaries of the <i>site</i> . No other air emissions, including	PO	Due to the location of the site, being within a State forest (pine plantation) approximately 400 metres from Beerburrum Woodford Road and approximately 1.2 kilometres from the nearest
	dust or noise emissions.	-	odours, are detectable at the boundary		sensitive receptors, the proposed vegetation

Perform	ance Outcomes	Acceptab	e Outcomes	Compliance PO / AO / N/A	Comments
		AO10.3 AO10.4	of the <i>site</i> . Works are only carried out between the hours of 7.00am to 6.00pm Monday to Saturday inclusive. Noise generating equipment is shielded or acoustically treated in a manner that ensures the equipment does not create environmental nuisance.		clearing is not expected to result in any adverse amenity or environmental impacts to the surrounding area.
Vegetation Disposal					
P011	<ul> <li>Vegetation cleared from a site is disposed of in a manner that:-</li> <li>(a) maximises reuse and/or recycling;</li> <li>(b) minimises impacts on public health and safety; and</li> <li>(c) minimises the release of carbon dioxide.</li> </ul>	A011	<ul> <li>Where vegetation is cleared, vegetation waste is appropriately disposed of in the following order of preference:-</li> <li>(a) milling for commercial timber products, landscaping or firewood;</li> <li>(b) on-site chipping or mulching, unless it causes spreading of non-indigenous species; and</li> <li>(c) transportation off-site and disposal in an approved green waste disposal facility.</li> </ul>	AO	Cleared vegetation will be appropriately disposed of.

# 9.4.10 Waste management code<sup>39</sup>

### 9.4.10.1 Application

This code applies to assessable development identified as requiring assessment against the Waste management code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### 9.4.10.2 Purpose and overall outcomes

- (1) The purpose of the Waste management code is to ensure development provides for the sustainable management of waste in a manner which is environmentally acceptable, safe and efficient.
- (2) The purpose of the Waste management code will be achieved through the following overall outcomes:-
  - (a) development provides opportunities to minimise waste generation and increase re-use and recycling;
  - (b) development provides for waste management facilities which are conducive to the storage of waste in an environmentally acceptable, nuisance free and aesthetically pleasing manner;
  - (c) waste storage facilities are functionally appropriate for users of the facilities; and
  - (d) waste collection services are undertaken in a safe, efficient and unobstructed manner.

#### 9.4.10.3 Assessment criteria

#### Table 9.4.10.3.1 Criteria for assessable development

Performance Outcomes Acc		Accepta	Acceptable Outcomes		Comments
				PO / AO / N/A	
Waste M	linimisation				
PO1	Development minimises waste	AO1	Development with the potential to	AO	Waste will be managed in accordance with the
	generation (including construction,		generate significant amounts of waste is		Waste Management Plan included as part of the
	demolition and operational waste)		undertaken in accordance with an		EMP (refer Attachment 5 – Environmental
	and provides opportunities for re-use		approved waste management plan,		Management Plan).

<sup>&</sup>lt;sup>39</sup> Editor's note—the **Planning scheme policy for the waste management code** provides standards, guidelines and advice for achieving certain outcomes of this code, including guidance for the preparation of a waste management plan.

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
	and recycling, where appropriate.		prepared in accordance with the <b>Planning scheme policy for the waste management code</b> .		
Waste S	torage				
PO2	Development provides adequate facilities on-site for the storage of waste and recyclable material, in a manner which minimises the potential for environmental harm and environmental nuisance.	AO2	A waste container storage area(s) is provided that is sited, screened and designed in accordance with the standards specified in the <b>Planning</b> <b>scheme policy for the waste</b> <b>management code</b> .	AO	Waste will be managed in accordance with the Waste Management Plan included as part of the EMP (refer <b>Attachment 5 – Environmental Management Plan</b> ).
PO3	Development provides for source separation and segregation of wastes, by providing convenient access to recycling containers, green waste containers and other specialised waste storage containers, as required, which are easily recognised and appropriate to the type and volume of wastes generated.	AO3	No acceptable outcome provided.	PO	Waste will be managed in accordance with the Waste Management Plan included as part of the EMP (refer <b>Attachment 5 – Environmental</b> <b>Management Plan</b> ).
Waste S	ervicing				
PO4	Development is designed to facilitate and allow for safe, unobstructed and efficient servicing of waste containers.	AO4.1	<ul> <li>Where on-site waste collection services are proposed:-</li> <li>(a) the layout and internal trafficable areas of the development is designed to facilitate direct servicing of waste containers by the refuse collection vehicle in a safe, efficient and unobstructed manner;</li> <li>(b) refuse collection vehicle entry and exit from the <i>site</i> is carried out in a forward gear; and</li> <li>(c) the proposed point of servicing is designed to minimise the potential for nuisances to be caused by way of noise and odour.</li> </ul>	PO	Waste will be managed in accordance with the Waste Management Plan included as part of the EMP (refer Attachment 5 – Environmental Management Plan).

Performance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
	AO4.2	<ul> <li>Where on-street (kerbside) waste collection is proposed for standard domestic waste containers, sufficient kerbside space is provided adjacent to the <i>frontage</i> of the premises for the required number of bins, and such space is;-</li> <li>(a) clearly separated from car parking bays, loading bays and other similar no-standing areas;</li> <li>(b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm;</li> <li>(c) clear of footpaths and pedestrian access connections to the road;</li> <li>(d) not in front of shop entrances or private residential premises;</li> <li>(e) not blocking the vision of vehicles using the roadway or entering and exiting the property;</li> <li>(f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing; and</li> <li>(g) capable of being serviced while the collection vehicle travels forward (i.e. without the vehicle needing to reverse).</li> </ul>		
	AO4.3	<ul> <li>Where on-street waste collection is proposed for standard bulk bins:-</li> <li>(a) a storage embayment is provided just inside the property boundary alignment of the <i>site</i>, preferably next to the site access point, and adjacent to the likely point on the street where the bulk bin will be serviced by the</li> </ul>	PO	

Performance Outcomes	Acceptable Outcomes	Compliance PO / AO / N/A	Comments
	<ul> <li>contractor;</li> <li>(b) a reasonably level, smooth and non- slip access path is provided, from the temporary embayment continuous to the likely point on the street where a refuse collection vehicle will service the bin;</li> <li>(c) a lawful point exists on the street for the refuse collection vehicle to stand, at the likely point for bin servicing, such that the refuse collection vehicle is not required to "double park" and/or is not impeding traffic flow during servicing and is not blocking the vision of vehicles using the roadway or entering and exiting the property; and</li> <li>(d) at the point of collection, there is clear volumetric space available that is:- <ul> <li>(i) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm;</li> <li>(ii) clear of footpaths and pedestrian access connections to the road;</li> <li>(iii) not in front of shop entrances or private residential premises; and</li> <li>(iv) capable of being serviced while the collection vehicle travels forward (i.e. without the vehicle needing to reverse).</li> </ul> </li> </ul>	PO / AO / N/A	
	Note—the <b>Planning scheme policy for the</b> waste management code contains guidance in relation to the achievement of AO4.1, AO4.2 and AO4.3.		

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
PO5	Development is designed to allow for	405	Editor's note—Section 9.4.8 (Transport and parking code) sets out additional requirements for service vehicle access and parking.	PO	Waste will be managed in accordance with the
100	safe and unobstructed manual handling and manoeuvring of standard domestic waste containers and standard bulk bins.	100			Waste Management Plan included as part of the EMP (refer Attachment 5 – Environmental Management Plan).

### 9.4.11 Works, services and infrastructure code

#### 9.4.11.1 Application

This code applies to assessable development identified as requiring assessment against the Works, services and infrastructure code by the tables of assessment in **Part 5** (Tables of assessment).

#### 9.4.11.2 Purpose and overall outcomes

- (1) The purpose of the Works, services and infrastructure code is to ensure that development works and the provision of *infrastructure* and services meets the needs of the development, and is undertaken in a sustainable manner in accordance with *best practice*.
- (2) The purpose of the Works, services and infrastructure code will be achieved through the following overall outcomes:-
  - (a) works are undertaken such that environmental harm and nuisance resulting from construction activities is avoided or minimised and the environmental values of water and retained *vegetation* are protected;
  - (b) development is designed and constructed to a standard that meets community expectations, prevents unacceptable off-site impacts and minimises whole of life cycle costs;
  - (c) physical and human *infrastructure* networks that provide basic and essential services and facilities to local communities are able to meet the planned increase in demand resulting from a planned increase in development density;
  - (d) development is provided with an appropriate level of water, wastewater treatment and disposal, drainage, energy and communications *infrastructure* and other services;
  - (e) *infrastructure* is designed, constructed and provided in a manner which maximises resource efficiency and achieves acceptable maintenance, renewal and adaptation costs;
  - (f) *infrastructure* is integrated with surrounding networks;
  - (g) development over or near infrastructure does not compromise or interfere with the integrity of the infrastructure; and
  - (h) *filling or excavation* does not adversely or unreasonably impact on the natural environment or adjacent properties and provides for sites to be suitably remediated to maximise landscape outcomes.

### 9.4.11.3 Assessment criteria

# Table 9.4.11.3.1 Criteria for assessable development

Perform	ance Outcomes	Acceptable Outcomes		Compliance PO / AO / N/A	Comments
Constru	iction Management				
P01	Air emissions, noise or lighting arising from construction activities and works do not adversely impact on	AO1.1	Dust emissions do not extend beyond the boundary of the <i>site</i> .	PO	Emissions associated with the proposed extension have been addressed under the Rural Zone Code and the Extractive Industry Code.
	surrounding areas.	AO1.2	Air emissions, including odours, are not detectable at the boundary of the <i>site</i> .		
		AO1.3	Works are only carried out between 7:00am to 6:00pm Monday to Saturday inclusive.		
		AO1.4			
			Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment		
		101 E	does not create environmental harm.		
		AU1.5	Outdoor lighting complies with AS4282-		
			1997 Control of the Obtrusive Effects of		
			Outdoor Lighting.		
PO2	Construction activities and works provide for:- (a) the protection of the aesthetic and ecological values of retained <i>vegetation</i> ; and (b) impacts on fauna to be minimised.	AO2.1	<ul> <li>The health and stability of retained vegetation is maintained or enhanced during construction activities by:-</li> <li>(a) clearly marking vegetation to be retained with temporary fencing and flagging tape;</li> <li>(b) installing temporary barrier fencing around the outer drip line and critical root zone of the vegetation;</li> <li>(c) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area;</li> <li>(d) using low impact construction</li> </ul>	AO	Ecological impacts associated with the proposed extension have been addressed under the Biodiversity, Waterways and Wetlands Overlay Code and the Vegetation Clearing Code.

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance	Comments
			<ul> <li>techniques in the vicinity of vegetation to minimise interference with the vegetation; and</li> <li>(e) removing all declared noxious weeds and environmental weeds from the site</li> </ul>	P07 A07 N/A	
		AO2.2	All works carried out in the vicinity of retained vegetation comply with AS4970 Protection of Trees on Development Sites and AS4687 Temporary Fencing and Hoarding	AO	Ecological impacts associated with the proposed extension have been addressed under the Biodiversity, Waterways and Wetlands Overlay Code and the Vegetation Clearing Code.
		A02.3	<ul> <li>Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:-</li> <li>(a) a suitably qualified professional fauna spotter and catcher undertakes a fauna management report, pre-clearing inspections and is present for all clearing activities;</li> <li>(b) all vacant hollows and nests are relocated or rendered unusable to prohibit fauna return during clearing works;</li> <li>(c) all fauna is suitably relocated or humanely dealt with during the preclearing inspections or during clearing; and</li> <li>(d) 'offset' nesting hollows/nest boxes are provided in adjoining vegetation at least 1 month prior to the clearing.</li> </ul>	AO	Ecological impacts associated with the proposed extension have been addressed under the Biodiversity, Waterways and Wetlands Overlay Code and the Vegetation Clearing Code.
PO3	Vegetation cleared from a site is disposed of in a manner that:- (a) maximises reuse and/or recycling; and (b) minimises impacts on public	AO3	Where vegetation is cleared, vegetation waste is appropriately disposed of in the following order of preference:- (a) milling for commercial timber products, landscaping or firewood;	AO	Cleared vegetation will be appropriately disposed of.

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
	health and safety.		<ul> <li>(b) on-site chipping or mulching;</li> <li>(c) transportation off-site and disposal in an approved green waste disposal facility; and</li> <li>(d) use for forest floor habitat in adjoining bushland and revegetation areas.</li> </ul>		
PO4	Construction activities and works are managed such that all reasonable and practicable measures are taken to protect the environmental values of water and the functionality of stormwater <i>infrastructure</i> from the impacts of erosion, turbidity and sedimentation, both on and downstream of the development <i>site</i> .	A04	Development is located, designed and constructed in accordance with an erosion and sediment control plan, prepared in accordance with the requirements specified in the <b>Planning</b> <b>scheme policy for development works</b> .	AO	A Water Quality Management Plan is included as part of the EMP (refer <b>Attachment 5</b> – <b>Environmental Management Plan</b> ).
PO5	Construction activities and works are undertaken such that existing utilities, road and drainage <i>infrastructure:</i> - (a) continue to function efficiently; and (b) can be accessed by the relevant authority for maintenance purposes.	AO5.1 AO5.2	Existing utilities, road and drainage infrastructure are protected or relocated in accordance with the standards specified in the <b>Planning scheme policy</b> for development works. The costs of any alterations or repairs to utilities, road and drainage infrastructure are met by the applicant.	N/A N/A	
P06	Traffic and parking generated during construction activities and works is managed to minimise impacts on the amenity of the surrounding area.	AO6	No acceptable outcome provided.	PO	Refer Attachment 6 – Traffic and Pavement Impact Assessment.
PO7	Construction activities and works provide for:- (a) minimisation of waste material; (b) separation of recyclable material; (c) storage of waste and recyclable material; and (d) collection of waste and recyclable material;	A07	No acceptable outcome provided. Editor's note—Section 9.4.10 (Waste management code) sets out requirements for waste management.	PO	Waste will be managed in accordance with the Waste Management Plan included as part of the EMP (refer <b>Attachment 5 – Environmental</b> <b>Management Plan</b> ).

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
	in a manner that minimises adverse impacts on the amenity and safety of surrounding areas.				
Infrastr	ucture, Services and Utilities				
PO8	Development is provided with infrastructure, services and utilities appropriate to its setting and commensurate with its needs.	A08.1	Where development is located in an <i>urban zone</i> , appropriate connection is provided to reticulated sewerage, water supply, stormwater drainage, electricity, gas (where available in the street) and telecommunications services at no cost to the <i>Council</i> , including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services in accordance with the standards specified in the <b>Planning scheme policy for development works</b> , or where applicable, the requirements of the service provider.	N/A	
		AO8.2	Where development is located in a <i>non-urban zone</i> and reticulated sewerage is not available, an on-site treatment and disposal system is provided that complies with the requirements of the <i>Plumbing and Drainage Act 2003.</i>	AO	An on-site treatment and disposal system will be appropriately provided.
		AO8.3	Where development is located in a <i>non-urban zone</i> and reticulated water supply is not available, development is provided with appropriate on-site rainwater collection in accordance with the relevant use code. Editor's note—Section 9.4.6 (Stormwater management code) sets out requirements for stormwater management.	PO	Potable water will be brought on to the site as required.

Perform	ance Outcomes	Acceptable Outcomes		Compliance	Comments
			Editor's note—the provision of telecommunications <i>infrastructure</i> is regulated in accordance with Federal Government legislation.	POTAOTNA	
PO9	Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which:- (a) ensures appropriate capacity to meet the current and planned	AO9.1	<i>Infrastructure</i> is planned, and appropriate contributions made, in accordance with the Priority Infrastructure Plan or any other applicable infrastructure charging instrument.	N/A	Infrastructure charges are not considered applicable in this instance, as the proposed development will not impact on any water, stormwater, sewerage or park infrastructure network.
	<ul> <li>future needs of the development;</li> <li>(b) is integrated with and efficiently extends existing networks;</li> <li>(c) minimises risk to life and property;</li> <li>(d) avoids, or where avoidance is not practicable minimises and mitigates, adverse impacts on ecologically important areas;</li> </ul>	AO9.2	Infrastructure is planned, designed and constructed in accordance with <i>Council's</i> Priority Infrastructure Plan, and the <b>Planning scheme policy for</b> <b>development works</b> , or where applicable, the requirements of the service provider.		
	<ul> <li>(e) minimises risk of environmental harm;</li> <li>(f) achieves acceptable maintenance, renewal and adaptation costs;</li> </ul>	AO9.3	Compatible public utility services are co- located in common trenching in order to minimise the land required and the costs for underground services.		
	<ul> <li>(g) can be easily and efficiently maintained;</li> <li>(b) minimises potable water demand</li> </ul>	AO9.4	Stormwater drainage, sewerage and sullage systems are designed so that overflows do not enter residences.		
	<ul><li>(i) and wastewater production;</li><li>(i) ensures the ongoing construction or operation of the development is not disrupted:</li></ul>	AO9.5	<i>Infrastructure</i> , services and utilities are located and aligned so as to:- (a) avoid disturbance of <i>ecologically</i>		
	<ul> <li>(j) where development is staged, each stage is fully serviced before a new stage is released;</li> </ul>		<ul> <li>(a) arous arous</li></ul>		
	<ul> <li>(k) ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health;</li> </ul>		wetlands.		
	(I) preserves visual amenity in key		Where the provision of <i>infrastructure</i> has		

Performance Outcomes	Accepta	able Outcomes	Compliance PO / AO / N/A	Comments
areas (i.e. in centre scenic routes); and (m) minimises interferenc passage of pedestria of high pedestrian traf	es or along ce with the ns in areas fic.	adverse impacts upon an ecologically important area which cannot reasonably be avoided, development provides for a biodiversity offset for the area of an ecologically important area, in accordance with the following:- (a) the biodiversity offset requirements specified in Table 9.4.9.3.2 (Biodiversity offset requirements) of Section 9.4.9 (Vegetation management code); and (b) the standards specified in the Planning scheme policy for biodiversity offsets.		
	AO9.6	Where the crossing of a <i>waterway</i> or <i>wetland</i> cannot be avoided, tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works.		
	A09.7	The selection of materials used in the construction of <i>infrastructure</i> is suitable, durable, easy to maintain and cost effective, taking into account the whole of life cycle cost, and achieves <i>best practice</i> environmental management and energy savings.		
	A09.8	<ul> <li>Except where in the Rural zone, electrical and telecommunications reticulation <i>infrastructure</i> is provided underground in:-</li> <li>(a) greenfield developments;</li> <li>(b) development involving the creation of more than 5 lots;</li> </ul>		

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
			<ul> <li>(c) development in <i>centre zones</i>; and</li> <li>(d) development in areas of high scenic amenity.</li> </ul>		
Works (	Over or Near Sewerage, Water and Stor	mwater D	rainage Infrastructure		
PO10	<ul> <li>Building or operational work near or over the <i>Council's</i> stormwater <i>infrastructure</i> and/or sewerage and water <i>infrastructure</i>:-</li> <li>(a) protects the <i>infrastructure</i> from physical damage; and</li> <li>(b) allows ongoing necessary access for maintenance purposes.</li> </ul>	AO10	Building or operational work near or over the <i>Council's</i> stormwater <i>infrastructure</i> and/or sewerage and water <i>infrastructure</i> complies with the <b>Planning scheme</b> <b>policy for development works</b> and the requirements of the water and sewerage service provider.	N/A	
Filling o	or Excavation				
PO11	<ul> <li><i>Filling or excavation:</i>- <ul> <li>(a) does not cause environmental harm;</li> <li>(b) does not impact adversely on visual amenity or privacy;</li> <li>(c) maintains natural landforms as far as possible;</li> <li>(d) provides for remediated soil conditions to support the successful establishment of landscapes; and</li> <li>(e) is stable in both the short and long term.</li> </ul></li></ul>	A011	<ul> <li>Development provides that:- <ul> <li>(a) on sites:-</li> <li>(i) with a <i>slope</i> of 15% or more, or as identified in the Planning scheme policy for development works, the extent of excavation (cut) and fill does not involve a total change of more than 1.5 metres relative to the <i>natural ground level</i> at any point; or</li> <li>(ii) in other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the <i>natural ground level</i> at any point;</li> <li>(b) no part of any cut or fill batter is within 1.5 metres of any property boundary, except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any <i>vegetation</i>;</li> </ul></li></ul>	N/A	The proposed extension is addressed under the Extractive Industry Code.

Perform	ance Outcomes	Accepta	ble Outcomes	Compliance PO / AO / N/A	Comments
			<ul> <li>1.0 metre high;</li> <li>(d) retaining walls are constructed a minimum 150mm from property boundaries;</li> <li>(e) all stored material is:- <ul> <li>(i) contained wholly within the <i>site</i>;</li> <li>(ii) located in a single manageable area that does not exceed 50m<sup>2</sup>; and</li> <li>(iii) located at least 10 metres from any property boundary;</li> </ul> </li> <li>(f) topsoil is harvested, stockpiled, remediated and reused in a manner that supports achievement of site specific vegetation performance objectives; and</li> <li>(g) any batter or retaining wall is structurally adequate.</li> </ul>		
P012	Filling or excavation does not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the <i>site</i> .	A012	<ul> <li>Development provides that:- <ul> <li>(a) no contaminated material is used as fill;</li> </ul> </li> <li>(b) for excavation, no contaminated material is excavated or contaminant disturbed; and</li> <li>(c) waste materials are not used as fill, including:- <ul> <li>(i) commercial waste;</li> <li>(ii) construction/demolition waste;</li> <li>(iii) domestic waste;</li> <li>(iv) garden/vegetation waste; and</li> </ul> </li> </ul>	N/A	The proposed extension is addressed under the Extractive Industry Code.
PO13	The location and extent of <i>filling or excavation</i> is consistent with the intended use of the <i>site</i> .	AO13	The extent of <i>filling or excavation</i> is in accordance with an existing development approval for a material change of use, reconfiguring a lot or building work (which has not lapsed).	N/A	The proposed extension is addressed under the Extractive Industry Code.
PO14	Filling or excavation does not prevent	AO14	Driveways are able to be constructed and	N/A	The proposed extension is addressed under the

Performance Outcomes		Acceptable Outcomes		Compliance PO / AO / N/A	Comments
	or create difficult access to the property.		maintained in accordance with the requirements of the <b>Planning scheme</b> policy for development works.		Extractive Industry Code.
PO15	<i>Filling or excavation</i> does not cause significant impacts through truck movements, dust or noise, on the amenity of the locality in which the works are undertaken or along routes taken to transport the material.	AO15	<i>Filling or excavation</i> is undertaken in accordance with the requirements of the <b>Planning scheme policy for development works</b> .	N/A	The proposed extension is addressed under the Extractive Industry Code.
PO16	The transportation of materials in association with <i>filling or excavation</i> activities minimises adverse impacts on the road system.	AO16	Material is transported in accordance with the requirements of the <b>Planning</b> scheme policy for development works.	N/A	The proposed extension is addressed under the Extractive Industry Code.