Redland CITY PLAN 2018

Housing Economy Safety Environment Infrastructure

Redland CITY COUNCIL

CITY PLAN 2018

Redland planning scheme

Version 14

Citation and commencement

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

A notice was published in the Government Gazette No. 82 on 10 August, 2018 for the planning scheme for Redland City.

The commencement date for the Redland planning scheme was 8 October, 2018.

Amendments to the planning scheme are included at Appendix 2.

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Part 1 About the planning scheme

1.1 Introduction

(1) The Redland planning scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.

(2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act (endorsed by Redland City Council on 6 July 2018) to commence on 8 October 2018.

(3) In seeking to achieve this purpose, the planning scheme sets out Redland City Council's intention for the future development in the planning scheme area, over the next 25 years.

(4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.

(5) While the planning scheme has been prepared with a 2041 horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.

(6) The planning scheme applies to the planning scheme area of Redland City Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated in Figure 1.1.1.

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

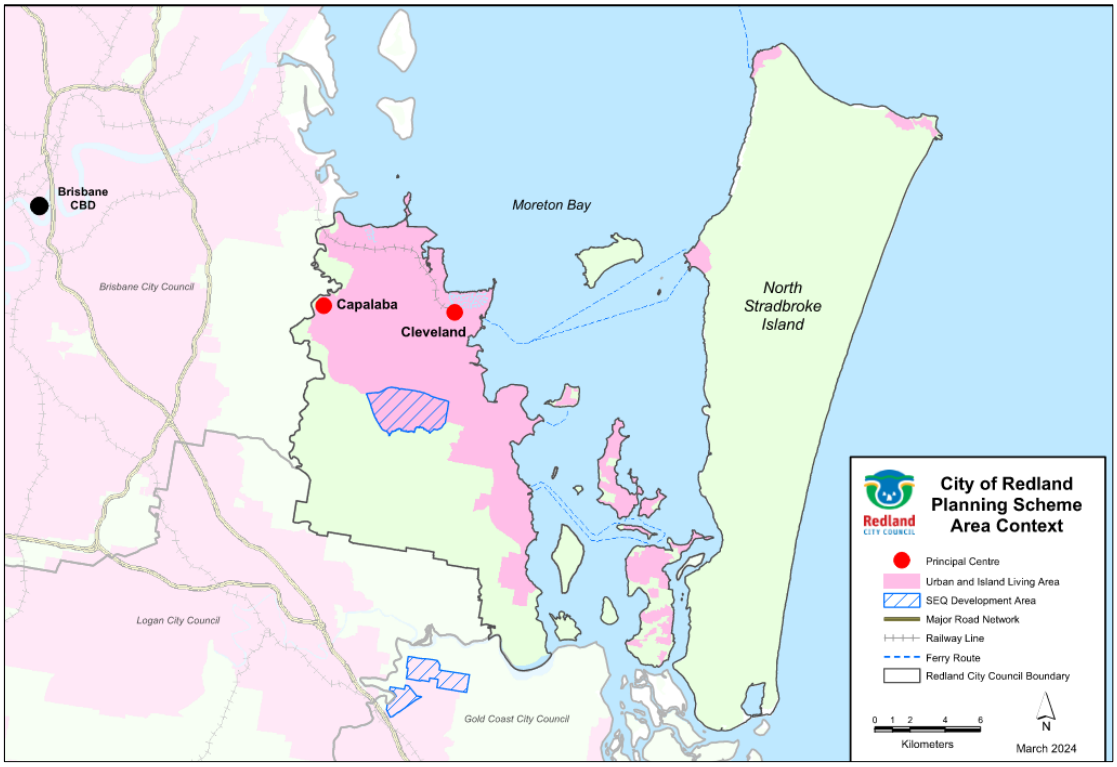

Figure 1.1.1—Local government planning scheme area and context

1.2 Planning scheme components

(1) The planning scheme comprises the following components:

- (a) about the planning scheme;
- (b) state planning provisions;
- (c) the strategic framework;
- (d) the local government infrastructure plan;
- (e) tables of assessment;
- (f) the following zones:
  - (i) Low density residential zone:
    - (A) precinct LDR1: large lot residential;
    - (B) precinct LDR2: park residential;
    - (C) precinct LDR3: Point Lookout residential;
    - (D) precinct LDR4: Kinross Road;
    - (E) precinct LDR5: canals and lakeside estates
  - (ii) Low-medium density residential zone:
    - (A) precinct LMDR1: South East Thornlands;
    - (B) precinct LMDR2: Kinross Road;
  - (iii) Medium density residential zone:
    - (A) precinct MDR1: parkland living, Capalaba;
    - (B) precinct MDR2: Mount Cotton Road, Capalaba;
    - (C) precinct MDR3: Shore Street East, Cleveland;
    - (D) precinct MDR4: Cleveland;
    - (E) precinct MDR5: Esplanade, Redland Bay;
    - (F) precinct MDR6: South East Thornlands;
    - (G) precinct MDR7: Eprapah Creek, South East Thornlands;
    - (H) precinct MDR8: Kinross Road and Boundary Road;
    - (I) precinct MDR9: Kinross Road
  - (iv) Character residential zone;
  - (v) Tourist accommodation zone;
  - (vi) Principal centre zone;
  - (vii) Major centre zone;
  - (viii) District centre zone;
  - (ix) Local centre zone;
  - (x) Neighbourhood centre zone;
  - (xi) Specialised centre zone;
  - (xii) Recreation and open space zone;
  - (xiii) Environmental management zone;
  - (xiv) Conservation zone;
  - (xv) Low impact industry zone;
  - (xvi) Medium impact industry zone;
  - (xvii) Waterfront and marine industry zone;
  - (xviii) Mixed use zone;
  - (xix) Community facilities zone:
    - (A) precinct CF1: cemeteries, crematoria and associated uses such as funeral parlours;
    - (B) precinct CF2: community facilities such as community uses, community care facilities and childcare centres;
    - (C) precinct CF3: educational establishments;
    - (D) precinct CF4: emergency services;
    - (E) precinct CF5: places of worship;
    - (F) precinct CF6: infrastructure, such as wastewater treatment plants, waste disposal facilities, pumping stations, electricity sub-stations, local government depots and roads;

(G) precinct CF7: future transport/green space/trail corridors;
(H) precinct CF8: Commonwealth facilities - radio receivers; and
(I) precinct CF9: passenger ferry terminals;

(xx) Emerging community zone;
(xxi) Rural zone;

(g) there are no local plans;
(h) the following overlays:

(i) Airport environs overlay code;
(ii) Bushfire hazard overlay code;
(iii) Coastal protection (erosion prone areas) overlay code;
(iv) Environmental significance overlay code;
(v) Extractive resources overlay code;
(vi) Flood and storm tide hazard overlay code;
(vii) Heritage overlay code;
(viii) Landslide hazard overlay code;
(ix) Regional infrastructure corridors and substations overlay code;
(x) Water resource catchments overlay code;
(xi) Waterway corridors and wetlands overlay code;
(xii) Transport noise corridor overlay (for information purpose only);

(i) the following development codes:

(i) Use codes:

(A) Extractive industry use code;
(B) Home-based business use code;
(C) Telecommunications facilities, substations and utilities code;

(ii) Development codes:

(A) Healthy waters code;
(B) Infrastructure works code;
(C) Landscape code;
(D) Reconfiguring a lot code;
(E) Transport, servicing, access and parking code;

(j) schedules and appendices.

(2) The following planning scheme policies support the planning scheme.

(a) Planning Scheme Policy 1 - Environmental significance;
(b) Planning Scheme Policy 2 – Infrastructure works;
(c) Planning Scheme Policy 3 – Flood and storm tide hazard;
(d) Planning Scheme Policy 4 – Landslide hazard;
(e) Planning Scheme Policy 5 – Structure plans; and
(f) Planning Scheme Policy 6 – Environmental emissions.

1.3 Interpretation

1.3.1 Definitions

(1) A term used in the planning scheme has the meaning assigned to that term by one of the following:

(a) the *Planning Act 2016* (the Act);
(b) the *Planning Regulation 2017* (the Regulation), other than the regulated requirements;
(c) the definitions in Schedule 1 of the planning scheme;
(d) the *Acts Interpretation Act 1954;*
(e) the ordinary meaning where that term is not defined in any of the above.

(2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
(3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
(4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
(5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—The regulated requirements do not apply to this planning scheme.

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

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

Note—This is an example of a note.

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

Footnote[1]—See example at bottom of page.

1.3.3 Punctuation

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

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

(1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:

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

[1] Footnote—This is an example of a footnote.

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

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

1.4 Categories of development

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

(a) accepted development

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedules 6 and 7 of the Regulation also prescribe development that a planning scheme cannot make assessable.

Editor's note—In this planning scheme, some development is categorised as accepted, subject to meeting certain requirements. These requirements are identified in the tables of assessment and in the relevant codes.

(b) assessable development
  (i) code assessment
  (ii) impact assessment

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 14 of the Regulation also prescribe assessable development.

(c) prohibited development.

Editor's note—A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

(2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment, and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

(1) Where there is inconsistency between provisions within the planning scheme, the following rules apply:

(a) relevant assessment benchmarks specified in the Regulation prevail over the Planning Scheme to the extent of the inconsistency;
(b) the strategic framework prevails over all other elements to the extent of the inconsistency for impact assessment;
(c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;
(d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
(e) zone codes prevail over use codes and other development codes to the extent of the inconsistency;
(f) provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

(1) Section 17(1)(b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of the building assessment provisions stated in the *Building Act 1975.*

(2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

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

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

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

(a) Table 5.6.1 Building work;
(b) Table 5.9.1 Assessment benchmarks for overlays;
(c) 6.2.1 Low density residential zone code;
(d) 8.2.2 Bushfire hazard overlay code;
(e) 8.2.3 Coastal protection (erosion prone areas) overlay code;
(f) 8.2.6 Flood and storm tide hazard overlay code; and
(g) 8.2.7 Heritage overlay code.

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

Editor's note—In a development application, the applicant may request preliminary approval for building work. The decision on that development application also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*.

(5) All parts of the Queensland Development Code MP1.1 and MP1.2 including performance criteria 4, 5, 7, 8 and 9 and the corresponding acceptable solutions apply to relevant development pursuant to Section 6 of the *Building Regulation 2021* (unless a relevant alternative provision applies.

(6) Council has designated Transport Noise Corridors under section 246X of the *Building Act 1975*. Details about the land that is within the transport noise corridor and the levels of noise within the corridor are contained within the Transport Noise Corridor Overlay. This overlay is for information purposes only. Building work on land which is designated under the Transport Noise Corridor Overlay is assessable against the Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor.

1.7 Local government administrative matters

1.7.1 Southern Moreton Bay Islands

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

1.7.2 Temporary uses

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

Editor's note – Only temporary uses that meet the above provisions are considered accepted development.
Editor's note—While such activities are accepted development for the purposes of the planning scheme, they may be regulated by local laws or other statutes.

1.7.3 Terms

(1) The terms "urban area" and "urban purposes" are used in this planning scheme with the meaning defined in the Regulation.
(2) To remove any doubt, the following zones (and any precincts within them) form part of the urban area:

(a) Low density residential zone;
(b) Low-medium density residential zone;
(c) Medium density residential zone;
(d) Character residential zone;
(e) Tourist accommodation zone;
(f) Principal centre zone;
(g) Major centre zone;
(h) District centre zone;
(i) Local centre zone;
(j) Neighbourhood centre zone;
(k) Specialised centre zone;
(l) Low impact industry zone;
(m) Medium impact industry zone;
(n) Waterfront and marine industry zone;
(o) Mixed use zone;
(p) Emerging community zone;
(q) Community facilities zone (if within the SEQ Regional Plan's urban footprint); and
(r) Recreation and open space zone (if within the SEQ Regional Plan's urban footprint).

(3) To remove any doubt, the following zones (and any precincts within them) do not form part of the urban area:

(a) Environmental management zone;
(b) Conservation zone;
(c) Rural zone;
(d) Community facilities zone (if outside the SEQ Regional Plan's urban footprint); and
(e) Recreation and open space zone (if outside the SEQ Regional Plan's urban footprint).

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Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the state planning policy (April 2016) is integrated in the planning scheme in the following ways:

State interests in the state planning policy appropriately integrated
All

State interests in the state planning policy not integrated
None

State interests in the state planning policy not relevant to Redland City Council
Strategic ports

2.2 Regional plan

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

2.3 Referral agency delegations

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Redland City Council.

Table 2.3.1—Delegated referral agency jurisdictions

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

Editor's note—For the above listed referral agency delegations the applicant is not required to refer the application to the referral agency listed under Schedule 10 of the Regulation because the local government will undertake this assessment role.

2.4 Regulated requirements

The Minister has identified that the Queensland Planning Provisions version 4.0 dated January 2016 are appropriately reflected in the planning scheme.

Additionally, the parts of the Regulated Requirements identified in sections 6 (1), 7 and 8 of the *Planning Regulation 2017* are reflected in this planning scheme.

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Part 3 Strategic framework

3.1 Preliminary

(1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
(2) Mapping for the strategic framework is included in Schedule 2.
(3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:

  (a) the strategic intent;
  (b) the following five themes that collectively represent the policy intent of the scheme:

    (i) liveable communities and housing;
    (ii) economic growth;
    (iii) environment and heritage;
    (iv) safety and resilience to hazards; and
    (v) infrastructure;

  (c) the strategic outcomes proposed for development in the planning scheme area for each theme.

(4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic intent

3.2.1 Context

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

This strategic framework has a planning horizon of 2041, by which time the city's population will have grown to around 188,000. To meet this growth, around 20,000 new dwellings will have been built in the city and more than 24,000 new jobs created, mainly in the city's existing centres.

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

3.2.2 Liveable communities and housing

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

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

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

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

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

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

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

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

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

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

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

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

3.2.3 Economic growth

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

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

public and active transport including walking and cycling and as well-designed places for casual and structured community interaction.

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

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

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

A special purpose precinct may be established on the Birkdale Commonwealth land, possibly containing a mix of:

- clean, export-oriented industries;
- training and tertiary education facilities; and
- tourism, recreation, open space and sporting activities.

An opportunity also exists west of Taylor Road in Sheldon for the establishment of a node of educational and recreational facilities near Sheldon College.

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

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

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

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

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

3.2.4 Environment and heritage

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

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

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

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

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

3.2.5 Safety and resilience to hazards

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

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

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

3.2.6 Infrastructure

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

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

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

3.3 Theme: liveable communities and housing

3.3.1 Strategic outcomes

3.3.1.1 General

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

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

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

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

3.3.1.3 Housing in the low density and character residential zones

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

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

(6) Although within the designated urban area, land in the park residential (LDR2) precinct provides a transition between suburban and rural areas of the Redlands. This land is not provided with the full range or same standard of urban services, such as wastewater networks, public transport and roads.

(7) Housing in the Point Lookout (LDR3) precinct is designed to maintain the distinctive character of the locality.

3.3.1.4 Newly developing communities

(1) New communities are established at Kinross Road, Thornlands, South-East Thornlands, Victoria Point and the area around Double Jump Road which is included in the emerging community zone.

(2) In these areas, land is used efficiently and development provides a mix of lot sizes and housing forms, including detached housing on a mix of lot sizes and attached housing within well-structured and walkable neighbourhoods.

(3) Neighbourhoods are designed to integrate with surrounding transport and open space networks to form connected, convenient and safe systems.

(4) Development facilitates the retention or enhancement of significant waterway and habitat corridors and other areas of environmental significance.

(5) Development makes provision for local services and social infrastructure to meet community needs, including public open space and recreational facilities, schools and child care facilities and neighbourhood centres.

(6) Provision is made for public transport services from an early stage of the development of these areas.

(7) Development does not proceed until odour impact from nearby poultry farms has been reduced to levels that are consistent with a reasonable level of residential amenity.

(8) Unless included within the priority infrastructure area, development does not proceed until all local and trunk infrastructure requirements (both state and local) can be met by the development proponents, and an agreed funding mechanism established.

(9) The Southern Redland Bay area has been identified as a possible option for longer term, future urban growth. Substantial investigations will be required of physical constraints and values, including koala habitat, ecological functions, natural hazards, mosquito risk, scenic quality and infrastructure requirements and costs and alternative growth strategies before the suitability of this area for development can be determined.

(10) The area bounded by Taylor Road, Woodlands Drive and Springacre Road within the Thornlands area has been identified as a possible option for longer term, future urban growth. Substantial investigations will be required of physical constraints and values, including koala habitat, ecological functions, natural hazards, scenic quality and infrastructure requirements and costs and alternative growth strategies before the suitability of this area for development can be determined.

(11) Future development on North Stradbroke Island should recognise and reflect indigenous land use values and the economic and social needs of the indigenous community.

3.4 Theme: economic development

3.4.1 Strategic outcomes

3.4.1.1 Centres hierarchy

(1) Redlands' settlement pattern is structured around a hierarchy of multi-purpose activity centres which provide:

- (a) community meeting places;
- (b) hubs of community services and facilities;
- (c) shopping areas;
- (d) locations for education and employment;
- (e) settings for leisure and entertainment activities;

(f) housing and visitor accommodation; and
(g) access to public transport services.

(2) The form, size and mix of uses are appropriate to the function and scale of the centres.
(3) Centres are designed to:

(a) create safe and attractive environments that support community interaction in streets and public spaces;
(b) strengthen sub tropical character and create attractive and engaging streetscapes through building scale, building elements, awnings and extensive street planting;
(c) provide easy access to and within centres by public transport, walking and cycling;
(d) prioritise pedestrians over cars;
(e) reinforce active street frontages along primary streets and pedestrian connections; and
(f) establish an appropriate transition of built heights from surrounding residential neighbourhoods.

(4) A hierarchy of centres is maintained. Development does not expand the centre function beyond its designated level. The hierarchy consists of:

(a) principal centres at Cleveland and Capalaba;
(b) a major centre at Victoria Point;
(c) district centres at Birkdale, Alexandra Hills and Redland Bay;
(d) local centres located throughout the urban area; and
(e) neighbourhood centres also located throughout the urban area.

3.4.1.2 Principal centre zone

(1) The principal centres at Cleveland and Capalaba serve catchments in the order of 50,000 people, and:

(a) contain the highest-order and largest concentrations of shopping, offices, community services and facilities, and cultural, and entertainment activities;
(b) contain tertiary and other specialist education and training facilities;
(c) accommodate day and night time activities;
(d) contain the highest buildings in the city;
(e) contain the high density housing;
(f) remain highly accessible by public transport, walking and cycling; and
(g) include major transport interchanges at central locations.

(2) The principal centres are revitalised through streetscape and urban design treatments which express a distinctive bayside and sub-tropical character.

Cleveland

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

(9) Development creates pedestrian-focussed, safe and attractive environments at street level.

Capalaba

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

3.4.1.3 Major centre zone

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

3.4.1.4 District centre zone

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

3.4.1.5 Local centre zone

(1) Local centres at Wellington Point, Mount Cotton, and Colburn Avenue, Victoria Point provide services and convenience shopping needs for the surrounding suburbs. The catchments for Mount Cotton and Colburn Avenue, Victoria Point are in the order of 5,000 people. The catchment for Wellington Point is in the order of 10,000 people.
(2) The establishment of full-line supermarkets does not occur in local centres on the mainland.
(3) Local centres on North Stradbroke and the Southern Moreton Bay Islands include the Dunwich, Point Lookout, Russell Island, Macleay Island and Lamb Island centres. These centres provide services and convenience shopping needs for the island community and tourists.
(4) Local centres are subordinate to and do not compromise higher order centres.

3.4.1.6 Neighbourhood centre zone

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

3.4.1.7 Specialised centre zone – Redlands Health and Wellness precinct

(1) A specialised centre based on the Cleveland Hospital and other major health care services is developed as a regional hub for specialist medical and general health services, medical research and education and industry activities associated with the scientific or medical fields.
(2) Development increases the depth and range of health care services and associated activities, and does not compromise ongoing hospital operations.
(3) Infrastructure and movement networks are provided and enhance the functioning of the precinct.

3.4.1.8 Out-of-centre development

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

3.4.1.9 Industry and mixed use zones

(1) The primary industry and mixed use areas include:
    (a) mixed use zoned areas providing the focus for large format, showroom based retailing, along Shore Street, Cleveland and Redland Bay Road, Capalaba and, in the future, in the emerging community zoned area fronting Redland Bay Road, Victoria Point;
    (b) Cleveland industrial park accommodating a mix of manufacturing, processing, distribution, transport and storage uses;
    (c) Capalaba industrial enterprise park accommodating a mix of low impact and service industries;
    (d) Redlands business park at Redland Bay accommodating a mix of manufacturing, processing, distribution, transport and storage uses serving the southern parts of the city; and
    (e) the marine enterprise precincts at Beveridge Road, Thornlands and on North Stradbroke Island, accommodating boat construction, sales and general marine services including boat repair, servicing and dry dock storage facilities.
(2) Land within these and other smaller scale industry zoned areas is used efficiently. Development assists in consolidating the use of vacant and underutilised land.
(3) Development within industry zoned areas is limited to industrial activity and uses which directly support those industries or workers. Large format retailing (showrooms, bulky goods, big box or category based) does not occur in these areas.
(4) Mixed use zoned land accommodates a mix of service and low impact activities together with large format, showroom based retailing. It does not accommodate supermarkets, discount department stores or department stores. Shopping or office uses are limited to small scale supporting or convenience services.
(5) Mixed use and industry zoned land is protected from the encroachment of sensitive and incompatible activities that may adversely affect the operation of uses expected in these zones.
(6) Development within mixed use and industry zoned land minimises impacts on the environment and nearby sensitive land uses.

(7) Development establishes a high quality appearance, especially along major road frontages.

3.4.1.10 Rural zone

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

3.4.1.11 Mineral and extractive resources

(1) The Redlands’ mineral resources, regionally significant extractive resource areas (designated as key resource areas) and the identified locally significant extractive resources, and their associated buffer areas and haulage routes, are protected from encroachment by sensitive land uses that might prevent or constrain current or future operations. These resources include:
    (a) Hillview Road, Mount Cotton – Key Resource Area 71;
    (b) West Mount Cotton Road, Sheldon – Key Resource Area 72;
    (c) Mount Cotton Road, Sheldon;
    (d) German Church Road, Redland Bay; and
    (e) the sand resources of North Stradbroke Island.

(2) Extractive resource operations mentioned in (1) are managed to minimise off site impacts associated with water quality, noise, dust, blasting, vibration, safety or other cause.
(3) Extractive resource operations mentioned in (1) are managed to minimise impacts on scenic amenity and the natural environment.
(4) Elsewhere, extractive resource operations only occur where compatible with the intentions of the relevant zone and overlays applying to the site, and do not significantly impact scenic amenity, the natural environment or the safety and amenity of the surrounding area.

3.4.1.12 Tourism

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

3.4.1.13 Birkdale special enterprise area

(1) A new special enterprise area may establish at Birkdale, utilising surplus Commonwealth land (currently the communications facility site). This precinct may focus on clean industries, in association with tertiary education and training facilities and tourism, recreation, open space and sporting activities. Development does not occur prior to site based investigations and feasibility assessments which establish an appropriate role and layout, and ensure the protection of significant ecological and heritage values on the land.

3.5 Theme: environment and heritage

3.5.1 Strategic outcomes

3.5.1.1 The natural environment

(1) The Redlands' natural areas facilitate the conservation of biodiversity and habitat for wildlife (including the koala), and the protection of ecological processes and functions. Areas of national, state and local significance are identified in the environmental significance and waterway corridors and wetlands overlays.
(2) Viable and resilient wildlife corridors link habitat areas and facilitate the movement and migration of native fauna throughout the Redlands and beyond. Corridors connect terrestrial and aquatic environments (including waterways, wetlands and along the foreshore) and significant habitat. Ecological corridors are primarily protected by the environmental significance and waterway corridors and wetlands overlays as well as the conservation, environmental management and recreation and open space zones. However, other land may also perform corridor functions that are to be protected.
(3) Development occurs as intended under the relevant zone, but is undertaken in a manner that avoids or minimises and mitigates impacts on matters of national, state or local significance. Where development results in a significant residual impact on important habitat, the loss may need to be offset.

(4) The Redlands' natural areas provide a range of outdoor recreational opportunities promoting healthy lifestyles, and continue to contribute to the character and lifestyle enjoyed by residents and visitors.
(5) Development avoids or minimises impacts on natural coastal values and functions.
(6) Coastal-dependent development including marine industry and ferry terminals are consolidated in existing locations.
(7) Development does not impede public access to and along Moreton Bay and its foreshores.
(8) The environmental values of the city's waterways are protected or enhanced, and stormwater run-off does not adversely impact on the quality of receiving waters, including waterways, wetlands and Moreton Bay.
(9) Development minimises disturbances to natural topography and natural drainage paths, and does not adversely impact on the natural environment as a result of altered water flows.

3.5.1.2 Landscape and scenic amenity

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

3.5.1.3 Cultural heritage

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

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

3.6 Theme: safety and resilience to hazards

3.6.1 Strategic outcomes

3.6.1.1 All hazards

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

3.6.1.2 Storm tide and flooding inundation hazard

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

3.6.1.3 Erosion prone land

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

3.6.1.4 Bushfire and landslide hazard

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

3.6.1.5 Safety and emissions

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

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

3.7 Theme: infrastructure

3.7.1 Strategic outcomes

3.7.1.1 Infrastructure generally

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

3.7.1.2 Total water cycle management

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

3.7.1.3 Integrated transport network

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

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

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

3.7.1.4 Energy and telecommunications

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

3.7.1.5 Waste management

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

3.7.1.6 Social infrastructure

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

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

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

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Part 4 Local government infrastructure plan

4.1 Preliminary

(1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.
(2) The purpose of the local government infrastructure plan is to:

- (a) integrate infrastructure planning with the land use planning identified in the planning scheme;
- (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
- (c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
- (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner;
- (e) provide a basis for the imposition of conditions about infrastructure on development approvals.

(3) The local government infrastructure plan:

- (f) states in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
- (g) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2027;
- (h) states in Section 4.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance;
- (i) identifies in Section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
  - (i) water supply;
  - (ii) sewerage;
  - (iii) stormwater;
  - (iv) transport;
  - (v) parks and land for community facilities.

(4) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Part 4.

4.2 Planning assumptions

(1) The planning assumptions state the assumptions about:

- (a) population and employment growth;
- (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network.

(2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
(3) The planning assumptions have been prepared for:

- (a) the base date (2016), ultimate development and the following projection years to accord with future Australian Bureau of Statistics census years:
  - (i) mid 2021;
  - (ii) mid 2026;
  - (iii) mid 2031;
- (b) the LGIP development types in column 2 that include the uses in column 3 of Table 4.2.1—Population and employment assumptions summary;

(c) the projection areas identified on Local Government Infrastructure Plan Map LGIP-01 in Schedule 3—Local government infrastructure plan mapping and tables.

Table 4.2.1—Relationship between LGIP development categories, LGIP development types and uses

Column 1 **LGIP development category**	**Column 2** **LGIP development type**	**Column 3** **Uses**
Residential development	Attached dwelling	Community residence Dual occupancy Dwelling unit Multiple dwelling Nature-based tourism Relocatable home park Residential care facility Resort complex Retirement facility Rooming accommodation Short-term accommodation Tourist park
	Detached dwelling	Caretaker's accommodation Dwelling house Home-based business Rural workers' accommodation
Non-residential development	Commercial	Office
	Community purpose	Cemetery Childcare centre Community care centre Community use Crematorium Detention facility Emergency services Educational establishment Funeral parlour Health care services Hospital Park Place of worship
	Industry	High impact industry Low impact industry Marine industry Medium impact industry Port service Research and technology industry Rural industry

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Special industry Transport depot Warehouse
	Other	Air service Animal husbandry Animal keeping Aquaculture Cropping Environment facility Extractive industry Indoor sport and recreation Intensive animal husbandry Intensive horticulture Landing Major electricity infrastructure Major sport, recreation and entertainment facility Motor sport facility Permanent plantation Roadside stall Substation Telecommunications facility Utility installation Wholesale nursery Winery
	Retail	Adult store Agricultural supplies store Bar Car wash Club Bulk landscape supplies Food and drink outlet Function facility Garden centre Hardware and trade supplies Hotel Nightclub entertainment facility Market Outdoor sales

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Parking station Sales office Service industry Service station Shop Shopping centre Showroom Theatre Tourist attraction Veterinary service

(4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.1 Population and employment growth

(1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2.1Table 4.2.1—Population and employment assumptions summary.

Table 4.2.1—Population and employment assumptions summary

Column 1 Description	Column 2 Assumptions				
	Base date (2016)	2021	2026	2031	Ultimate development
Population	153,666	163,418	174,346	180,923	188,413
Employment	37,554	39,909	42,654	45,294	50,599

(2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:

(a) for population, Table SC3.1.1—Existing and projected population;
(b) for employment, Table SC3.1.2—Existing and projected employees.

4.2.2 Development

(1) The developable area is land zoned for urban purposes not affected by the development constraints stated in Table 4.2.2—Development constraints.

Table 4.2.2—Development constraints

Column 1 Development constraint	Column 2 Applicable components
Coastal protection (erosion prone areas) overlay	Erosion prone areas
Environmental significance overlay	Matter of state environmental significance areas Matter of local environmental significance areas
Flood and storm tide hazard overlay	Drainage constrained land* Defined storm tide event* Defined flood event* Note—* except where the land is zoned for residential, commercial or industrial purposes.
Landslide hazard overlay	Very high hazard High hazard
Regional infrastructure corridors and substations overlay	Water supply pipeline buffer Water quality facility buffer
Waterway corridors and wetlands overlay	Waterway corridors and wetlands

(2) The planned density for future development is stated in Table SC 3.1.3—Planned density and demand generation rate for a trunk infrastructure network in Schedule 3—Local government infrastructure plan mapping and tables.

(3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.3—Residential dwellings and non-residential floor space assumptions summary.

Table 4.2.3—Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Column 2 Assumptions				
	Base date (2016)	2021	2026	2031	Ultimate development
Residential dwellings	53,838	58,192	63,272	71,879	76,883
Non-residential floor space (m^2 GFA)	2,827,943	2,977,978	3,159,356	3,340,403	3,692,591

(4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:

(a) for residential development, Table SC 3.1.4—Existing and projected residential dwellings;

(b) for non-residential development, Table SC 3.1.5—Existing and projected non-residential floor space.

4.2.3 Infrastructure demand

(1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC 3.1.3 in Schedule 3 Local government infrastructure plan mapping and tables.
(2) A summary of the projected infrastructure demand for each service catchment is stated in:
    (a) for the water supply network, Table SC 3.1.6—Existing and projected demand for the water supply network;
    (b) for the sewerage network, Table SC 3.1.7—Existing and projected demand for the sewerage network;
    (c) for the stormwater network, Table SC 3.1.8—Existing and projected demand for the stormwater network;
    (d) for the transport network, Table SC 3.1.9—Existing and projected demand for the transport network;
    (e) for the parks and land for community facilities network, Table SC 3.1.10—Existing and projected demand for the parks and land for community facilities network.

4.3 Priority infrastructure area

(1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2027.
(2) The priority infrastructure area is identified on Local Government Infrastructure Plan Map LGIP-01—Priority infrastructure area and projection areas map.

4.4 Desired standards of service

(1) This section states the key standards of performance for a trunk infrastructure network.
(2) Details of the standard of service for a trunk infrastructure network are identified in the extrinsic material.

4.4.1 Water supply network

(1) The desired standard of service for the water supply network is to:
    (a) ensure drinking water complies with the National Health and Medical Research Council Australian Drinking Water Guidelines 2004 drinking water guidelines for colour, turbidity and microbiology;
    (b) convey potable water from the South East Queensland Water Grid supply points to premises in accordance with the *Water Act 2000* and *Water Supply (Safety and Reliability) Act 2008*;
    (c) minimise non-revenue water loss;
    (d) design the water supply network in accordance with:
        (i) the South East Queensland Water Supply and Sewerage Design and Construction Code 2013;
        (ii) the key standards stated in Table 4.4.1—Key standards for the water supply network.

Table 4.4.1—Key standards for the water supply network

Column 1 **Description of standard**	**Column 2** **Standard**
Average day demand	215 L/EP/day plus 15L/EP/day non-revenue water
Minimum service pressure – Operating conditions (PH)	22m at the property boundary

Column 1 Description of standard	Column 2 Standard
Maximum service pressure	55m at the property boundary
Fire flow (Urban)	Detached Res (<= 3 stories): 15Ls for 2hrs w background demand Multi storey Res (=> 4 levels): 30L/s for 4 hours w background demand Commercial/Industrial buildings: 30L/s for 4 hours w background demand Risk Hazard Buildings – assessed on needs basis
Fire flow (Rural and Small Communities)	Rural Residential only: 7.5L/s for 2 hours Rural Commercial: 15L/s for 2 hours

4.4.2 Sewerage network

(1) The desired standard of service for the sewerage network is to:

- (a) provide a reliable network that collects, stores, treats and releases sewage from premises;
- (b) design the sewerage network in accordance with:
  - (i) the South East Queensland Water Supply and Sewerage Design and Construction Code 2013;
  - (ii) the key standards stated in Table 4.4.2—Key standards for the sewerage network.

Table 4.4.2—Key standards for the sewerage network

Column 1 Description of Standard	Column 2 Standard
Average dry weather flow (ADWF)	210L/EP/day
Peak dry weather flow (PDWF)	C2 x ADWF where C2 = 4.7x $(EP)^{-0.105}$
Peak wet weather flow (PWWF) for RIGS	5 x ADWF
Minimum velocity	0.75m/s
Maximum velocity	3m/s
Preferred velocity	1.0-1.5m/s

4.4.3 Stormwater network

(1) The desired standard of service for the stormwater network is to:

- (a) collect and convey stormwater flows for both major flood events (100yr ARI) and minor flood events from existing and future land use in a manner that protects life and does not cause nuisance or inundation of habitable rooms;
- (b) design the stormwater network to comply with Planning Scheme Policy 2 – Infrastructure Works;
- (c) design stormwater quality treatment devices to comply with Planning Scheme Policy 2 – Infrastructure Works;

(d) design road crossing structures to provide an appropriate level of flood immunity in accordance with Planning Scheme Policy 2 – Infrastructure Works and any other applicable codes or standards in a local planning instrument;
(e) meet the water quality objectives for receiving waters at all times;
(f) maintain environmental flows post development.

4.4.4 Transport network

4.4.4.1 Roads

(1) The desired standard of service for the trunk road network is to:

(a) provide a functional urban and rural hierarchy of roads that supports settlement patterns, commercial and economic activities, and freight movement;
(b) plan and design the network to ensure the operation of a trunk road or intersection is no worse than level of service C;
(c) design the local road network to comply with Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works;
(d) design road crossing structures to provide an appropriate level of flood immunity in accordance with Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works;
(e) transport corridors are planned to provide for future capacity needs.

Editor's Note— Level of service C has been adopted as the minimum required level of service for major collector and arterial road infrastructure in urban conditions. Level of service C reflects volume to capacity ratio in the range of 0.55 to 0.70. This level of service has been used in the assessment of trunk road network deficiencies and the identification of required network improvements.

4.4.4.2 Cycleways

(1) The desired standard of service for the cycleway network is to:

(a) provide a cycleway and shared path network that is safe, attractive and convenient, which links residential areas to major activity nodes, employment centres and public transport interchanges, thereby encouraging walking and cycling as acceptable travel alternatives;
(b) design the cycleway network to comply with Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works;
(c) ensure a minimum width of:
(d) for the Moreton Bay Cycleway, 3 metres;
(e) for on-road trunk cycle lanes, 1.5 metres;
(f) for other trunk cycleways or shared paths, 2.5 metres;
(g) provide lighting along paths to meet Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works to ensure visibility, safety and security;
(h) design concrete or sealed cycleways or shared paths to provide an appropriate level of flood immunity in accordance with Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works;
(i) ensure the grade on shared paths and exclusive cycleways are kept to a minimum but are not less than 0.4%. Grades greater than 8% are undesirable over an extended path length;
(j) ensure sealed shoulders intended for bicycle lanes are continuous through intersections.

4.4.4.3 Public transport (bus stops)

(1) The desired standard of service for the public transport (bus stops) network is to:

(a) provide public transport (bus stops) infrastructure to support future mode share in accordance with the Planning Scheme Part 3 Strategic framework – Theme: liveable communities and housing, Part 9 Development codes – Transport, servicing, access and parking code, and Zone codes;
(b) provide bus stops including bus stations, bays, shelters, seating and transport information in accordance with the Department of Transport and Main Roads' Public Transport Infrastructure Manual 2016;
(c) provide a public transport stop within approximately 400m of each dwelling in an urban area;

(d) provide an electrical connection to all new bus stops;
(e) gutter mesh is required for all new bus stops;
(f) ensure public transport infrastructure complies with the Disability Standards for Accessible Public Transport 2002 (Transport Standards).

4.4.5 Public parks and land for community facilities network

(1) The desired standard of service for public parks and land for community facilities network is to:

(a) provide a connected and accessible network of public parks, recreational facilities and community purpose land that meet the needs of residents through the implementation of the Redland Open Space Strategy 2026;
(b) design the public parks and land for community facilities network to comply with Council's adopted standards identified in Planning Scheme Policy 2 – Infrastructure Works;
(c) new public parks will not be acceptable if they:

(i) have an overland drainage function;
(ii) predominately lie below the defined flood event level;
(iii) are wholly below 2.4m AHD;
(iv) have road frontage of less than 50% of the perimeter;
(v) are contaminated land;
(vi) are adjacent or close to noxious or noisy activities;
(vii) are less than 100m wide;
(viii) have a gradient greater than 20% (recreation parks);
(ix) comprise less than 60% flat to gentle slope (sports parks);
(x) are the common property common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*; or
(xi) are constrained by environmental protection through a planning instrument.

(d) ensure public parks and land for community facilities meet the following standards:

(i) minimum public park land size and accessibility standards stated in Table 4.4.3—Minimum public park land size and accessibility standards;

Table 4.4.3—Minimum public park land size and accessibility standards

Column 1 **Park type**	**Column 2** **Minimum public park land size (ha)**	**Column 3** **Accessibility standard (km)**
Recreation park T1 – Destination	5.0 – 20.0 ha	5.0 – 10.0 km
Recreation park T2 - Community	2.0 – 10.0 ha	2.5 – 5.0 km
Recreation park T3 – Neighbourhood	0.5 – 2.0 ha	0.5 – 0.8 km
Recreation park T4 – Meeting place	Location specific	0.5 km
Recreation park T5 – Civic	Location specific	0.5 km

Sport park	5.0 – 20.0 ha	5.0 – 10.0 km

(ii) rate of provision for public parks stated in Table 4.4.4—Rate of provision for public parks;

Table 4.4.4—Rate of provision for public parks

Column 1 **Park type**	**Column 2** **Rate of provision (ha per 1,000 persons)**
Recreation park T1 – Destination	0.25
Recreation park T2 - Community	1.2
Recreation park T3 – Neighbourhood	1.2
Sport park	1.65

(iii) land size and rate of provision for land for community facilities stated in Table 4.4.5—Land size and rate of provision for land for community facilities standards;

Table 4.4.5—Land size and rate of provision for land for community facilities standards

Column 1 **Hierarchy**	**Column 2** **Community facility**	**Column 3** **Rate of provision (facility per persons)**	**Column 4** **Land size (ha)**
Local	Community meeting space	1:10,000	0.3
District	Multi-purpose community centre	1:30,000	1
	Branch library	1:35,000	0.5
	Arts and cultural space	1:50,000	0.5
Regional	Swimming pool	1:80,000	1

(iv) embellishment standards for public parks and land for community facilities identified in Table 4.4.6—Embellishment standards for public parks and land for community facilities.

Table 4.4.6—Embellishment standards for public parks and land for community facilities

Column 1 **Embellishment type**	**Column 2** **Recreation park**					**Column 3** **Sport park**	**Column 4** **Land for community facilities**
	T1	**T2**	**T3**	**T4**	**T5**		
Barbecues (electric)	✓	✓		✓			
Bicycle racks	✓	✓	✓	✓	✓	✓	

Column 1 Embellishment type	Column 2 Recreation park					Column 3 Sport park	Column 4 Land for community facilities
	T1	T2	T3	T4	T5		
Bins	✓	✓		✓	✓		
Bus parking and turnaround	✓					✓	
Car parking	✓	✓		✓		✓	
Community Garden			✓				
Community sport infrastructure		✓					
Cultural – historic	✓	✓	✓	✓	✓		
Dog off-leash park		One in each catchment	✓				
Fencing or bollards and lock rail	✓	✓	✓	✓	✓	✓	
Festivals and events space	There will be at least one festival and event space in each service catchment				✓		
Fields / Courts						✓	
Fields / Courts lighting						✓	
Footpaths (see also Paths)	✓	✓	✓	✓	✓	✓	
Goal posts / Line marking						✓	
Internal roads	✓					✓	
Irrigation	✓	✓				✓	
Kick-about space	✓	✓	✓				
Landscaping	✓	✓	✓	✓	✓	✓	
Lighting	✓	✓	If requi-red		✓	✓	
Natural heritage	Across all park types heritage trees or other important natural heritage items (fauna and flora) will be provided						
Paths (see also Footpaths)	✓	✓	✓	✓	✓	✓	
Physical Activity Stations—dynamic or static		✓					
Playspace–primary school level	✓	✓			✓	✓	
Playspace–secondary school level	✓	✓	✓		✓		
Playspace–toddler	✓	✓	✓		✓		
Public toilet	✓	✓			✓	✓	
Ramp park		✓					
Seating and tables	✓	✓	✓	✓	✓		
Shade	✓	✓	✓	✓	✓		
Signage	✓	✓	✓	✓	✓	✓	

Column 1 Embellishment type	Column 2 Recreation park					Column 3 Sport park	Column 4 Land for community facilities
	T1	T2	T3	T4	T5		
Spectator seating						✓	
Storage facilities						✓	
Water connection	✓	✓	✓	✓	✓	✓	✓
Wedding space		A limited number of event spaces will be provided					

4.5 Plans for trunk infrastructure

(1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2027.

4.5.1 Plans for trunk infrastructure maps

(1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 2—Mapping:

- (a) Local Government Infrastructure Plan Map LGIP-02 Plan for trunk water supply infrastructure;
- (b) Local Government Infrastructure Plan Map LGIP-03 Plan for trunk sewerage infrastructure;
- (c) Local Government Infrastructure Plan Map LGIP-04 Plan for trunk stormwater infrastructure;
- (d) Local Government Infrastructure Plan Map LGIP-05 Plan for trunk transport infrastructure;
- (e) Local Government Infrastructure Plan Map LGIP-06 Plan for trunk parks and land for community facilities infrastructure.

(2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier**.**

4.5.2 Schedules of works

(1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed here: https://www.redland.qld.gov.au/.

(2) The future trunk infrastructure is identified in the following tables in section SC3.2 Schedules of works in Schedule 3—Local government infrastructure plan mapping and tables:

- (a) for the water supply network, Table SC 3.2.1—Water supply network schedule of works;
- (b) for the sewerage network, Table SC 3.2.2—Sewerage network schedule of works;
- (c) for the stormwater network, Table SC 3.2.3—Stormwater network schedule of works;
- (d) for the transport network, Table SC 3.2.4—Transport network schedule of works;
- (e) for the parks and land for community facilities network, Table SC 3.2.5—Parks and land for community facilities network schedule of works.

Editor's note — Extrinsic material

The below table identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

List of extrinsic material

Column 1 **Title of document**	**Column 2** **Date**	**Column 3** **Author**
Background report on the planning assumptions for the Redland City Council Local Government Infrastructure Plan	March 2017	Redland City Council
Population, Dwelling and Employment Forecasts Redland City Council	May 2016	Urbis
Redland City Land Supply Review	November 2012	Urbis
Redland Water: Water Supply Master Plan 2016	October 2016	Redland Water
Redland Water: Sewer Network Master Plan 2016	August 2016	Redland Water
Redland City Council Road Infrastructure Planning: Traffic Forecasts and Assessments 2014	October 2014	Veitch Lister Consulting
Redlands Transport Plan 2016: Cycling and Pedestrian Strategy Technical Report	May 2004	Redland City Council
Redland Open Space Strategy 2026	December 2012	Redland City Council
Community Facilities Infrastructure Report 2013	September 2013	Redland City Council
Redland Sport Land Demand Study 2016	August 2016	Redland City Council
Extrinsic Material Report: Stormwater Network 2017	February 2017	Redland City Council
Kinross Road Structure Plan: Stormwater Infrastructure Concept Plan	June 2011	ENGENY Water Management
Lower Tingalpa Creek Stormwater Infrastructure Plan	May 2013	ENGENY Water Management

Column 1 Title of document	Column 2 Date	Column 3 Author
Native Dog Creek and Torquay Creek – Southern Redland Bay Catchment (Part 22): Integrated Waterways Planning Report	May 2010	ENGENY Water Management
SE Thornlands Structure Plan: Stormwater Infrastructure Concept Plan	October 2010	ENGENY Water Management
Stormwater Infrastructure Plan for Cleveland CBD Catchment	May 2013	ENGENY Water Management
Stormwater Quality Infrastructure Plan for Upper Eprapah Creek Catchment: Water Quality Analysis	May 2013	ENGENY Water Management
Weinam Creek Stormwater Quality Infrastructure Plan	May 2013	ENGENY Water Management
Redland City Council local infrastructure plan land value unit rates (letter)	4 November 2015	Harvey, Ehlers and Associates
Technical Note 1 - Trunk Infrastructure Costing Methodology Redland City Council Local Government Infrastructure Plan	12 April 2017	Redland City Council

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Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the planning scheme area.

5.2 Reading the tables

The tables identify the following:

(1) The category of development that is prohibited, accepted or requires code or impact assessment.
(2) The category of assessment - code or impact for assessable development in:
    (a) a zone and, where used, a precinct of a zone;
    (b) a local plan and a precinct of a local plan, where used;
    (c) an overlay where used.
(3) The assessment benchmarks for development, including:
    (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
    (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column);
    (c) if there is an overlay:
        (i) whether an overlay code applies (shown in Table 5.9.1); or
        (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) apply;
    (d) any other applicable code(s) (shown in the 'assessment benchmarks' column).
(4) Any variation to the category of development and assessment (shown as an 'if' in the 'categories of development and assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified in Schedule 10 of the Regulation.

Editor's note—Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining a category of development and category of assessment is:

(1) For a material change of use, establish the use by reference to the use definitions in Schedule 1.
(2) For all development, identify the following:
    (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
    (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2;
    (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
(3) Determine if the development is accepted development under Schedules 6 and 7 of the Regulation, or is assessable or prohibited development under Schedule 10 of the Regulation.

Editor's note— Schedule 6 of the Regulation prescribes development a planning scheme cannot categorise as assessable. Schedule 7 of the Regulation identifies development the State makes accepted. Some development in Schedule 7 may still be made assessable under this planning scheme.

(4) Otherwise , determine the initial category of assessment by reference to the tables in:

(a) section 5.4 Categories of development and assessment—Material change of use;
(b) section 5.5 Categories of development and assessment—Reconfiguring a lot;
(c) section 5.6 Categories of development and assessment—Building work;
(d) section 5.7 Categories of development and assessment—Operational work.

(5) A precinct of a zone may change the categories of development or assessment and this will be shown in the 'categories of development and assessment' column of the tables in sections 5.4, 5.5, 5.6 and 5.7.
(6) If a local plan applies, refer to the table(s) in section 5.8 Categories of development and assessment—Local plans, to determine if the local plan changes the category of development or assessment for the zone.
(7) If a precinct of a local plan changes the category of assessment this is to be shown in the 'categories of development and assessment' column of the table(s) in section 5.8.
(8) If an overlay applies refer to section 5.9 Categories of development and assessment—Overlays, to determine if the overlay further changes the category of assessment.

5.3.2 Determining the category of development and categories of assessment

(1) A material change of use is assessable development requiring impact assessment:

(a) unless the table of assessment states otherwise;
(b) if a use is not listed or defined;
(c) unless otherwise prescribed in the Act or the Regulation.

(2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
(3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
(4) Where an aspect of development is proposed on premises included in more than one zone, local plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, local plans or overlays.
(5) Where development is proposed on premises partly affected by an overlay, the categories of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
(6) For the purposes of Schedule 6, Part 2 Material change of use section 2 of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
(7) If development is identified as having a different category of development or category of assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:

(a) accepted development subject to requirements prevails over accepted development;
(b) code assessment prevails over accepted development subject to requirements and accepted development;
(c) impact assessment prevails over code assessment, accepted development subject to requirements and accepted development.

(8) Provisions of Part 10 may override any of the above.
(9) The Regulation prescribes development that the planning scheme cannot make assessable in Schedule 6.

Editor's note—Schedule 7 of the Regulation also identifies development the State makes accepted. Some development in that schedule may still be made assessable under this planning scheme.

(10) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application can not be made.

Note—Development is to be taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

(1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s).

(2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.

(3) The following rules apply in determining assessment benchmarks for each category of assessment.

(4) Code assessable development:

- (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
- (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
  - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2);
  - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);
- (c) that complies with:
  - (i) the purpose and overall outcomes of the code complies with the code;
  - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
- (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editor's note—Section 27 of the Regulation also identifies the matters that code assessment must have regard to.

(5) Impact assessable development:

- (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column;
- (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant;
- (c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

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

Editor's note—Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

5.4 Categories of development and assessment—Material change of use

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

Table 5.4.1—Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park **Sales office** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Substation **Utility installation**	**Accepted**	
	If provided by a public sector entity	
Telecommunications facility	**Accepted**	
	If aerial cabling for broadband purposes	
Dwelling house	**Accepted**	
	If not accepted subject to requirements	
	Accepted subject to requirements Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If in precincts LDR1, LDR2, LDR3, LDR4 or LDR5.	Low density residential zone code
Dual Occupancy	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)). Editor's note—Dual occupancies that do not comply with any relevant acceptable outcomes of the Queensland Development Code MP1.3 will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If: (1) not in precincts LDR1, LDR2 or LDR4; and (2) building height is 8.5m or less; and (3) density does not exceed 1 dwelling per 400m^2 of site area	Low density residential zone code
	Code assessment	
	If not in precincts LDR1, LDR2 or LDR4 and not accepted subject to requirements	Low density residential zone code
Home-based business Editor's note – a home-based business must operate from an existing	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
place of residence and be subordinate to the residential use of the premises		Home-based business code
Community care centre **Community use**	**Code assessment**	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m^2	Low density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.2—Low-medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house **Park** **Sales office** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Substation **Utility installation**	**Accepted**	
	If provided by a public sector entity	
Telecommunications facility	**Accepted**	
	If aerial cabling for broadband purposes	
Dual occupancy	**Accepted subject to requirements** Editor's note—Dual occupancies that do not comply with any relevant acceptable outcomes of the Queensland Development Code MP1.3 will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
		Low-medium density residential zone code
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code
Multiple dwelling **Residential care facility** **Retirement facility** **Rooming accommodation**	**Code assessment**	
	If building height is 8.5m or less	Low-medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code Editor's Note–Planning Scheme Policy 7: Multiple Dwelling Design provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme.
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community care centre **Community use**	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m^2	Low-medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.3—Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house **Park** **Sales office** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Dual occupancy	**Accepted subject to requirements** Editor's note—Dual occupancies that do not comply with any relevant acceptable outcomes of the Queensland Development Code MP1.3 will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If not in precincts MDR1, MDR2, MDR3, MDR4 and MDR5	Medium density residential zone code
Substation **Utility installation**	**Accepted**	
	If provided by a public sector entity	
Telecommunications facility	**Accepted**	
	If aerial cabling for broadband purposes	
Food and drink outlet	**Accepted**	
	If a tenancy change from an existing food and drink outlet, office or shop, and not involving any external building work	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If not accepted and: (1) form part of a residential development; (2) the use is located on the ground floor; and (3) total gross floor area of the proposed use and any existing food and drink outlet does not exceed 250m^2	Medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code
	Code assessment	
Multiple dwelling **Residential care facility** **Retirement facility** **Rooming accommodation** **Short term accommodation**	If building storeys or height does not exceed that detailed in Table 5.4.4 Maximum building storeys and height Editor's Note-Refer to Schedule 24 of the *Planning Regulation 2017* for the definition of storey.	Medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code Editor's Note – Planning Scheme Policy 7: Multiple Dwelling Design provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme.
	Code assessment	
Community care centre **Community use**	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m^2	Medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column.		The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any other undefined use.		

Table 5.4.4—Building height

Area		Maximum Building Storeys and Height (m)	Maximum Building Height (m)
MDR1 MDR3	Parkland living, Capalaba Shore Street East, Cleveland	Not applicable	22m
MDR2 MDR4 MDR5	Mount Cotton Road, Capalaba Cleveland Esplanade, Redland Bay	Not applicable	19m
MDR7	Eprapah Creek, South East Thornlands	Not applicable	16m
MDR8	Kinross and Boundary Road	2 storeys	8.5m
Elsewhere in the zone (including MDR6 South East Thornlands and MDR9 Kinross Road)		3 storeys	13m

Note - Where a maximum building storey is not specified, the category of development will be determined by the value in the Maximum Building Height column of Table 5.4.4.

Table 5.4.5—Character residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping **Dwelling house** **Park** **Sales office** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Substation **Utility installation**	**Accepted**	
	If provided by a public sector entity	
	Accepted	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications facility	If aerial cabling for broadband purposes	
Dual occupancy	**Code assessment**	
		Character residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code
Childcare centre **Community care centre** **Community use** **Food and drink outlet** **Nature based tourism** **Office** **Outdoor sport and recreation** **Roadside stall**	**Code assessment**	
		Character residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.6—Tourist accommodation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house **Park** **Sales office** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Substation **Utility installation**	**Accepted**	
	If provided by a public sector entity	
Telecommunications facility	**Accepted**	
	If aerial cabling for broadband purposes	
Food and drink outlet **Office** **Shop**	**Accepted**	
	If a tenancy change from an existing food and drink outlet, office or shop, and not involving any external building work.	
	Code assessment	
	If not accepted and: (1) part of a short term accommodation development; (2) the use is located on the ground floor; and (3) total gross floor area of the proposed use and any existing food and drink outlet, office or shop does not exceed 250m^2	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Dual occupancy	**Accepted subject to requirements** Editor's note—Dual occupancies that do not comply with any relevant acceptable outcomes of the Queensland Development Code MP1.3 will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
		Tourist accommodation zone code
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's residence **Dwelling unit** **Multiple dwelling** **Relocatable home park** **Resort complex** **Rooming accommodation** **Short term accommodation** **Tourist park**	**Code assessment**	
	If building height does not exceed 14m	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Community care centre **Community use**	**Code assessment**	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m^2	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Hotel	**Code assessment**	
	If on the same site as the Point Lookout Hotel	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.7—Principal centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park **Sales office**	**Accepted**	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*		
Major electricity infrastructure **Substation** **Utility installation**	**Accepted**	
	If undertaken by a public sector entity	
Community use **Food and drink outlet** **Market** **Theatre**	**Accepted**	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	
Telecommunications facility	**Accepted**	
	If 25m in height or less	
	Code assessment	
	If not accepted	Principal centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Adult store	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work; (2) not located in an adult store sensitive use area.	Principal centre zone code
	Code assessment	
	If: (1) not accepted subject to requirements;	Principal centre zone code Healthy waters code Infrastructure works code Landscaping code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(2) building height does not exceed the height shown on figure 6.2.6.3.3 or figure 6.2.6.3.4; and (3) not located in an adult store sensitive use area.	Transport, servicing, access and parking code
Bar **Caretaker's accommodation** **Childcare centre** **Club** **Community care centre** **Community residence** **Community use** **Dwelling unit** **Educational establishment** **Emergency services** **Food and drink outlet** **Function facility** **Health care services** **Hospital** **Hotel** **Indoor sport and recreation** **Market** **Multiple dwelling** **Nightclub entertainment facility** **Office** **Place of worship** **Residential care facility** **Retirement facility** **Rooming accommodation** **Service industry** **Shop** **Shopping centre** **Short term accommodation** **Showroom** **Theatre**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	Principal centre zone code
	Code assessment	
	If: (1) not accepted subject to requirements; and (2) building height does not exceed the height shown on Figure 6.2.6.3.3 or Figure 6.2.6.3.4	Principal centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Veterinary service		
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code
Car wash **Funeral Parlour** **Hardware and Trade Supplies** **Port service** **Service station** **Parking station** **Resort complex**	**Code assessment**	
	If building height does not exceed the height shown on Figure 6.2.6.3.3 or Figure 6.2.6.3.4	Principal centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.8—Major centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park **Sales office** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Major electricity infrastructure **Substation** **Utility installation**	**Accepted**	
	If undertaken by a public sector entity	
Telecommunications facility	**Accepted**	
	If 25m in height or less	
	Code assessment	
	If not accepted	Major centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Adult store	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work; (2) not located in an adult store sensitive use area.	Major centre zone code
	Code assessment	
	If: (1) not accepted subject to requirements; (2) building height does not exceed 17m; and (3) not located in an adult store sensitive use area.	Major centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Bar	**Accepted subject to requirements**	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation **Childcare centre** **Club** **Community care centre** **Community residence** **Community use** **Dwelling unit** **Educational establishment** **Emergency services** **Food and drink outlet** **Function facility** **Health care services** **Hospital** **Hotel** **Indoor sport and recreation** **Market** **Multiple dwelling** **Nightclub entertainment facility** **Office** **Place of worship** **Rooming accommodation** **Service industry** **Short term accommodation** **Showroom** **Theatre** **Veterinary service**	Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	Major centre zone code
	Code assessment	
	If not accepted subject to requirements and building height does not exceed 17m	Major centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Shop **Shopping centre**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	Ifa change of use within an existing building and involving only minor building work.	Major centre zone code
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not accepted subject to requirements and building height does not exceed 17m.	Major centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to development will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code
Car wash **Funeral Parlour** **Hardware and Trade Supplies** **Service station** **Parking station** **Residential care facility** **Resort complex** **Retirement facility**	**Code assessment**	
	If building height does not exceed 17m	Major centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.9—District centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park **Sales office** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major electricity infrastructure **Substation** **Utility installation**	**Accepted**	
	If undertaken by a public sector entity	
Telecommunications facility	**Accepted**	
	If 25m in height or less	
	Code assessment	
	If not accepted	District centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Adult store	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work; (2) not located in an adult store sensitive use area.	District centre zone code
	Code assessment	
	If: (1) not accepted subject to requirements; (2) building height does not exceed 17m; and (3) not located in an adult store sensitive use area.	District centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Bar **Caretaker's accommodation** **Childcare centre** **Club** **Community care centre** **Community residence**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	District centre zone code
	Code assessment	

<table>
<tr><th>Use</th><th>Categories of development and assessment</th><th>Assessment benchmarks for assessable development and requirements for accepted development</th></tr>
<tr><td>Community use
Dwelling unit
Educational establishment
Emergency services
Food and drink outlet
Function facility
Health care services
Hotel
Indoor sport and recreation
Market
Nightclub entertainment facility
Office
Place of worship
Service industry
Showroom
Theatre
Veterinary service</td><td>If not accepted subject to requirements and building height does not exceed 17m</td><td>District centre zone code
Healthy waters code
Infrastructure works code
Landscape code
Transport, servicing, access and parking code</td></tr>
<tr><td rowspan="4">Shop
Shopping centre</td><td colspan="2">Accepted subject to requirements
Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).</td></tr>
<tr><td>If a change of use within an existing building and involving only minor building work.</td><td>District centre zone code</td></tr>
<tr><td colspan="2">Code assessment</td></tr>
<tr><td>If not accepted subject to requirements and building height does not exceed 17m.</td><td>District centre zone code
Healthy waters code
Infrastructure works code
Landscape code
Transport, servicing, access and parking code</td></tr>
<tr><td rowspan="2">Home-based business
Editor’s note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises</td><td colspan="2">Accepted subject to requirements
Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).</td></tr>
<tr><td></td><td>Home-based business code</td></tr>
<tr><td>Car wash</td><td colspan="2">Code assessment</td></tr>
</table>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Funeral Parlour **Hardware and Trade Supplies** **Service station** **Multiple dwelling** **Parking station** **Residential care facility** **Retirement facility** **Rooming accommodation** **Short term accommodation**	If building height does not exceed 17m	District centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.10—Local centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park **Sales office** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Major electricity infrastructure **Substation** **Utility installation**	**Accepted**	
	If undertaken by a public sector entity	
Telecommunications facility	**Accepted**	
	If 25m in height or less	
	Code assessment	
	If not accepted	Local centre zone code Healthy waters code Infrastructure works code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Landscape code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Adult store	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work; (2) not located in an adult store sensitive use area.	Local centre zone code
	Code assessment	
	If: (1) not accepted subject to requirements; (2) building height does not exceed 10.5m; and (3) not located in an adult store sensitive use area.	Local centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Bar **Caretaker's accommodation** **Childcare centre** **Club** **Community care centre** **Community residence** **Community use** **Dwelling unit** **Emergency services** **Food and drink outlet** **Health care services** **Indoor sport and recreation** **Market** **Office** **Place of worship** **Service industry**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	Local centre zone code
	Code assessment	
	If not accepted subject to requirements and building height does not exceed 10.5m	Local centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Veterinary service		
Shop **Shopping centre** **Showroom**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) a change of use within an existing building and involving only minor building work; and (2) proposed gross floor area does not exceed 1,000m^2	Local centre zone code
	Code assessment	
	If not accepted subject to requirements and: (1) building height does not exceed 10.5m; and (2) proposed gross floor area does not exceed 1,000m^2	Local centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code
Car wash **Service station** **Multiple dwelling** **Parking station** **Port service** **Residential care facility** **Retirement facility** **Rooming accommodation** **Short term accommodation**	**Code assessment**	
	If building height does not exceed 10.5m	Local centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.11—Neighbourhood centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park **Sales office** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Major electricity infrastructure **Substation** **Utility installation**	**Accepted**	
	If undertaken by a public sector entity	
Telecommunications facility	**Accepted**	
	If 25m in height or less	
	Code assessment	
	If not accepted	Neighbourhood centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Bar **Caretaker's accommodation** **Childcare centre** **Club** **Community care centre** **Community residence** **Community use** **Dwelling unit** **Emergency services** **Food and drink outlet** **Health care services** **Office** **Service industry** **Veterinary service**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	Neighbourhood centre zone code
	Code assessment	
	If not accepted subject to requirements and building height does not exceed: (1) 14m in the Kinross Road neighbourhood centre; and (2) 10.5m in other neighbourhood centres	Neighbourhood centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Shop **Shopping centre**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) a change of use within an existing building and involving only minor building work; and (2) proposed gross floor area does not exceed 500m^2	Neighbourhood centre zone code
	Code assessment	
	If not accepted subject to requirements and: (1) building height does not exceed: (a) 14m in the Kinross Road neighbourhood centre; and (b) 10.5m in other neighbourhood centres **(1)** proposed gross floor area does not exceed 500m^2	Neighbourhood centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code
Service station **Multiple dwelling** **Residential care facility** **Retirement facility** **Rooming accommodation** **Short term accommodation**	**Code assessment**	
	If building height does not exceed: (1) 14m in the Kinross Road neighbourhood centre; and (2) 10.5m in other neighbourhood centres	Neighbourhood centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.12—Specialised centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park **Sales office** **Telecommunications facility** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Major electricity infrastructure **Substation** **Utility installation**	**Accepted**	
	If undertaken by a public sector entity	
Community care centre **Emergency services** **Health care services** **Hospital**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	Specialised centre zone code
	Code assessment	
	If not accepted subject to requirements	Specialised centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Caretaker's accommodation **Dwelling unit**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Specialised centre zone code
Educational establishment **Childcare centre** **Community residence** **Community use** **Crematorium** **Food and drink outlet** **Funeral parlour** **Low impact industry** **Office**	**Code assessment**	
		Specialised centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Parking station **Place of worship** **Research and technology industry** **Residential care facility** **Rooming accommodation** **Service industry** **Shop** **Short term accommodation**		
Medium impact industry	**Code assessment**	
	If a change of use within an existing building and involving only minor building work	Specialised centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.13—Recreation and open space zone

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act* **Park** **Telecommunications facility**	**Accepted**	
	Accepted	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major electricity infrastructure **Substation** **Utility installation**	If undertaken by a public sector entity	
Caretaker's accommodation **Community care centre** **Community use** **Environment facility** **Indoor sport and recreation** **Market** **Nature-based tourism** **Theatre** **Outdoor sport and recreation**	**Accepted**	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	
	Code assessment	
	If not accepted	Recreation and open space zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Club **Food and drink outlet**	**Accepted**	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	
	Code assessment	
	If not accepted and total gross floor area of the proposed and any existing club or food and drink outlet on the site does not exceed 150m^2	Recreation and open space zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Tourist park	**Accepted**	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If on North Stradbroke Island and not accepted	Recreation and open space zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.14—Environmental management zone

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act* **Park**	**Accepted**	
Club **Community care centre** **Community use** **Environment facility** **Food and drink outlet** **Nature based tourism** **Outdoor sport and recreation**	**Accepted**	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	
Dwelling house **Caretaker's accommodation** **Dwelling unit**	**Accepted**	
	If no more than one dwelling of any kind on the lot Note—A dwelling house containing a secondary dwelling will still be taken to be one dwelling for the purposes of this assessment trigger	
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.15—Conservation zone

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act* **Park** **Outstation**	**Accepted**	
Utility installation	**Accepted**	
	If undertaken by a public sector entity	
Community care centre **Community use** **Environment facility** **Nature-based tourism** **Outdoor sport and recreation**	**Accepted**	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	
	Code assessment	
	If: (1) not accepted; and (2) not on the Southern Moreton Bay Islands or North Stradbroke Island	Conservation zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Club **Food and drink outlet**	**Accepted**	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council	
	Code assessment	
	If: (1) not accepted; (2) not on the Southern Moreton Bay Islands or North Stradbroke Island; and	Conservation zone code Healthy waters code Infrastructure works code Landscape code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(3) not accepted and total gross floor area of the proposed and any existing club or food and drink outlet on the site does not exceed 150m^2	Transport, servicing, access and parking code
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code
Caretaker's accommodation **Dwelling unit**	**Code assessment**	
	If: (1) no more than one dwelling of any kind on the lot; and (2) not on the Southern Moreton Bay Islands Note—A dwelling house containing a secondary dwelling will still be taken to be one dwelling for the purposes of this assessment trigger	Conservation zone code
Short-term accommodation **Tourist park**	**Code assessment**	
	If: (1) undertaken by Redland City Council; or (2) undertaken on Council land and in accordance with a resolution of Redland City Council.	Conservation zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.16—Low impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park **Telecommunications facility** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Major electricity infrastructure **Substation** **Utility installation**	**Accepted**	
	If undertaken by a public sector entity	
Agricultural supplies store **Emergency services** **Outdoor sales** **Garden centre** **Low impact industry** **Research and technology industry** **Service industry** **Veterinary service** **Warehouse**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	Low impact industry zone code
	Code assessment	
	If not accepted subject to requirements	Low impact industry zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Caretaker's accommodation **Dwelling unit**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Low impact industry zone code
Food and drink outlet	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work.	Low impact industry zone code
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not accepted subject to requirements and total gross floor area of the proposed and any existing food and drink outlet on the site does not exceed 150m^2	Low impact industry zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Adult Store	**Code assessment**	
	If not located in an adult store sensitive use area.	Low impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Bulk landscape supplies **Car wash** **Crematorium** **Indoor sport and recreation** **Funeral parlour** **Parking station** **Service station** **Transport depot**	**Code assessment**	
		Low impact industry zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Hardware and trade supplies	**Code assessment**	
	If not involving a showroom or sales area for the general public with a gross floor area of more than 200m^2	Low impact industry zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.17—Medium impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park **Telecommunications facility** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Major electricity infrastructure **Substation** **Utility installation**	**Accepted**	
	If undertaken by a public sector entity	
	Code assessment	
	If not accepted	Medium impact industry zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code Telecommunications facilities, substations and utilities code
Agricultural supplies store **Bulk landscape supplies** **Emergency services** **Low impact industry** **Marine industry** **Medium impact industry** **Research and technology industry** **Renewable energy facilities** **Service industry** **Transport depot** **Warehouse**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	
	Code assessment	
	If not accepted subject to requirements	Medium impact industry zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Caretaker's accommodation **Dwelling unit**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Medium impact industry zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and drink outlet	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	Medium impact industry zone code
	Code assessment	
	If not accepted subject to requirements and total gross floor area of the proposed and any existing food and drink outlet on the site does not exceed 150m^2	Medium impact industry zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Adult store	**Code assessment**	
	If not located in an adult store sensitive use area.	Medium impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Car wash **Crematorium** **Funeral parlour** **Service station**	**Code assessment**	
		Medium impact industry zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Hardware and trade supplies	**Code assessment**	
	If not involving a showroom or sales area for the general public with a gross floor area of more than 200m^2	Medium impact industry zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table.		The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		

Table 5.4.18—Waterfront and marine industry zone

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

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

Table 5.4.19—Mixed use zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park **Sales office** **Telecommunications facility** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
	Accepted	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major electricity infrastructure **Substation** **Utility installation**	If undertaken by a public sector entity	
Adult store	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work; (2) not located in an adult store sensitive use area.	Mixed use zone code
	Code assessment	
	If: (1) not accepted subject to requirements; (2) not located in an adult store sensitive use area.	Mixed use zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Agricultural supplies store **Bulk landscape supplies** **Emergency services** **Garden centre** **Hardware and trade supplies** **Indoor sport and recreation** **Low impact industry** **Outdoor sales** **Place of worship** **Service industry** **Showroom** **Veterinary service** **Warehouse**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If change of use within an existing building and involving only minor building work	Mixed use zone code
	Code assessment	
	If not accepted subject to requirements	Mixed use zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Caretaker's accommodation **Dwelling unit**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Mixed use zone code
Car wash **Childcare centre** **Club** **Community use** **Funeral parlour** **Market** **Parking station** **Service station**	**Code assessment**	
		Mixed use zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Food and drink outlet	**Code assessment**	
	If total gross floor area of the proposed and any existing food and drink outlet on the site does not exceed 250m^2	Mixed use zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Shop	**Code assessment**	
	If total gross floor area of the proposed and any existing shop on the site does not exceed 500m^2	Mixed use zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.20—Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	**Accepted**	
Telecommunications facility **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal*		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Protection and Management Act		
Major electricity infrastructure **Substation** **Utility installation**	**Accepted**	
	If undertaken by a public sector entity	
Club **Indoor sport and recreation** **Market** **Theatre** **Outdoor sport and recreation**	**Accepted**	
	If undertaken by Redland City Council	
	Code assessment	
	If: (1) not accepted; and (2) in precincts CF2, CF3 or CF5	Community facilities zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Cemetery **Crematorium** **Funeral parlour**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) in precinct CF1; and (2) a change of use within an existing building and involving only minor building work	Community facilities zone code
	Code assessment	
	If not accepted subject to requirements	Community facilities zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Emergency services	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) in precinct CF4; and (2) a change of use within an existing building and	Community facilities zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	involving only minor building work	
	Code assessment	
	If not accepted subject to requirements	Community facilities zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Childcare centre **Community care centre** **Community use** **Community residence** **Health care services**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) in precincts CF2, CF3, CF4 or CF5; and (2) a change of use within an existing building and involving only minor building work	Community facilities zone code
	Code assessment	
	If not accepted subject to requirements	Community facilities zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Low impact industry **Marine industry** **Medium impact industry** **Parking station** **Port service** **Service industry** **Transport depot**	**Accepted**	
	If: (1) undertaken by a public sector entity; and (2) In precincts CF6, CF7 or CF9	
	Code assessment	
	If not accepted	Community facilities zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code
Caretaker's accommodation **Dwelling unit**	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Community facilities zone code
Educational establishment **Place of worship** **Rooming accommodation** **Residential care facility** **Retirement facility**	**Code assessment**	
	If in precincts CF2, CF3, CF4 or CF5	Community facilities zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.21—Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry **Park** **Sales office** **Telecommunications facility** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Major electricity infrastructure **Substation** **Utility installation**	**Accepted**	
	If undertaken by a public sector entity	
Dwelling house **Caretaker's accommodation** **Dwelling unit**	**Accepted**	
	If no more than one dwelling of any kind on the lot Note—A dwelling house containing a secondary dwelling will still be taken to be one dwelling for the purposes of this assessment trigger.	
Cropping	**Accepted**	
	If not forestry for wood production	
Animal keeping	**Accepted**	
	If not a cattery or kennel	
	Code assessment	
	If a cattery or kennel	Emerging community zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises.	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code
Roadside stall	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Emerging community zone code
Community care centre **Community use**	**Code-assessment**	
		Emerging community zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.22—Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry **Dwelling house** **Environment facility** **Park** **Sales office** **Telecommunications facility** **Landing** Editor's note—Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	**Accepted**	
Major electricity infrastructure **Substation** **Utility installation**	**Accepted**	
	If undertaken by a public sector entity	
Cropping	**Accepted**	
	If not forestry for wood production Editor's note—Forestry for wood production is dealt with in the Regulation.	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal keeping	**Accepted**	
	If not a cattery or kennel	
	Code assessment	
	If a cattery or kennel	Rural zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Caretaker's accommodation **Dwelling unit**	**Accepted**	
	If no more than one dwelling house and either: • One caretaker's accommodation; or • One dwelling unit on the lot Note—A dwelling house containing a secondary dwelling will still be taken to be one dwelling for the purposes of this assessment trigger	
Caretaker's accommodation **Dwelling unit**	**Code**	
	Code assessment if not accepted	Rural zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Home-based business Editor's note – a home-based business must operate from an existing place of residence and be subordinate to the residential use of the premises.	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home-based business code
Roadside stall	**Accepted subject to requirements** Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Rural zone code

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

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.5 Categories of development and assessment—Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.5.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Conservation **Environmental management**	**Impact assessment**	
	If not being undertaken by Redland City Council	The planning scheme
Emerging community	**Impact assessment**	
	If creating any lot less than 10ha	The planning scheme
Tourist accommodation zone **Character residential zone**	**Impact assessment**	
	All	The planning scheme
Rural	**Impact assessment**	
	All	The planning scheme
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		Reconfiguring a lot code The relevant zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.6 Categories of development and assessment—Building work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.

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

Table 5.6.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	**Accepted**	
	If not accepted subject to requirements	
	Accepted subject to requirements Editor's note—Building work for dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation, or trigger a code assessable Building Work Assessable Against the Planning Scheme application. Refer to the editor's notes in Table 6.2.1.3.1 for further clarification. Editor's note—Some of the acceptable outcomes for detached houses in the Low density residential code are alternative provisions to the Queensland Development Code.	
	If: (1) a dwelling house in precincts LDR1, LDR2, LDR3, LDR4 or LDR5; or (2) a dual occupancy in precinct LDR5; or (3) Building work associated with a dwelling house in LDR5; or (4) Building work associated with a dual occupancy in LDR5. Editor's note: Building work is defined by the *Building Act 1975.*	Low density residential zone code
Accepted development		
Any other building work not listed in this table.		

Editor's note—The above categories of development assessment apply unless otherwise prescribed in the Regulation.

5.7 Categories of development and assessment—Operational work

The following table identifies the categories of development and assessment for operational work.

Table 5.7.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Driveway Crossover		
All zones	**Accepted**	
	If undertaken by Redland City Council	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	All	Transport, servicing, access and parking code
Excavation and Filling		
All zones except the Conservation Zone	**Accepted**	
	If carried out by Redland City Council; or If the proposed filling or excavation: (1) does not involve: a) excavation of 100m^3 or more at or below 5m AHD; or b) filling of 500m^3 with an average depth of 0.5m or more on land below 5m AHD; and (2) does not exceed a depth of 750mm on its own or when combined with any previous excavation or filling; and (3) is not located in an area mapped by any of the following overlays: a) Flood or Storm Tide Hazard Overlay (Flood Prone Area sub-category only); or b) Coastal Protection (Erosion Prone Area) Overlay; or c) Waterway Corridors and Wetlands Overlay; or d) Environmental Significance Overlay.	
	Code assessment	
	If not accepted	Healthy waters code Infrastructure works code
Conservation Zone	**Accepted**	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If undertaken by Redland City Council	
	Code assessment	
	If not accepted	Healthy waters code Infrastructure works code
Works associated with reconfiguration of a lot		
All zones	**Code assessment**	
	All	Healthy waters code Infrastructure works code Transport, servicing, access and parking code
Accepted		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.8 Categories of development and assessment—Local plans

There are no local plans in the planning scheme.

5.9 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the categories of development and assessment from that stated in a zone and the relevant assessment benchmarks.

Table 5.9.1—Assessment benchmarks for overlays

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

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Bushfire hazard overlay		
Any material change of use	No change to categories of development and assessment	Bushfire hazard overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements.
Reconfiguration of a lot	No change to categories of development and assessment	Bushfire hazard overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Coastal protection (erosion prone areas) overlay		
If on land shown on the overlay map as erosion prone, material change of use or building work for: (1) dual occupancy; (2) dwelling house; or (3) community residence	Code assessment	Coastal protection (erosion prone areas) overlay code
Any other material change of use	No change to categories of development and assessment	Coastal protection (erosion prone areas) overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements.
Reconfiguration of a lot	No change to categories of development and assessment	Coastal protection (erosion prone areas) overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work	No change to categories of development and assessment	Coastal protection (erosion prone areas) overlay code where the development is assessable under the table of assessment for operational work
Heritage overlay Editor's note – Notwithstanding the identified categories of development and assessment, development is not assessable if conducted in accordance with a General Exemption Certificate or Exemption Certificate that has been issued by Redland City Council in accordance with the provisions of the *Queensland Heritage Act 1992*.		

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use	No change to categories of development and assessment	Heritage overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements.
Building work, where involving the partial or total demolition or relocation of a local heritage place	Impact assessment	Heritage overlay code
Any building work involving: (1) interior or exterior alterations to a local heritage place; (2) extensions to a local heritage place; (3) erecting a new or separate building on a local heritage place.	Code assessment	Heritage overlay code
Operational work where involving a change to landscaping, fencing or natural features of land referred to in the citation for a local heritage place	Code assessment	Heritage overlay code
Reconfiguration of a lot	No change to categories of development and assessment	Heritage overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Environmental significance overlay		
Any material change of use	No change to categories of development and assessment	Environmental significance overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements.
Reconfiguration of a lot	No change to categories of development and assessment	Environmental significance overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
	Accepted if clearing within:	

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Operational work involving clearing of native vegetation Note—Clearing for purposes mentioned in part 1 of Schedule 21 of the Regulation is not made assessable by this planning scheme. Essential management, as defined in the Regulation, is also not made assessable by this planning scheme. Editor's note—"Urban area" is defined under the Regulation. Refer also to section 1.7.3 of this planning scheme. Editor's note— Referral or approval under the *Planning Act 2016* and *Water Act 2000* may also be required.	(1) the conservation and recreation and open space zone and the clearing is undertaken by Redland City Council or on Council land in accordance with a Council resolution	
	Accepted subject to requirements if clearing is within: (1) the rural zone on land that contains a dwelling house and the combined area of the proposed clearing and any clearing previously undertaken since commencement of the first version of this planning scheme exceeds 500m^2 and does not exceed 2500m^2.	Environmental significance overlay code
	Code assessable, if not accepted or accepted subject to requirements, if clearing within: (1) the emerging community, environmental management, low-medium density residential, medium density residential or tourist accommodation zones; or (2) within the conservation and recreation and open space zones; or (3) any other zone within the urban area and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 500m^2; or (4) within the community facilities zone (if outside the urban	Environmental significance overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	area) and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 2,500m^2; or (5) within the rural zone and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 2,500m^2	
Any other operational work	No change to categories of development and assessment	Environmental significance overlay code where the development is assessable under the table of assessment for operational work
Extractive resources overlay		
Any material change of use	No change to categories of development and assessment	Extractive resources overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements.
Reconfiguration of a lot	No change to categories of development and assessment	Extractive resources overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Flood and storm tide hazard overlay		
If on land shown on the overlay map as drainage constrained, material change of use or building work for: (1) dwelling house; or (2) community residence Editor's note—This may affect assessment categories for dwellings in the character residential or environmental management zones	Code assessment	Flood and storm tide hazard overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
on the Southern Moreton Bay Islands.		
Any other material change of use	No change to categories of development and assessment	Flood and storm tide hazard overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements.
Reconfiguration of a lot.	No change to categories of development and assessment	Flood and storm tide hazard overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational Works	No change to categories of development and assessment	Flood and storm tide hazard overlay code where the development is assessable under the table of assessment for operational works
Landslide hazard overlay		
Any material change of use	No change to categories of development and assessment	Landslide hazard overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements.
Reconfiguration of a lot	No change to categories of development and assessment	Landslide hazard overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work	No change to categories of development and assessment	Landslide hazard overlay code where the development is assessable under the table of assessment for operational work Note—This overlay code is not applicable to accepted subject to requirements development.
Regional infrastructure corridors and substations overlay		
Any material change of use	No change to categories of development and assessment	Regional infrastructure corridors and substations overlay code where the development is assessable

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		under the table of assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements.
Reconfiguration of a lot	No change to categories of development and assessment	Regional infrastructure corridors and substations overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work	No change to categories of development and assessment	Regional infrastructure corridors and substations overlay code where the development is assessable under the table of assessment for operational work Note—This overlay code is not applicable to development that is accepted subject to requirements.
Water resource catchments overlay		
Any material change of use	No change to categories of development and assessment	Water resource catchments overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements.
Any reconfiguration of a lot	No change to categories of development and assessment	Water resource catchments overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Any operational works	No change to categories of development and assessment	Water resource catchments overlay code where the development is assessable under the table of assessment for operational works
Waterway corridors and wetlands overlay		
Any material change of use	No change to assessment categories	Waterway corridors and wetlands overlay code where the development is assessable under the table of

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements.
Reconfiguration of a lot	No change to categories of development and assessment	Waterway corridors and wetlands code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work involving clearing of native vegetation Note–Clearing for purposes mentioned in part 1 of Schedule 21 of the Regulation is not made assessable by this planning scheme. Essential management, as defined in the Regulation, is also not made assessable by this planning scheme. Editor's note (1) –"Urban area" is defined under the Regulation. Refer also to section 1.7.3 of this planning scheme. Editor's note (2) – Referral or approval under the *Planning Act 2016* and *Water Act 2000* may also be required.	Code assessable if clearing vegetation in an area that is also within the environmental significance overlay. Note – While a clearing threshold may apply in some parts of the environmental significance overlay, this trigger for code assessment means that if the land is also in the waterway corridors and wetlands overlay, any clearing will become assessable.	Waterway corridors and wetlands code Environmental significance overlay code
Any other operational work	No change to categories of development and assessment	Waterway corridors and wetlands code where the development is assessable under the table of assessment for operational work Note—This overlay code is not applicable to development that is accepted subject to requirements.

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

Part 6 Zones

6.1 Preliminary

(1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
(2) Zones are mapped and included in Schedule 2.
(3) The categories of development and assessment for development in a zone are in Part 5.
(4) Assessment benchmarks for zones are contained in a zone code.
(5) A precinct may be identified for part of a zone.
(6) Precinct provisions are contained in the zone code.
(7) Each zone code identifies the following:

    (a) the purpose of the code;
    (b) the overall outcomes that achieve the purpose of the code;
    (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
    (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code;
    (e) the performance and acceptable outcomes for the precinct.

(8) The following are the zone codes for the planning scheme:

    (a) Low density residential zone;
    (b) Low-medium density residential zone;
    (c) Medium density residential zone;
    (d) Character residential zone;
    (e) Tourist accommodation zone;
    (f) Principal centre zone;
    (g) Major centre zone;
    (h) District centre zone;
    (i) Local centre zone;
    (j) Neighbourhood centre zone;
    (k) Specialised centre zone;
    (l) Recreation and open space zone;
    (m) Environmental management zone;
    (n) Conservation zone;
    (o) Low impact industry zone;
    (p) Medium impact industry zone;
    (q) Waterfront and marine industry zone;
    (r) Mixed use zone;
    (s) Community facilities zone;
    (t) Emerging community zone;
    (u) Rural zone.

6.2 Zone codes

6.2.1 Low density residential zone code

6.2.1.1 Application

This code applies to development:

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

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

6.2.1.2 Purpose

(1) The purpose of the low density residential zone code is to provide for residential areas with a high level of amenity and characterised by dwelling houses on a range of lot sizes which achieve a general sense of openness and low density streetscapes.
(2) The purpose of the code will be achieved through the following overall outcomes:
    (a) the low density residential zone consists predominantly of dwelling houses with some dual occupancies (other than in the LDR1 large lot, LDR2 park residential and LDR4 Kinross Road precincts within this zone);
    (b) development maintains a low density streetscape character;
    (c) where not within a particular precinct, lot sizes are not reduced below 400m^2,unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;
    (d) where not within a particular precinct, the density of dual occupancy development is not to exceed one dwelling per 400m² of site area, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood;
    (e) uses which provide a community service function, such as a community use may be established where they are small scale, do not significantly detract from residential amenity, do not compromise the role of any centre and are located on a collector or higher order road;
    (f) shops, offices and food and drink outlets are not established;
    (g) buildings are of a house-like scale;
    (h) Home-based businesses are undertaken where they do not detract from the residential amenity of the area; and
    (i) development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.

(3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

(a) Precinct LDR1: large lot residential:

(i) the precinct retains a very low density residential character;
(ii) retention of habitat within the precinct is maximised;
(iii) housing forms are limited to dwelling houses; and
(iv) lot sizes are not reduced below 2,000m^2, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.

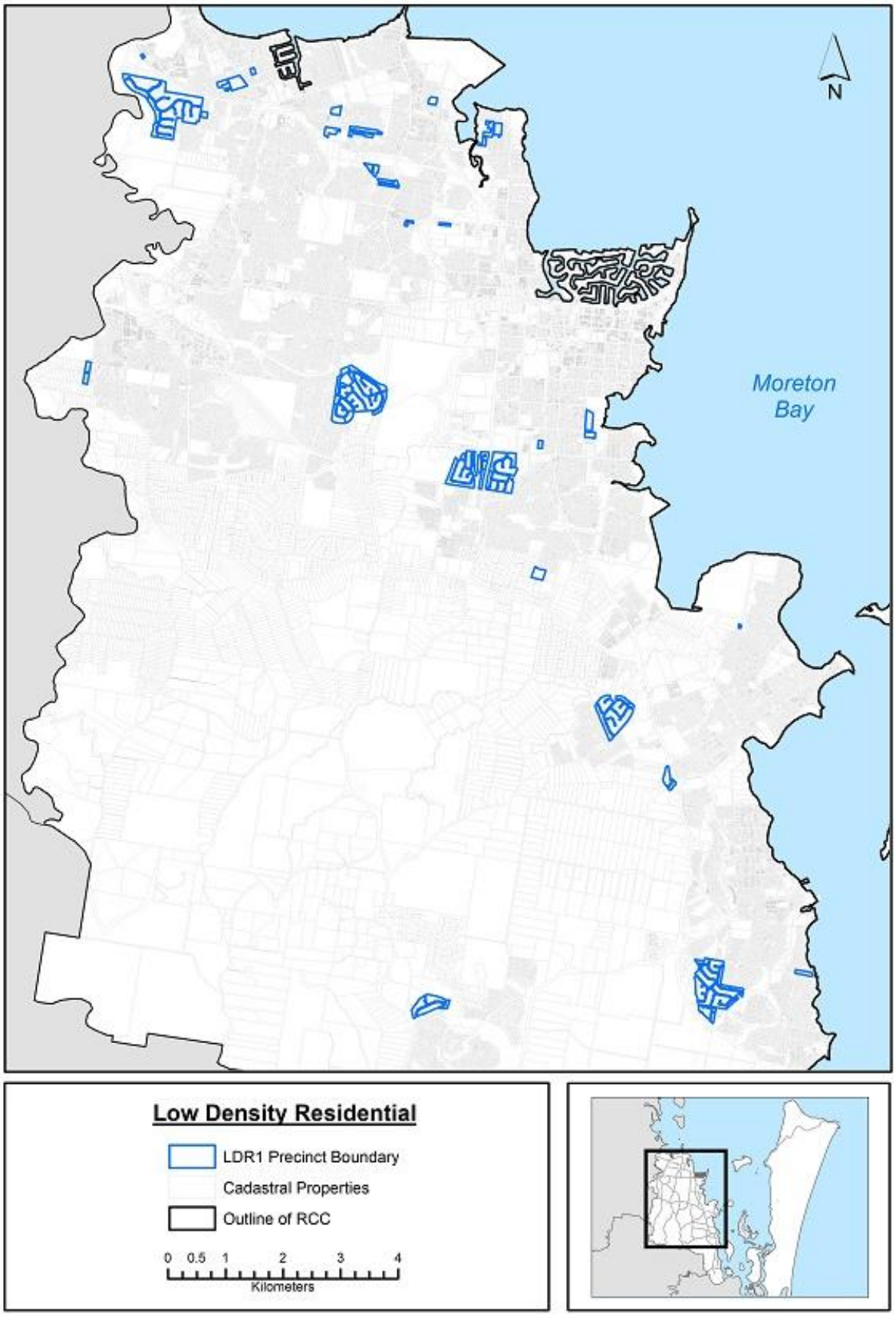


Figure 6.2.1.2.1—Precinct LDR1: large lot residential

(b) Precinct LDR2: park residential:

(i) the precinct retains a semi-rural, bushland character, providing a transition between urban and rural land uses;
(ii) retention of habitat within the precinct is maximised;
(iii) housing forms are limited to dwelling houses, and
(iv) lot sizes are not reduced below 6,000m^2, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;.

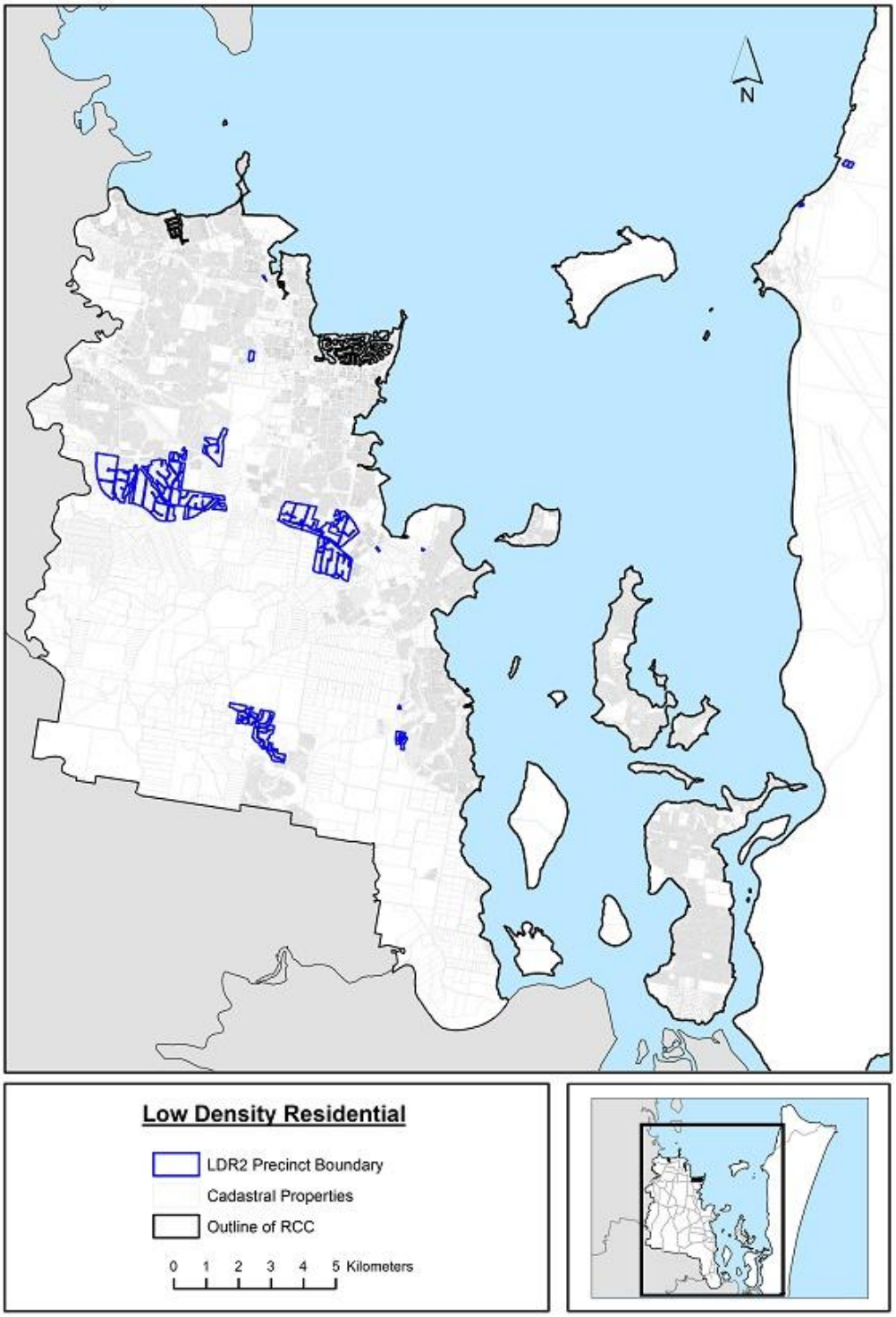


Figure 6.2.1.2.2—Precinct LDR2: park residential

(c) Precinct LDR3: Point Lookout residential:

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

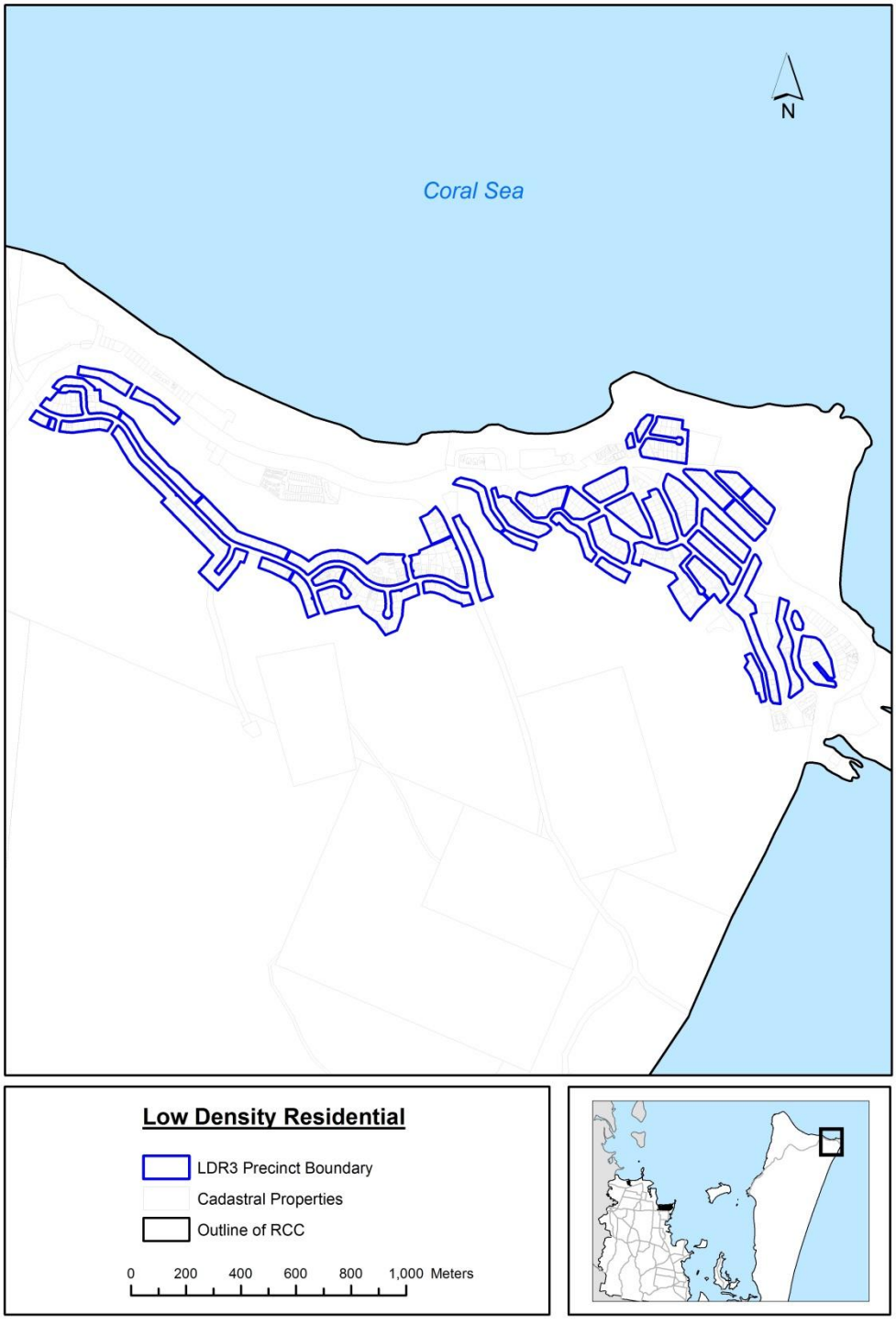


Figure 6.2.1.2.3—Precinct LDR3: Point Lookout residential

(d) Precinct LDR4: Kinross Road:

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

Editor's note—Applicants should be aware that the provisions of the *Planning Regulation 2017*, Schedules 10 (part 10) and 11 also apply to development in this area.

(iv) housing forms are limited to dwelling houses;
(v) lot sizes are not reduced below 1,600m^2, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;
(vi) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
(vii) development on land fronting Boundary Road is designed to:

(A) rely on access from the internal street network with no access from Boundary Road;
(B) provide convenient pedestrian access from internal streets to Boundary Road; and
(C) facilitate landscaping and acoustic treatment of Boundary Road.

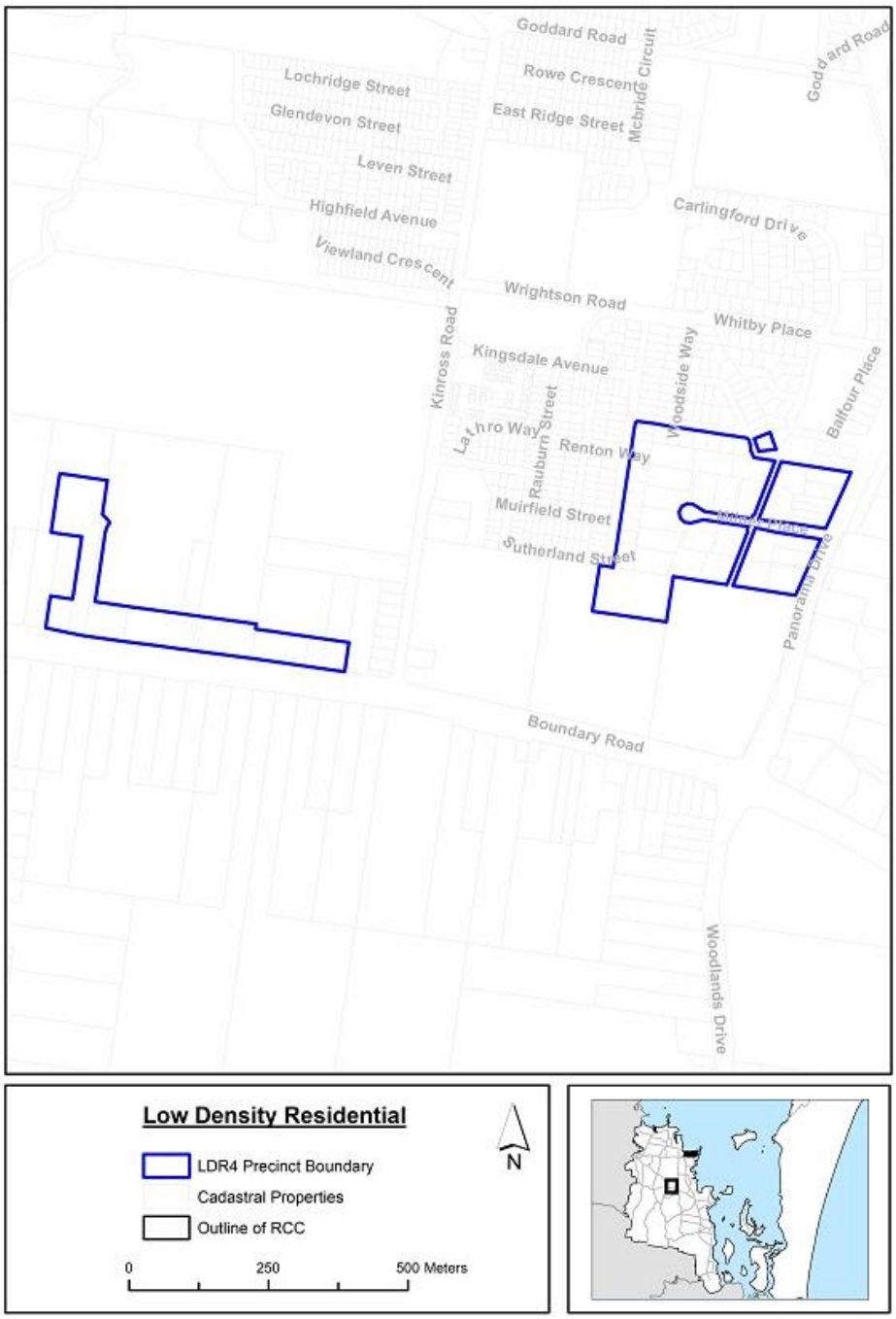


Figure 6.2.1.2.4—Precinct LDR4: Kinross Road

(e) Precinct LDR5: Canal and Lakeside Estates:

(i) Development is setback from revetment walls to maintain structural integrity, enable unrestricted access for maintenance and reduce any impacts associated with the construction, maintenance, structural deterioration or failure of revetment walls;

(ii) View lines and vistas of waterways and canals are maintained for neighbouring properties; and

(iii) Design does not detract from the amenity or character of the area and is complementary to the built form, waterway or landscape setting of the location.

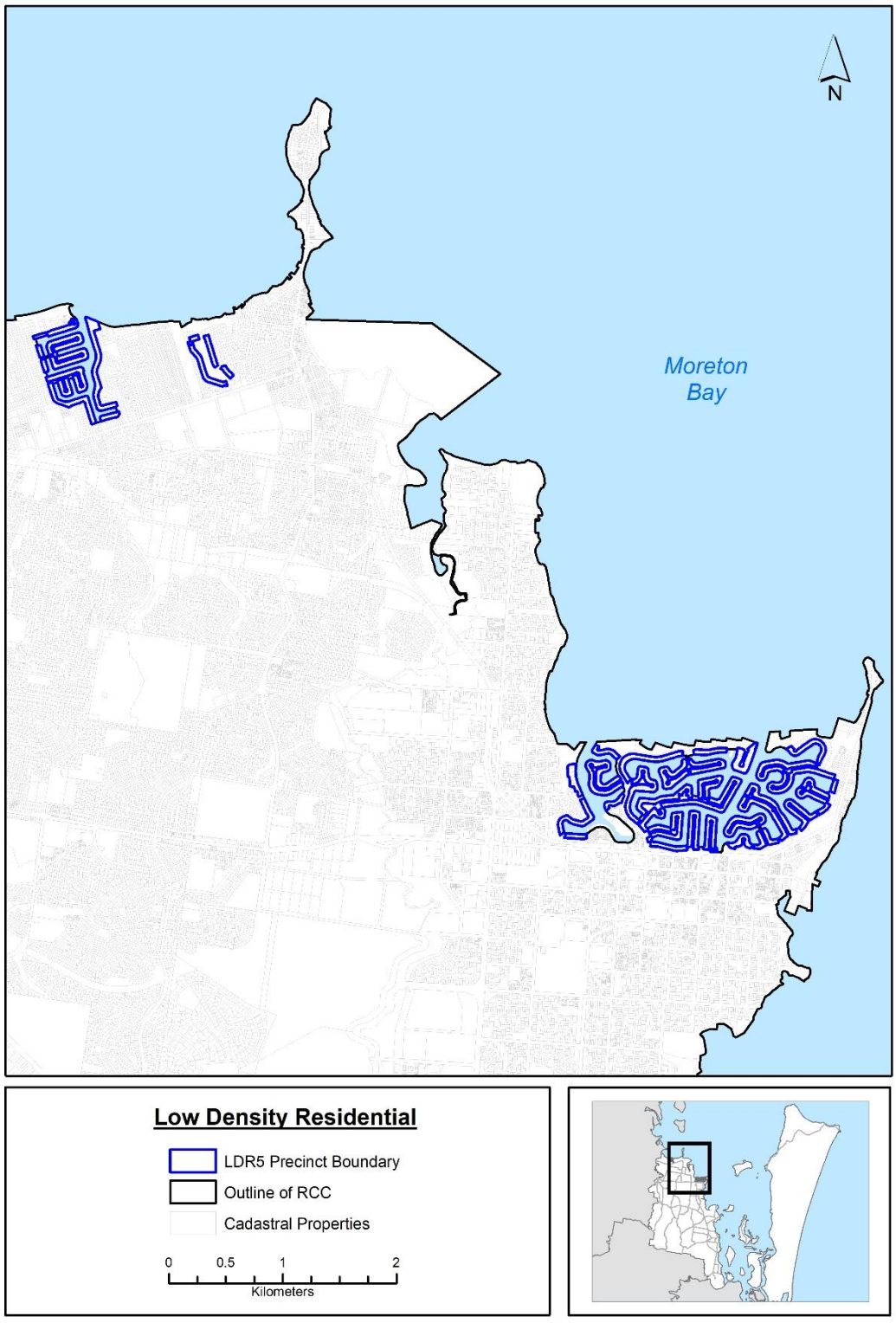


Figure 6.2.1.2.5 – Precinct LDR5: Canal and Lakeside Estates

6.2.1.3 Low density residential zone code – Specific benchmarks for assessment

Table 6.2.1.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Housing in the precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross Road is limited to dwelling houses.	**AO1.1** Dual occupancies are not established in precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross Road.
PO2 In all other areas, dual occupancies occur on lots greater than or equal to 800m^2 in area, unless in a form that is consistent with the low density, open and low-rise character of the locality.	**AO2.1** Density does not exceed one dwelling per 400m^2 of site area.
	AO2.2 The site has a minimum frontage of 20m.
PO3 To provide good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to facilitate off street parking.	**AO3.1** A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP1.3. Note — For the purpose of this AO, a reference to "duplex" in the Queensland Development Code MP1.3 is taken to be "Dual occupancy" as defined by this planning scheme. Note — References to the Queensland Development Code MP1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy. Note — The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of "dual occupancy" as defined by this planning scheme. Note — Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.
Dwelling houses Editor's note—The following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
PO4 Development in precinct LDR2 park residential maintains the amenity of adjoining premises by ensuring substantial separation between dwelling houses on adjoining land, and between dwelling houses and the street frontage.	**AO4.1** In precinct LDR2 park residential, dwelling houses (including outbuildings) are set back 10m from a road frontage and 10m from a side or rear boundary.
PO5 Development in precinct LDR4 Kinross Road maintains the amenity of any adjoining premises which have a frontage to or gains access from Milner Place by ensuring	**AO5.1** In precinct LDR4 Kinross Road, dwelling houses (including outbuildings) are set back 5m from lot boundaries shared with existing lots accessed from Milner Place.

Performance outcomes	Acceptable outcomes
substantial separation to existing dwellings within the precinct.	
Dwelling houses in precincts LDR1: Large lot precinct and LDR2: Park residential precinct Editor's note—A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
PO6 Buildings have a limited site cover in order to maintain an open, low density character	**AO6.1** Site cover does not exceed 30% of site area.
Dual occupancies and dwelling houses in precinct LDR5: Canal and lakeside estates	
PO7 Development is set back from a property boundary adjoining a revetment wall to: (1) Reduce the risk to new structures from the construction, maintenance, structural deterioration or failure of revetment walls; (2) Maintain the structural stability of revetment walls. Note — All structural elements of a building or structure (e.g. retaining walls and pools), including footings, structural steel and reinforced concrete portions, must comply with the Building Code Of Australia (BCA). The BCA is a uniform set of technical provisions for the design and construction of buildings and structures throughout Australia. The BCA is produced and maintained by the Australian Building Codes Board (ABCB), and given legal effect in Queensland under the *Building Act 1975.* The BCA requires all buildings and structures to be structurally sound. Where an engineering design is necessary, a building certifier will generally require the building or structure to be certified by a Registered Professional Engineer who is registered to practice in Queensland to confirm that these elements meet minimum structural standards and comply with any relevant Australian Standards.	**AO7.1** Development is set back 9m from the property boundary adjoining a revetment wall. Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house/dual occupancy does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered. Editor's note—Applicants should be aware that structures near a canal or revetment wall must maintain the structural integrity of the wall, in accordance with the Building Code of Australia. Any construction closer than 9m would need to be supported by the correct building structural design certificates which prove that any works within this distance will not cause any movement or damage to the existing revetment wall or bank which may have a limited capacity to withstand additional loadings. These matters are to be addressed in any application for building works. Editor's note - Council has assessed that development that: a) is placed at, or greater than, 9.0m from the top of the revetment wall; or b) does not place more than 2.0kPa net positive load on the revetment wall; is unlikely to cause damage or collapse to the revetment wall.
PO8 Development is set back from property boundaries to provide unimpeded access to allow for the maintenance of revetment walls.	**AO8.1** Development is setback a minimum of 2m from the property boundary adjoining a revetment wall, to allow for maintenance of the revetment wall to be undertaken from the land.
	AO8.2 Development provides a minimum 1m side access along the full length of one side of the property to provide a clear path between the road frontage and the revetment wall to allow for access for maintenance of the revetment wall.

Performance outcomes	Acceptable outcomes
	Editor's note – The above acceptable outcomes (AO8.1 and AO8.2) are not alternative provisions for the purposes of the Queensland Development Code. Where building work for a dwelling house/dual occupancy does not meet the acceptable outcome, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered. Editor's note – PO8 and AO8.1 and AO8.2 and the dimensions included are applicable for the purposes of access for maintenance of revetment walls. They do not override PO7/ AO7.1 or PO9/AO9.1 and the dimensions included in these outcomes, which are applicable for revetment wall structural integrity/amenity purposes.
PO9 Development maintains the amenity of adjoining premises and the local area by ensuring that no development (including domestic outbuildings and other roofed structures, but excluding in-ground swimming pools) is established closer to the canal/lake than existing dwellings on adjoining sites. Note – for PO9, 'dwelling' is taken to include structures which are attached to the dwelling, but not detached structures on the same lot.	**AO9.1** Development (including domestic outbuildings and other roofed structures, but excluding in-ground swimming pools) is setback a minimum of 9m from the property boundary adjoining a canal or lake. Editor's note – This acceptable outcome is an alternative provision for the purposes of the Queensland Development Code. Building works for a dwelling house/dual occupancy not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.

Editor's note – the following figures (6.2.1.2.6, 6.2.1.2.7 and 6.2.1.2.8) are provided to assist with interpretation of PO9.

Editor's note - Where a dwelling has been demolished and a site is vacant, the past dwelling footprint is to be used to determine the extent of development under PO9.

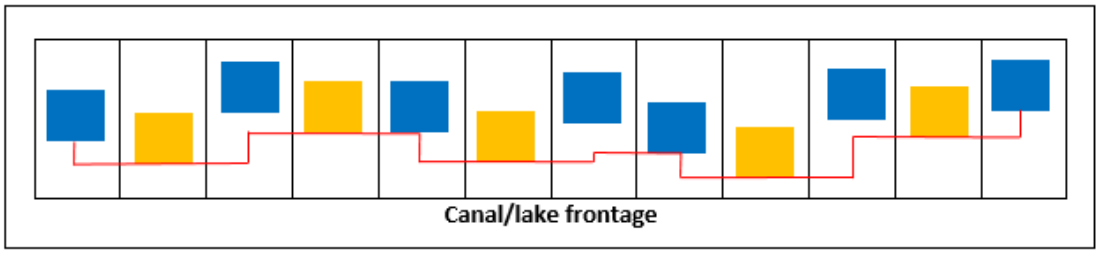


Figure 6.2.1.2.6 - To achieve compliance with PO9, dwellings represented by blue rectangles may develop closer to the canal/lake, up to the red line. For dwellings represented by orange rectangles, development closer to the canal/lake would not comply with PO9. The centre of a site is used to delineate the location on the site where the red line changes to reflect the setback of the adjoining dwelling.

Performance outcomes	Acceptable outcomes

Figure 6.2.1.2.7 - To achieve compliance with PO9, dwellings may develop closer to the canal/lake, up to the red line. The centre of a site is used to delineate the location on the site where the red line changes to reflect the setbacks of the adjoining dwelling.

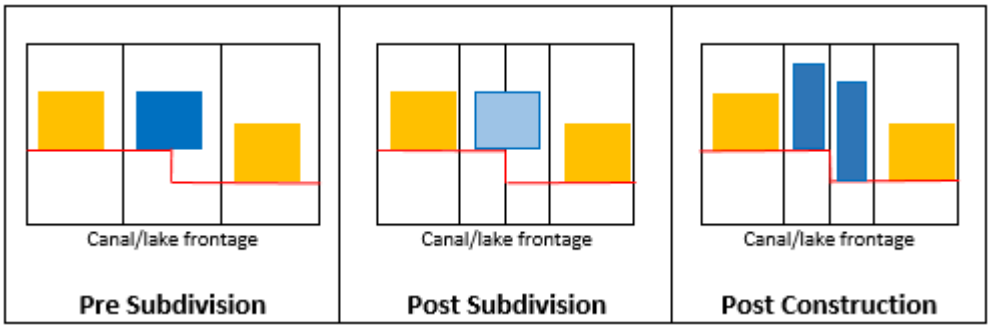
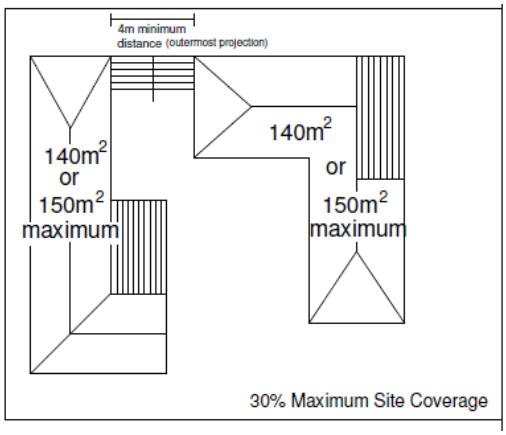


Figure 6.2.1.2.8 – Interpretation of PO9 following subdivision of a site. Subdivision and subsequent dwelling construction does not impact on the red line location.

Dual occupancies and dwelling houses in precinct LDR3 Point Lookout residential Editor's note—A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
PO10 Development minimises the extent of earthworks.	**AO10.1** Excavation and fill is limited to: (1) maximum cut of 1.2m below ground level; and (2) maximum fill of 1.2m above ground level.
	AO10.2 Retaining walls have a maximum height of 600mm at the street frontage.

	AO10.3 Benched areas for driveways and landscape areas do not exceed 25m^2. Editor's note – The above acceptable outcomes (AO10.1, 10.2 and 10.3) are not alternative provisions for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution/s, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.
PO11 Buildings have a limited site cover in order to maintain an open, low density character.	**AO11.1** Site cover does not exceed 30% of site area. Editor's note – This acceptable outcome is an alternative provision for the purposes of the Queensland Development Code. Building works for a dwelling house not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.
PO12 Development takes the form of a series of small scale building components which reduce the overall bulk and obtrusiveness of buildings.	**AO12.1** The size of any single detached building component does not exceed: (1) 150m^2 when the building height is not more than 4.5m above ground level; or (2) 140m^2 when the building height is over 4.5m above ground level. Editor's note – This acceptable outcome is an alternative provision for the purposes of the Queensland Development Code. Building works for a dwelling house not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.
	AO12.2 Each detached building component is separated by 4m to the outermost projection of any other detached building on the site. Figure 6.2.1.3.1 illustrates.  **Figure 6.2.1.3.1—Detached building components**

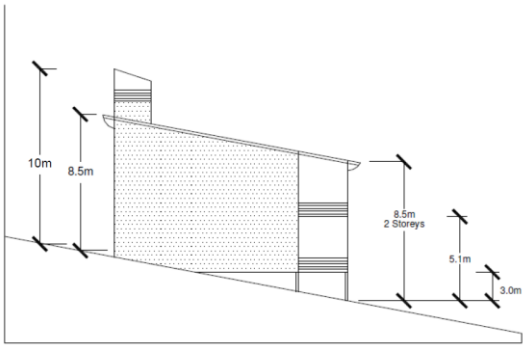
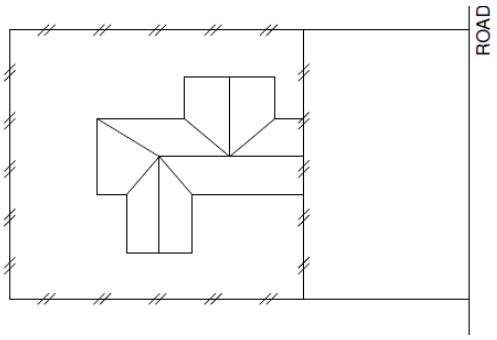
	Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.
PO13 The height of a building does not unduly: (1) overshadow adjoining houses; and (2) obstruct the outlook from adjoining lots.	**AO13.1** For slopes up to 15%, building height is 8.5m, except for roofs or pergolas covering decks. These may extend to 10m above ground level, providing: (1) they cover an area of no more than $10m^2$; (2) there is only one such covered areas on each detached building component on the site; and (3) the covered area is not enclosed by walls. Editor's note—This provision establishes an alternative solution to the Queensland Development Code for buildings on slopes <15%. For buildings on slopes >15%, the acceptable solution under the Queensland Development Code applies.
PO14 Buildings are stepped to mirror the slope of the land and do not result in buildings established substantially above ground level.	**AO14.1** Floor level (including decks and verandahs) does not exceed a height of: (1) 3m above ground level for the first level of the building; and (2) 5.1m above ground level for the uppermost level of the building. Figure 6.2.1.3.2 illustrates.  **Figure 6.2.1.3.2—Floor levels and building height** Editor's note – This acceptable outcome is not an alternative provisions for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.
PO15 Fences do not dominate the street frontage.	**AO15.1** Fences: (1) are not established beyond the front building line; (2) have a maximum height of 1.5m; and (3) are of open timber construction.

	Figure 6.2.1.3.3 illustrates.  **Figure 6.2.1.3.3—Fences** Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.
PO16 Buildings, other than those located in a high potential bushfire intensity area or very high potential bushfire intensity area on Overlay Map OM-004, incorporate predominantly light weight, sub tropical architectural styles and elements.	**AO16.1** Buildings: (1) use light weight finishes such as timber and fibre cement, except for retaining walls and major structural elements; (2) are provided with eaves at least 600mm wide; (3) incorporate verandahs or decks; and (4) use non reflective sheet material for roofing. Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.
PO17 A landscaped area capable of sustaining mature trees is provided along the full street frontage.	**AO17.1** A landscape area with a minimum width of 2m is provided along the full frontage of any road (excluding cross over and pedestrian access). Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.
For assessable development	
Non residential uses	
PO18 Non-residential uses, only occur where they: (1) are for a community service function; (2) are located on a collector or higher order road;	No acceptable outcome is nominated.

(3) do not unduly detract from residential amenity; (4) are of a small scale; and (5) do not impact on the function of any nearby centre.	
Reconfiguration other than in the LDR1, LDR2 or LDR4 precinct	
PO19 Reconfiguration maintains the low density character of the street. Lots less than 400m^2 are not created.	**AO19.1** Reconfiguration achieves a minimum lot size of 400m^2.
Reconfiguration in precinct LDR1 large lot and precinct LDR2 park residential	
PO20 Reconfiguration maintains the low density large lot, semi-rural or bushland character of precinct LDR1 large lot or precinct LDR2 park residential and avoids further fragmentation of land. Lots less than 2,000m^2 in precinct LDR1 large lot and 6,000m^2 in precinct LDR2 park residential and not created. In precinct LDR2 park residential, a transition in density is retained between urban residential and rural parts of the Redlands.	**AO20.1** Reconfiguration achieves a minimum lot size of 2,000m^2 in precinct LDR1 large lot. **AO20.2** Reconfiguration achieves a minimum lot size of 6,000m^2 in precinct LDR2 park residential.
Precinct LDR4 Kinross Road	
PO21 Reconfiguration maintains the low density large lot character of precinct LDR4 Kinross Road. Lots less than 1,600m^2 are not created.	**AO21.1** Reconfiguration achieves a minimum lot size of 1,600m^2 in precinct LDR4 Kinross Road and a minimum frontage of 30m.
PO22 A vegetated buffer is established to provide screening to any adjoining premises which have a frontage to or gains access from Milner Place.	**AO22.1** A 3m wide densely planted landscaped strip is provided along lot boundaries shared with existing lots accessed from Milner Place.
PO23 Development does not create any additional vehicular access points to Boundary Road. New lots are provided with access from internal roads.	**AO23.1** No new access points from lots are provided to Boundary Road.
PO24 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.1.3.4 road movement network and 6.2.1.3.5 pedestrian, cycle, public transport and parks network.	**AO24.1** Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.1.3.4 road movement network and 6.2.1.3.5 pedestrian, cycle, public transport and parks network.
PO25 Development adjoining Boundary Road is set back by a sufficient distance to provide for acoustic treatments and substantial landscaping.	**AO25.1** A 10m wide setback is provided along Boundary Road.

PO26 Development adjoining Boundary Road attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	No acceptable outcome is nominated.
PO27 Development adjoining Boundary Road provides landscaping to create a heavily vegetated, high visual quality environment.	No acceptable outcome is nominated.
PO28 Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.	No acceptable outcome is nominated.
PO29 To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.	No acceptable outcome is nominated.
Built form (other than for dwelling houses)	
PO30 Development occurs in a form that is: (1) of a house compatible scale and consistent with the open and low density character of the locality; and (2) allows for provision of substantial open space and landscaping on the site.	No acceptable outcome is nominated.
PO31 Buildings are low rise and of a house-compatible scale.	**AO31.1** Building height does not exceed 8.5m.
PO32 Design elements contribute to an interesting and attractive streetscape and building through: (1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation; (2) orientation of buildings to the street; (3) variations in material and building form; (4) modulation in the facade, horizontally or vertically; (5) articulation of building entrances and openings; and (6) corner treatments to address both street frontages.	No acceptable outcome is nominated.

PO33 Design elements promote a subtropical and climate responsive design character through: (1) the use of deep verandahs, decks and eaves; (2) minimising the extent of shadows on useable private open space or public spaces; and (3) integration of buildings within landscape planting.	No acceptable outcome is nominated Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).
PO34 Roof form assists in reducing the appearance of building bulk by: (1) articulating individual buildings; and (2) incorporating variety in design through use of roof pitch, height, gables and skillions.	No acceptable outcome is nominated.
PO35 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of public places; pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	No acceptable outcome is nominated.
PO36 On elevated or steeply sloping sites: (1) development is sympathetic to the natural landform through the use of terraced or split level building forms; (2) the understoreys of buildings are screened to maintain the quality of view when viewed from below; and (3) buildings avoid highly reflective finishes.	No acceptable outcome is nominated.
Amenity	
PO37 On-site landscaping is provided to: (1) enhance the appearance of the development; (2) complement any native vegetation within the site; (3) provide privacy between dwellings; and (4) screen unsightly components.	No acceptable outcome is nominated.
PO38 Landscaping is provided along the full road frontage.	**AO38.1** A landscape area a minimum dimension of 1m is provided along the full frontage of any

	road (excluding cross over and pedestrian access).
PO39 Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.	No acceptable outcome is nominated.
PO40 Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.	No acceptable outcome is nominated.
PO41 Waste disposal and servicing areas are not visible from public places and do not have adverse amenity impacts on adjoining properties.	No acceptable outcome is nominated.
PO42 The site layout responds to topography, natural values and development constraints, such that: (1) impacts on ecological corridors and native vegetation are minimised and mitigated; and (2) alteration to natural topography and drainage lines is minimised.	No acceptable outcome is nominated. Editor's note'—Applicants will also need to have regard to any relevant overlays applicable to the development site.

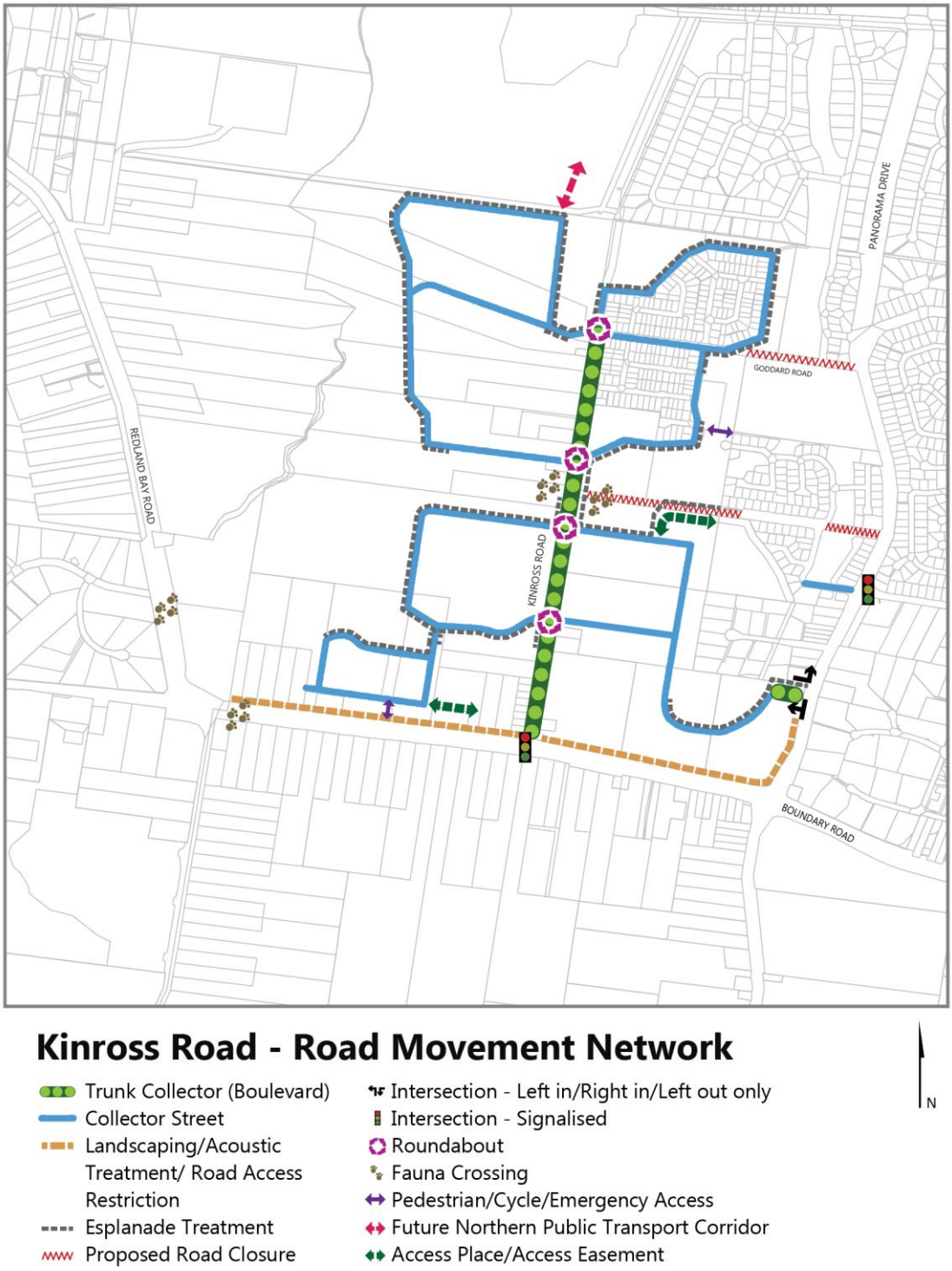
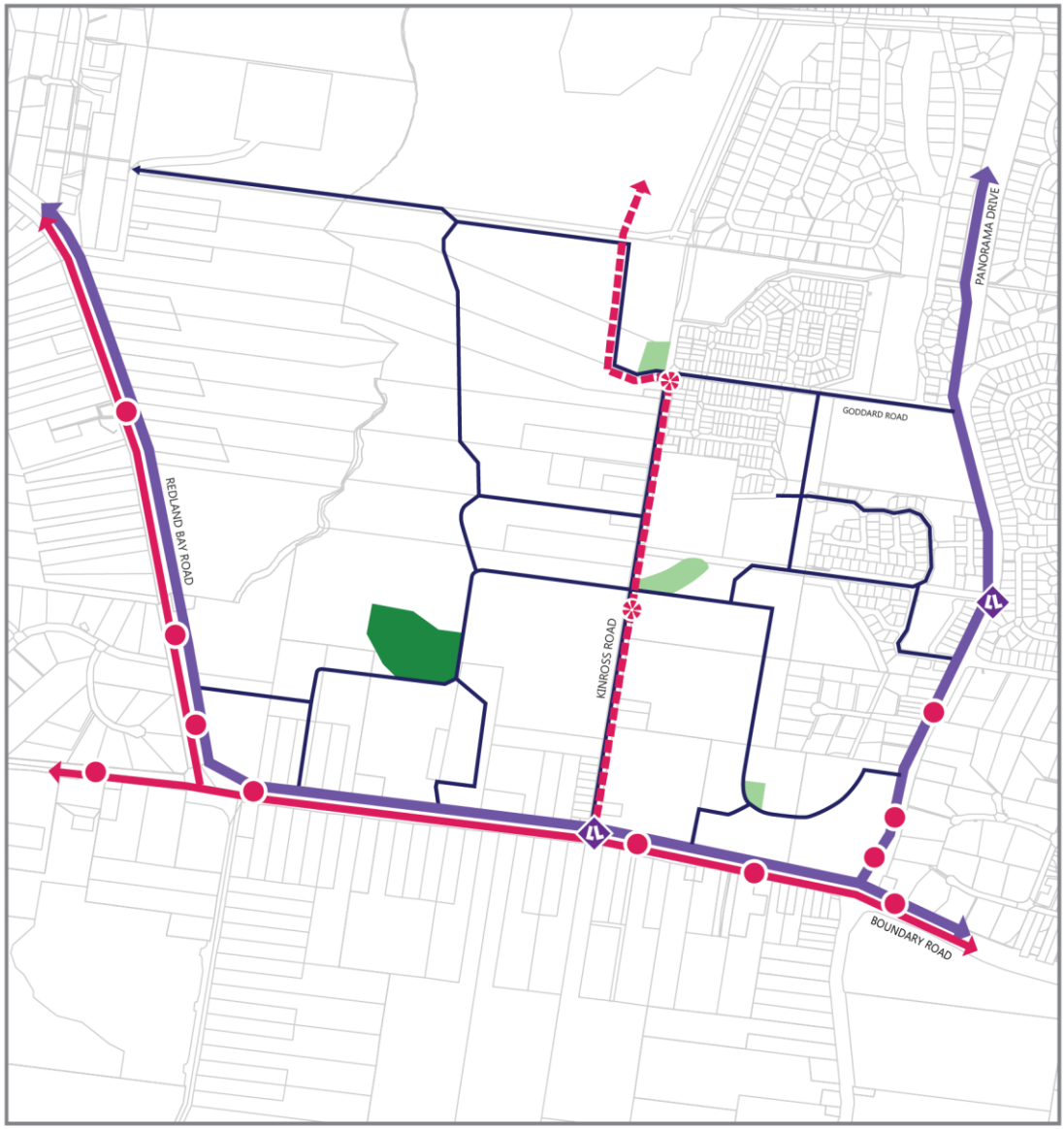


Figure 6.2.1.3.4—Kinross Road: road movement network



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

N

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

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

6.2.2 Low–medium density residential zone code

6.2.2.1 Application

This code applies to development:

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

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

6.2.2.2 Purpose

(1) The purpose of the low-medium density residential zone code is to provide for residential areas with a high level of amenity, characterised by a mix of dwelling types including dwelling houses on a range of lot sizes, dual occupancies and smaller scale multiple dwellings.
(2) The purpose of the code will be achieved through the following overall outcomes:
    (a) the low-medium density residential zone consists of dwelling houses, dual occupancies and smaller scale multiple dwellings;
    (b) retirement and residential care facilities and rooming accommodation may be established at a scale that is consistent with other intended housing in the zone;
    (c) lot sizes are not reduced below 400m^2 and have a frontage width of no less than 10m, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood or where a townhouse development has been designed to facilitate freehold titling;
    (d) sites are of a sufficient size to accommodate well-designed development and all required design elements (e.g. articulation of building elements, landscaping, deep planting and open space);
    (e) uses which provide a community service function, such as a community use are only established where they are small scale, do not significantly detract from residential amenity, do not compromise the role of any centre and are located on a collector or higher order road;
    (f) shops, offices and food and drink outlets are not established;
    (g) individual multiple dwelling development provides a range of dwelling sizes in terms of the number of bedrooms to cater for a range of different households;
    (h) home-based businesses are undertaken where they do not detract from the residential amenity of the area;
    (i) buildings are low-rise and set back from property boundaries to maintain an attractive streetscape character, protect the privacy and amenity of adjoining residences, provide for natural light and air circulation and provide for landscaping, including deep planting areas;
    (j) reconfiguration establishes a range of lot sizes to increase housing diversity and affordability;
    (k) development incorporates architectural styles and elements that reduce bulk and enhance the visual impact of the built form;
    (l) development achieves a well-designed, architecturally interesting built form through a mix of articulation of building elements, roof forms, screening, textures, materials and colours;
    (m) development makes a positive contribution to the streetscape and character of the locality and strengthens site features, such as views, heritage or significant trees;
    (n) development provides high-quality private and communal open spaces for residents that enhance liveability and meet recreational needs;
    (o) development provides car parking that is integrated into the site and building and does not negatively impact on the site or adjoining sites or the quality and amenity of the streetscape;

(p) development retains (except where not practicable) or establishes significant trees in deep planting areas and avoids alteration to natural drainage lines; and

Note – the retention of significant trees is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.

(q) development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.

(3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular low-medium density residential precincts:

(a) Precinct LMDR1: South East Thornlands:

(i) urban development provides for a mix of affordable housing types;
(ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
(iii) development does not compromise or constrain the potential for well designed future urban communities; and
(iv) development achieves a high standard of amenity by mitigating potential conflicts between new residential areas and existing dwelling houses on land zoned Low Density Residential Precinct LDR2.

Figure 6.2.2.2.1—Precinct LMDR1: South East Thornlands

(b) Precinct LMDR2: Kinross Road:

(i) urban development provides for a mix of housing types and achieves a minimum net residential density of 15 dwellings per hectare;

(ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;

(iii) development on land fronting Panorama Drive is designed to:

(A) rely on access from the internal street network with no access from Panorama Drive; and

(B) facilitate landscaping and acoustic treatment of Panorama Drive;

(iv) development maintains significant habitat linkages and assists in the safe movement of koalas;

Editor's note—Applicants should be aware that the provisions of the *Planning Regulation 2017*, Schedules 10 (part 10) and 11 also apply to development in this area.

(v) development does not compromise or constrain the potential for well designed future urban communities.

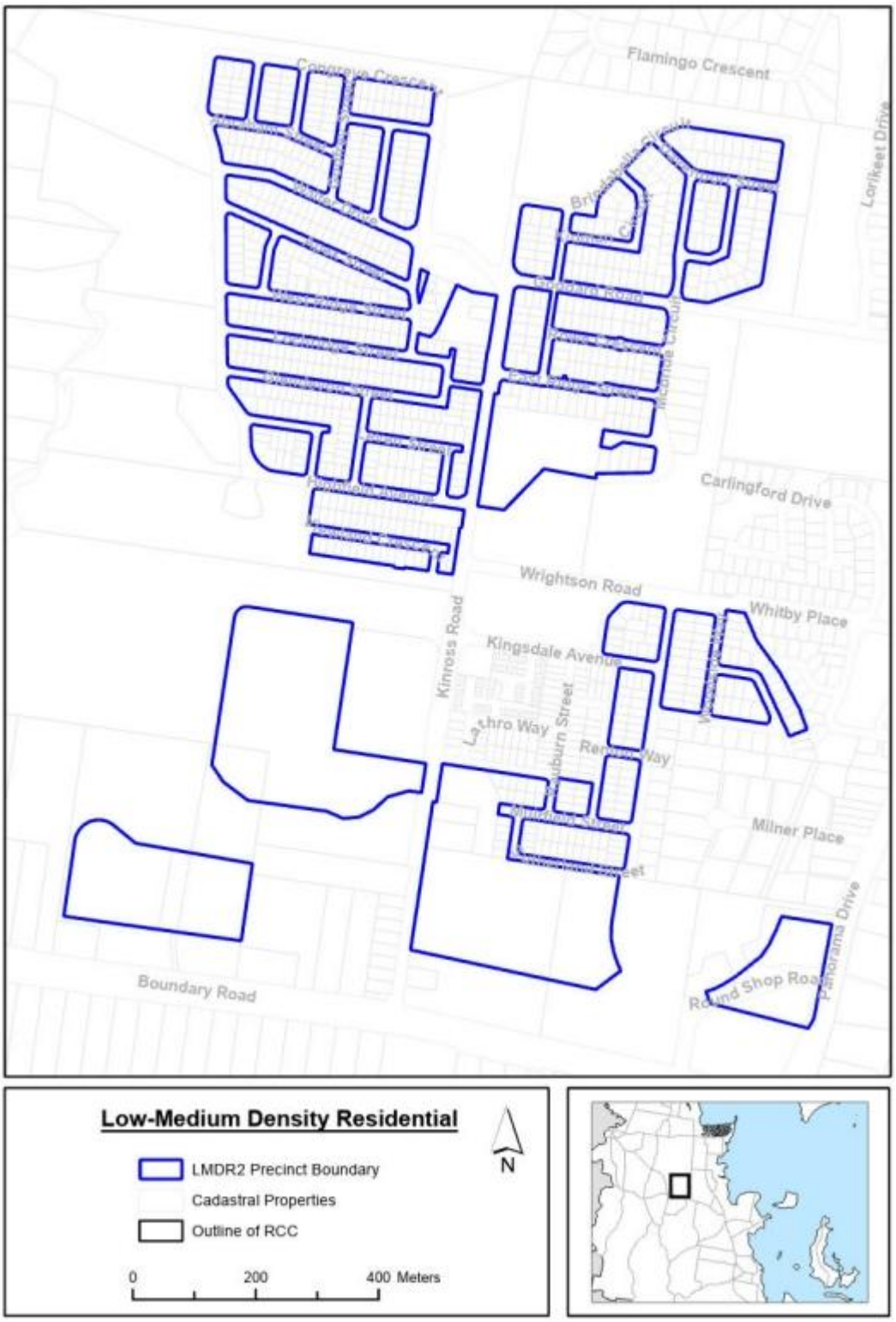


Figure 6.2.2.2.2—Precinct LMDR2: Kinross Road

6.2.2.3 Low–medium density residential zone code – Specific benchmarks for assessment

Table 6.2.2.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Good residential design promotes the efficient use of a lot, an acceptable amenity to residents, and facilitates off street parking.	**AO1.1** A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP1.3. Note — For the purpose of this AO, a reference to "duplex" in the Queensland Development Code MP1.3 is taken to be "Dual occupancy" as defined by this planning scheme. Note — References to the Queensland Development Code MP1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy. Note — The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of "dual occupancy" as defined by this planning scheme. Note — Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.
For assessable development Note – Planning Scheme Policy 7 Multiple Dwelling Design provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme.	
Non residential uses	
PO2 Non-residential uses, only occur where they: (1) are for a community care centre or community use; (2) are located on a major road or are designed to be compatible with residential activities as part of a mixed use development; (3) do not unduly detract from internal or local residential amenity; (4) are small scale; and (5) do not impact on the function of any nearby centre.	No acceptable outcome is nominated.
All residential development – communal and private open space	
PO3 Development involving an apartment development with 10 or more dwellings or a townhouse development with 20 or more dwellings provides sufficient communal open space that: (1) is readily accessible, usable and safe;	**AO3.1** Communal open space is provided, where development involves: (1) an apartment development with 10 or more dwellings; (a) at a minimum rate of 15% of the site area or 100m^2 (whichever is greater); (b) with a minimum dimension of 5m; and

Performance outcomes	Acceptable outcomes
(2) provides flexible spaces and recreation facilities suitable for a range of activities; (3) is landscaped to provide shade creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas; (4) provides opportunity for casual social interaction; (5) is designed and located to minimise impacts on the amenity of residents of the development and neighbouring properties; (6) is co-located with but separate from deep planting areas (except where not practicable); and (7) minimises impervious ground level areas to improve on-site stormwater filtration.	(c) at ground level, on rooftops, on podiums, by indoor recreational facilities or a combination of these; and (2) a townhouse with 20 or more dwellings (a) at a minimum rate of 5% of the site area or a minimum area of 50m^2 (whichever is greater); and (b) with a minimum dimension of 5m.
	AO3.2 A communal open space area is designed to: (1) be centrally located to be readily accessible for residents via pedestrian pathways; (2) be co-located with deep planting areas where practicable; (3) ensure that 50% of the principal usable area receives a minimum of two hours of direct sunlight between 9am and 3pm on 21 June; (4) be clearly distinguished from any private open space; (5) be well lit and subject to passive surveillance; (6) provide a range of recreational facilities including, for example; (a) seating for individuals or groups; (b) barbeque areas; (c) play equipment or play areas; and (d) swimming pool, gyms, tennis court, common room or communal gardens; (7) provide a minimum of 15% planted or grassed landscaping, including a planted area with a minimum width of 1.5m where adjoining a neighbouring property; (8) ensure a minimum of 15% of the area is shaded by trees; (9) have a finished surface level with a gradient less than 5 percent; (10) have hard and soft landscape treatments; and (11) be clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage storage. Editor's note: landscaping provided in communal open space is separate from deep planting areas.
PO4 Development provides private open space that:	**AO4.1** For a ground floor dwelling, ground floor private open space is designed and located to:

Performance outcomes	Acceptable outcomes
(1) is useable in size and shape to meet the needs of a diversity of potential residents; (2) is functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) is clearly identified as private open space; (4) provides a high level of privacy for residents and neighbours; and (5) is located to ensure a high level of amenity for occupants.	(1) be orientated to the street, where adjoining a street frontage for apartment development; (2) predominately face north, east or west, except where orientated to the street; (3) provide a minimum of 16m^2 if a dwelling in a residential care facility; or (4) provide a minimum area of 25m^2 for all other dwellings; with: a. a minimum dimension of 4m and clear of any utilities such as gas, clothes drying facilities, water tanks or air-conditioning units; b. direct access from living or common areas to extend the living space; c. screening or fencing to clearly identify the area as private open space; d. a high level of privacy for residents and neighbours; and e. a high level of acoustic amenity.
	AO4.2 For dwellings above ground level, private balconies are designed and located to: (1) be orientated to the street, where adjoining a street frontage; (2) predominately face north, east or west, except where orientated to the street; (3) be orientated with the longer side facing outwards, or open to the sky, to optimise daylight access into adjacent rooms; (4) provide a minimum of 10m^2 if a dwelling in a residential care facility; or (5) for all other dwellings: (a) a minimum area of 10m^2 for a 1 bedroom unit; or (b) a minimum area of 16m^2 for a two or more bedroom unit; with: a. a minimum dimension of 3m and clear of any air conditioning unit or drying space; b. direct access from living or common areas to extend living areas; and c. a high level of privacy for residents and neighbours.

Performance outcomes	Acceptable outcomes
	AO4.3 Where clothes drying areas are provided on private balconies, they are screened from public view and do not take up more than 10% of the balcony area.
Apartment diversity	
PO5 Development for an apartment development involving 5 or more dwellings provides a mix of dwelling sizes, in terms of the number of bedrooms, to accommodate a range of household types.	No acceptable solution nominated.
Built form	
PO6 Development occurs on a site that has an area and street frontage width that is sufficient to: (1) accommodate the scale and form of well-designed and articulated buildings; (2) allow buildings to be oriented to the street; (3) provide for communal and private open spaces at ground level; (4) provide safe and convenient vehicle access to the site; (5) accommodate on-site parking for residents and visitors and vehicle movements for waste and delivery vehicles manoeuvring; (6) deliver substantial landscaping including deep planting areas to retain or establish significant trees; and (7) provide adequate building setbacks to adjoining properties to maintain residential amenity and privacy.	**AO6.1** Development has a minimum site area of 800m^2 and street frontage width of 20m.
PO7 Development provides for interaction with the street and public spaces by: (1) providing dwellings or habitable rooms at ground level; and (2) ensuring ground level dwellings or habitable rooms adjoining a street or public space have direct and safe pedestrian access to the street or public space wherever possible.	No acceptable solution nominated. Figure 6.2.2.3.4 illustrates.

Performance outcomes	Acceptable outcomes
PO8 Site cover: (1) ensures development occurs at a house-compatible scale and in a form that is consistent with the low-medium density character of the locality; (2) mitigates the bulk and scale of development; (3) provides natural light, sunlight and breeze to living and open space areas; (4) provides for privacy between dwelling units for residents and neighbouring properties; (5) supports residential amenity for residents and neighbouring properties (6) provides usable communal and private open space for residents; and (7) allows for substantial open space and landscaping, including deep planting areas to retain or establish significant trees.	**AO8.1** Site cover does not exceed 50%. Editor's note: site cover for a townhouse designed for freehold titling is calculated as a proportion of the lot before reconfiguration.
PO9 Buildings are low rise and of a house-compatible scale.	**AO9.1** Building height does not exceed 8.5m

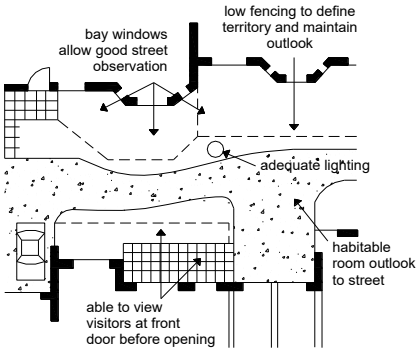
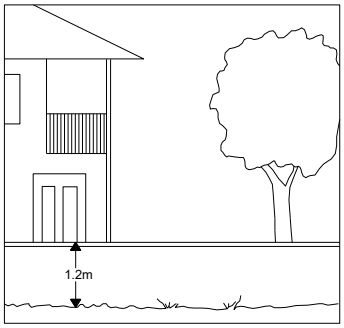
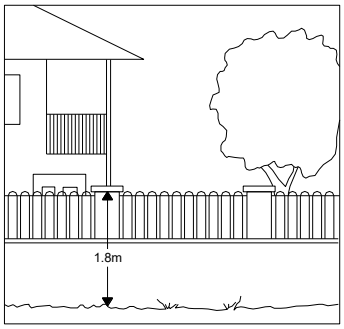
Performance outcomes	Acceptable outcomes
PO10 Front boundary setbacks (other than basements) that: (1) create an attractive, consistent and cohesive streetscape; (2) result in development not being visually dominant or overbearing with respect to the streetscape; (3) assist in achieving visual privacy to ground floor dwellings from the street; (4) support the location of balconies for casual surveillance of the street and articulation of the building facade; (5) provide for landscaping to soften and screen the built form, including deep planting areas to retain or establish significant vegetation; (6) provide for usable open space for the residents; (7) provide for visitor car parking for apartment development where adjoining the driveway and landscaped or screened from the street; and (8) where tandem car parking spaces are proposed in front of townhouse garages, they are contained wholly within the property boundary. Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.	**AO10.1** Buildings are set back 6m from street frontages.
PO11 Side and rear boundary setbacks: (1) minimise the impacts of development on the amenity and privacy of existing and future adjoining residents; (2) does not prejudice the intended future development of adjoining sites; (3) contribute to the pattern of the streetscape consistent with the intended neighbourhood character; (4) support the separation of buildings to provide visual and acoustic privacy; (5) maintain sufficient levels of natural light, and air circulation for residents of the development and adjoining sites; (6) ensure daylight penetrates all sides of the proposed building; (7) provide for communal (where required) and private open space areas; (8) provide space for service functions (except car parking), including clothes drying areas if needed; (9) support the introduction of landscaping to complement building massing, screen	**AO11.1** The side boundary setback: (1) for townhouse development is a minimum of: (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 8.5m high; and (2) for apartment development on a lot 800m^2 to 1000m^2, is a minimum of 3m to a balcony or the building wall; or (3) for apartment development on a lot greater than 1000m^2, is a minimum of 4m to a balcony or the building wall. Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site. **AO11.2** The rear boundary setback is: (1) for a townhouse development a minimum of 3m; or

Performance outcomes	Acceptable outcomes
buildings and support the privacy of existing and future adjoining residents; and (10) provide for deep planting areas, to retain and protect significant native trees (except where not practicable) and vegetation, or establish large subtropical shade trees. Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.	(2) for apartment development on a lot 800m^2 to 1000m^2, a minimum of 5m to a balcony or the building wall; or (3) for apartment development on a lot greater than 1000m^2, a minimum of 6m to a balcony or the building wall.
PO12 Buildings are designed to: (1) contribute to an attractive streetscape and intended character of the local area; (2) be orientated to the street; (3) incorporate balconies that address street frontages and public spaces; (4) provide modulation and articulation in the building façade and elevations horizontal and vertical profiles; (5) provide projections and recesses in the facade and elevations that reflect changes of internal functions of buildings, including circulation; (6) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features; (7) use similarly proportioned roof forms, doors, windows and balconies to complement the local character; (8) break up the appearance of large buildings through roof form, materials, projections and recesses that reflect the existing streetscape scale; and (9) articulate building entrances and openings.	No acceptable outcome is nominated. Figures 6.2.2.3.4 and 6.2.2.3.5 illustrates.
PO13 Development ensures that: (1) corner sites address both street frontages; and (2) key corners are given prominence by changes in articulation, materials, colour/artwork and roof expression.	No acceptable outcome is nominated. Figures 6.2.2.3.4 and 6.2.2.3.5 illustrates.
PO14 Development for services and related structures: (1) are accessible for maintenance; (2) are integrated to blend into the overall development design; and (3) are designed and orientated to not visually dominate the street frontage.	**AO14.1** Services and related structures (such as electricity transformers, fire hydrant and booster assemblies) where located in the front boundary setback: (1) extend for no more than 5m or 10% of the street frontage (whichever is lesser);

Performance outcomes	Acceptable outcomes
	(2) are orientated towards internal driveways or footpaths; and (3) are located, screened with similar materials to the building or landscaped to not be visually obtrusive when viewed from the street. Figure 6.2.2.3.5 illustrates.
PO15 Multiple dwelling building walls are designed to: (1) be visually interesting through the provision of articulation on the side and rear walls; (2) avoid highly reflective finishes; (3) break up multiple dwelling development to reduce the scale and bulk of the buildings; and (4) support dual-orientation dwellings to provide for natural cross ventilation.	**AO15.1** The maximum length of a building wall in any direction is 30m, with a change in the building line every 15m on side and rear walls of plus or minus 1.5m for a length not less than 5m. Figures 6.2.2.3.4 and 6.2.2.3.5 illustrates. Editor's note-full building separation provides a minimum of 6m for apartments and 3m for townhouses.
PO16 Design elements promote a subtropical and climate responsive design character through: (1) the use of deep balconies, decks and eaves; (2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible; (3) maximising dwellings with a northern aspect; (4) maximising dual orientation of habitable rooms to provide for natural cross ventilation; (5) integration of buildings within landscape planting and deep planting areas to create a pleasant micro-climate; (6) screening habitable rooms from the western sun, using building and landscape elements. Editor's note—Applicants should have regard to: 1. Subtropical Design in South East Queensland: A handbook for planners, developers and decision makers; and 2. Planning Scheme Policy 7: Multiple Dwelling Design.	No acceptable outcome is nominated

Performance outcomes	Acceptable outcomes
PO17 The design of roof form, rooftops and building caps: (1) provides an interesting and attractive roof-scape that enhances the architectural distinction of the building and makes a positive contribution to the local character; (2) is articulated to reduce the bulk and scale of a building when viewed from the street (3) considers the ability for discreet placement and optimum orientation of solar panels; (4) maximises solar access for dwellings during winter and provides shade in summer; and (5) incorporates variety in design; and (6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment; and (7) avoids highly reflective finishes.	**AO17.1** Roof form is designed to: (1) include interesting forms created through pitches, gables, skillions or other features; (2) be articulated to break down the roof and building bulk and scale; (3) provide opportunity for stormwater collection, solar energy and communal open space; (4) be angled to the north and east to maximise solar access in winter; and (5) incorporate hoods and overhangs to shade walls and windows from the summer sun. Figures 6.2.2.3.4 and 6.2.2.3.5 illustrates.
	AO17.2 Rooftop service structures, plant and equipment are: (1) integrated into the building design to be an architectural feature; or (2) discreet or effectively screened; and (3) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner.
	AO17.3 Where rooftops are used for communal open space: (1) service structures, plant and equipment are visually and acoustically screened; and (2) landscaping is provided to provide shade and visual relief.
PO18 Parking facilities for apartment development: (1) are contained within a basement level or within the building footprint where located at ground level; (2) are designed to not dominate the streetscape or the building form when viewed from the street, other public spaces and adjoining properties; (3) provide storage for residents; and (4) mitigate amenity impacts on adjoining residents.	**AO18.1** Parking facilities for residents (excludes visitor car parking): (1) are located in a basement level; or (2) within the building footprint at ground level where; (a) landscaped and screened from view from the street, other public spaces and adjoining properties; (b) integrated into the building façade through architectural elements; and (3) provide storage for residents.
	AO18.2

Performance outcomes	Acceptable outcomes
	Visitor car parking (excludes resident parking) are located: (1) in a basement level; or (2) at ground level within the building footprint where landscaped or screened from view from the street, other public spaces and adjoining properties; or (3) in the front setback where adjoining the driveway and landscaped or screened from view from the street.
PO19 Parking facilities for townhouse development are located so they do not dominate the streetscape or the building form when viewed from the street.	**AO19.1** Vehicle parking structures are located behind the front building alignment.
PO20 Driveways and internal access ways are located and designed to: (1) integrate into the overall building design; (2) define the public and private space; (3) support active street frontages and enhance the streetscape character; (4) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape; (5) minimise visual impact of long driveways through changing alignments and landscaping; (6) be located on secondary/rear frontages, where available; (7) limit the number and width of driveway crossovers to the minimum required; (8) minimise the extent of internal access ways; (9) mitigate impacts on neighbouring properties; (10) maximise the availability of on-street parking; (11) support the retention or establishment of street trees; and (12) allow for refuse collection and street infrastructure.	**AO20.1** Driveways and internal access ways are located and designed: (1) to incorporate high quality pavement materials, textures and colours that are consistent with the overall building design; (2) to be limited to one crossover per street frontage; (3) to provide the minimum width required; (4) to be offset from the side boundary by a minimum of 1m to allow for landscaping; and (5) to minimise and soften visual impacts through (a) offset alignment of the driveway and landscaping to screen the view of the driveway from the street; (b) a change in alignment within 20m from the street frontage; and (c) soft landscaping along the driveway and at the end of the straight alignment. Figure 6.2.2.3.5 illustrates.
PO21 Development provides front fences or walls along street frontages, or public spaces, that create an attractive streetscape by: (1) incorporating a mixture of building materials that complement the design of buildings; (2) providing visual interest and a softening of the visual impact where significant in length;	**AO21.1** Fences or walls along a street front or public space are designed to incorporate a mixture of building materials that complement the design of the building. **AO21.2** Where a fence or wall along street frontages or public spaces exceeds 10m in length, indentations, material variation or soft landscaping (including planter boxes) are incorporated.

Performance outcomes	Acceptable outcomes
(3) highlighting the entrance to the property.	Figure 6.2.2.3.5 illustrates.
PO22 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided) pedestrian and cycle paths, including the primary pedestrian entrance and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; (4) providing direct movements with clear unobscured sight lines; and (5) having fencing and walls along a street frontage or public space incorporate visually permeable materials and treatments.	**AO22.1** Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces. Figures 6.2.2.3.1 and 6.2.2.3.4 illustrates.  **Figure 6.2.2.3.1—Overlooking**
	AO22.2 Fences or walls along a street frontage or public space have a maximum height of: (1) 1.2m where solid; or (2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent. Figures 6.2.2.3.2 and 6.2.2.3.3 illustrate.  **Figure 6.2.2.3.2—Fencing (1)**  **Figure 6.2.2.3.3—Fencing (2)**
PO23 On elevated or steeply sloping sites:	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(1) development is sympathetic to the natural landform through the use of terraced or split level building forms that minimise ground level disturbance outside the building footprints; and (2) the understoreys of buildings are screened to maintain the quality of view when viewed from below.	
Amenity	
PO24 Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas, or through the use of screening devices. Where screening devices are used, they are integrated with the building design.	**AO24.1** Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by: (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. Figure 6.2.2.3.6 illustrates
	AO24.2 Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by: (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) planting that will achieve a minimum of 2m in height at maturity. Figure 6.2.2.3.6 illustrates.
	AO24.3 Where incorporating screening devices, they are: (1) solid translucent screens or perforated panels or trellises that have a maximum of 25 % openings, with a maximum opening dimension of 50mm and are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building. Figure 6.2.2.3.6 illustrates.
PO25	**AO25.1**

Performance outcomes	Acceptable outcomes
Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.	Side and rear boundary fences are a minimum of 1.8m in height where adjoining a residential use. Figure 6.2.2.3.6 illustrates.
PO26 Development is designed to facilitate the retention and establishment of significant trees and street trees (except where not practicable) that: (1) complement and soften the scale and bulk of the built form; (2) support an attractive streetscape; (3) enhance the amenity of residents; and (4) provide natural shade to improve the micro-climate. Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.	No acceptable outcome is provided.
PO27 On-site landscaping is provided to: (1) contribute to an attractive streetscape; (2) enhance the appearance of the development; (3) complement any native vegetation within the site; (4) provide for the retention or establishment of significant trees in deep planting areas; (5) provide privacy between on-site dwellings and adjoining properties; (6) provide natural shade to mitigate heat island effects; (7) soften and break up the extent of driveways and internal access ways; and (8) screen unsightly components.	**AO27.1** A minimum of 20% of the site is planted or grassed landscaping (rather than hardstand), including 10% of the site for deep planting areas. Editor's note-landscaping that is not deep planting areas can be located in communal open space areas.
	AO27.2 A 2m wide planted landscaped area is provided along the length of any public road frontage.
	AO27.3 Development provides: (1) a minimum 1m wide planted landscaped area on a side boundary where a driveway, or a ground level open parking area, is located adjacent the boundary; and (2) an extended landscaped area of a minimum of 1.5m for every 5m of driveway length.
PO28 Deep planting areas are provided that: (1) are located to retain or establish significant trees to soften the built form; (2) are co-located with communal open space, street trees or deep planting areas on adjoining properties; (3) are accessible to provide informal recreation spaces for residents; (4) are of sufficient size and dimension to support the retention or establishment of	**AO28.1** Deep planting areas are located: (1) within boundary setbacks to soften the built form as viewed from the street and adjoining properties; (2) to retain significant trees; and (3) to co-locate with communal open space, street trees or deep planting areas on adjoining properties.
	AO28.2

Performance outcomes	Acceptable outcomes
significant trees that at maturity complement the scale and height of the built form; (5) are open to the sky with access to light and rainfall; (6) are maintained exclusively for landscaping, with no underground development or infrastructure; (7) reduce urban heat island effects by improving the micro-climate; and (8) provide water quality and quantity benefits from the natural filtration of rainfall into the ground.	Deep planting areas are: (1) a minimum of 10% of the site; (2) a minimum unobstructed dimension of 4m in any direction; and (3) completely open to the sky. Editor's note-the deep planting area acceptable outcome for a minimum of 10% of a site is part of the overall minimum 20% landscaping for a site rather than in addition.
	AO28.3 Deep planting areas are exclusively for landscaping and do not contain: (1) driveways, manoeuvring or hardstand areas and pedestrian paths; (2) surface structure and infrastructure such as water tanks or utilities; and (3) sub-surface structures or infrastructure such as basement car parking and water supply or wastewater infrastructure.
PO29 Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.	No acceptable outcome is nominated.
PO30 Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.	No acceptable outcome is nominated.
PO31 Development minimises the extent of shadows on useable private open space or public spaces, and provides adequate sunlight to habitable rooms on the site and adjoining land.	**AO31.1** Solar access to habitable rooms and private open space of dwellings: (1) is not less than 3 hours between 9am and 3pm on June 21; or (2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.
PO32 Waste and recycling container storage areas: (1) for apartment development are located within the building footprint; (2) provide an accessible location for residents and waste collection; (3) are not visible from the street and other public spaces; (4) mitigate adverse amenity impacts in terms of odour, noise and visual impacts	**AO32.1** Waste and recycling container storage areas are: (1) located within the building footprint for an apartment development; (2) co-located in car parking areas, in a basement or at ground level; (3) separated from open space areas on-site and on adjoining properties; (4) screened or enclosed;

Performance outcomes	Acceptable outcomes
on residents on-site and residents on adjoining properties.	(5) integrated into the building design, using similar material and finishes; and (6) well ventilated.
PO33 Development site layout and design enhances and complements the character of the surrounding neighbourhood and responds to the topography, natural values and development constraints by: (1) integrating into the surrounding residential neighbourhood; (2) providing an attractive and interesting streetscape; (3) taking advantage of the site's natural features like views, vistas, existing vegetation and landmarks; (4) minimising and mitigating impacts on ecological corridors and native vegetation; and (5) minimising alteration to natural topography and drainage lines. Editor's note-this performance outcome can be met through submission of, a Concept Design Proposal, prepared in accordance with Planning Scheme Policy 7 Multiple Dwelling Design.	No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.
Reconfiguration	
PO34 Lots less than 400m^2 and with a frontage width less than 10m are not created.	**AO34.1** Reconfiguration achieves a minimum lot size of 400m^2 and a minimum frontage width of 10m.
PO35 Reconfiguration of a townhouse development to establish freehold lots only occurs where: (1) the townhouse development is designed to be freehold titled by ensuring: (a) the townhouse development remains in compliance with the development approvals following reconfiguration; (b) each townhouse remaining a self-contained residence following reconfiguration; (c) that dependant activities of the development are not separated by freehold titling; (2) the lots are created following construction of the townhouses; (3) equitable sharing and ongoing maintenance of any shared facilities or infrastructure is established.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Editor's note- material change of use and reconfiguration applications may be submitted together to allow concurrent assessment.	
Precinct LMDR1: South East Thornlands	
PO36 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.2.3.7 road movement network and 6.2.2.3.8 pedestrian, cycle and public transport network.	**AO36.1** Roads, intersections, paths and public transport stops and associated treatments are established in accordance with Figures 6.2.2.3.7 road movement network and 6.2.2.3.8 pedestrian, cycle and public transport network.
PO37 Where development involves or adjoins nominated boulevard roads, the road design: (1) creates a grand avenue character, being 50m wide for the central boulevard and 25m wide for the southern boulevard; (2) incorporates very wide landscaped medians that are of a sufficient width to support fauna movement; and (3) wide shoulders and verges which accommodate separated pedestrian and cyclist paths and dense landscaping.	**AO37.1** Total width of the boulevard is: (1) central boulevard - 50m; and (2) southern boulevard - 25m.
PO38 Development is set back from Cleveland Redland Bay Road and Boundary Road by a distance sufficient to accommodate substantial landscaping to retain a heavily vegetated character.	**AO38.1** In addition to any widening of the road reserve required by the Queensland Government, development provides a 15m wide strip either side of Cleveland Redland Bay Road and Boundary Road which is densely vegetated by trees and shrubs.
PO39 Development adjoining Cleveland Redland Bay Road and Boundary Road attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	No acceptable outcome is nominated.
PO40 Development facilitates: (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) a mix of affordable housing types; (4) access to community infrastructure and public transport services at an early stage of development; and (5) land for community uses and public services, including open space, education, health, social and	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
emergency services where appropriate.	
PO41 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
PO42 Dual occupancies and multiple dwellings are not established on lots that directly adjoin land within the Low Density Residential Precinct LDR2.	No acceptable outcome is nominated.
PO43 Lots that directly adjoin land within the Low Density Residential Precinct LDR2 achieve a minimum site area of 1200m^2 and a minimum frontage width of 25m.	No acceptable outcome is nominated.
Precinct LMDR2: Kinross Road	
PO44 Development does not create any additional vehicular access points to Panorama Drive. New lots are provided with access from internal roads.	**AO44.1** No new access points from lots are provided to Panorama Drive.
PO45 Development does not create any additional vehicular access points to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.	**AO45.1** No new access points from lots are provided to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road.
PO46 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.2.3.9 road movement network and 6.2.2.3.10 pedestrian, cycle, public transport and parks network.	**AO46.1** Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with Figures 6.2.2.3.9 road movement network and 6.2.2.3.10 pedestrian, cycle, public transport and parks network.
PO47 Development adjoining Panorama Drive is set back by a sufficient distance to provide for acoustic treatments and substantial landscaping.	No acceptable outcome is nominated.
PO48 Development adjoining Panorama Drive attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(2) incorporate breaks to allow for pedestrian and cyclist permeability,	
PO49 Development adjoining Panorama Drive provides landscaping to create a heavily vegetated, high visual quality environment.	No acceptable outcome is nominated.
PO50 Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.	**AO50.1** Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including: (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
PO51 The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.	**AO51.1** The road is designed as a boulevard style trunk collector, having: (1) a minimum road width of 20m; (2) no direct vehicular access from new uses and lots adjoining the trunk collector; and (3) a left in, right in and left out only intersection to Panorama Drive.
PO52 Where development involves nominated esplanade roads treatments adjoining open space, the road design: (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation.	No acceptable outcome is nominated.
PO53 To encourage funnelling of fauna to the fauna crossing at Kinross Road, fauna exclusion fencing is provided to lots and roads adjoining the east west open space corridor on the western side of Kinross Road (in the Low medium density residential zoned parts of 68-70 Kinross Road - land no. 130759, lot 2 RP156850, and 64-66 Kinross Road - land no. 130879, lot 15 RP73640).	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO54 Development facilitates: (1) a logical pattern of development; (2) minimal requirement for earthworks and retaining walls; (3) efficient use of land and infrastructure; (4) a mix of affordable housing types; (5) net residential densities are not less than 15 dwellings per hectare; (6) access to community infrastructure and public transport services at an early stage of development; and (7) land for community uses and public services, including open space, education, health, social and emergency services where appropriate.	No acceptable outcome is nominated.
PO55 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
PO56 Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.	No acceptable outcome is nominated.
PO57 To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.	No acceptable outcome is nominated.

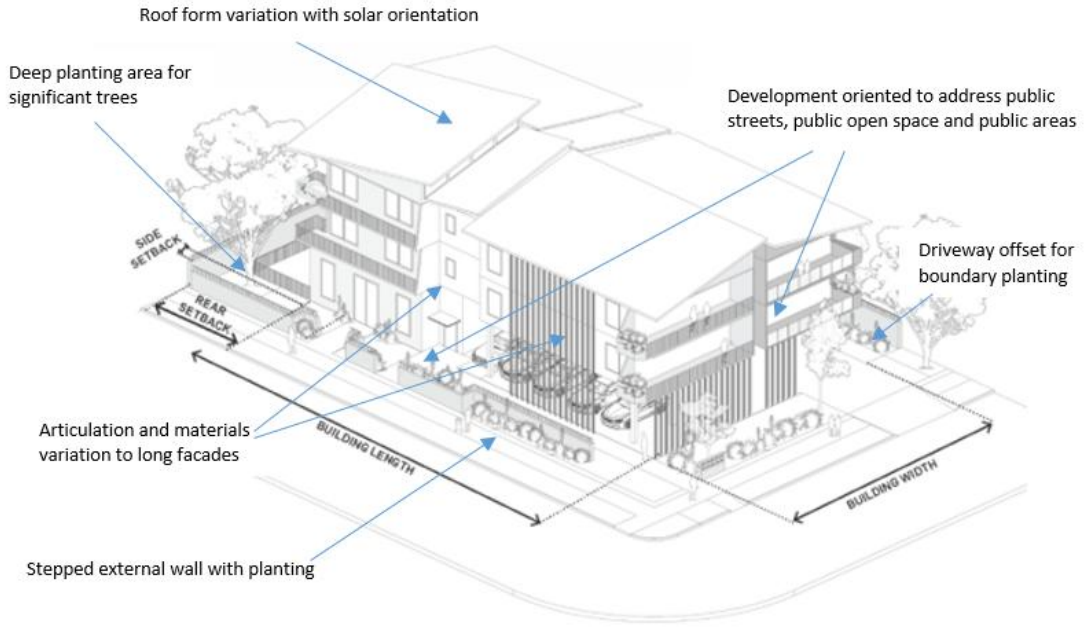


Figure 6.2.2.3.4 —building design and streetscape.

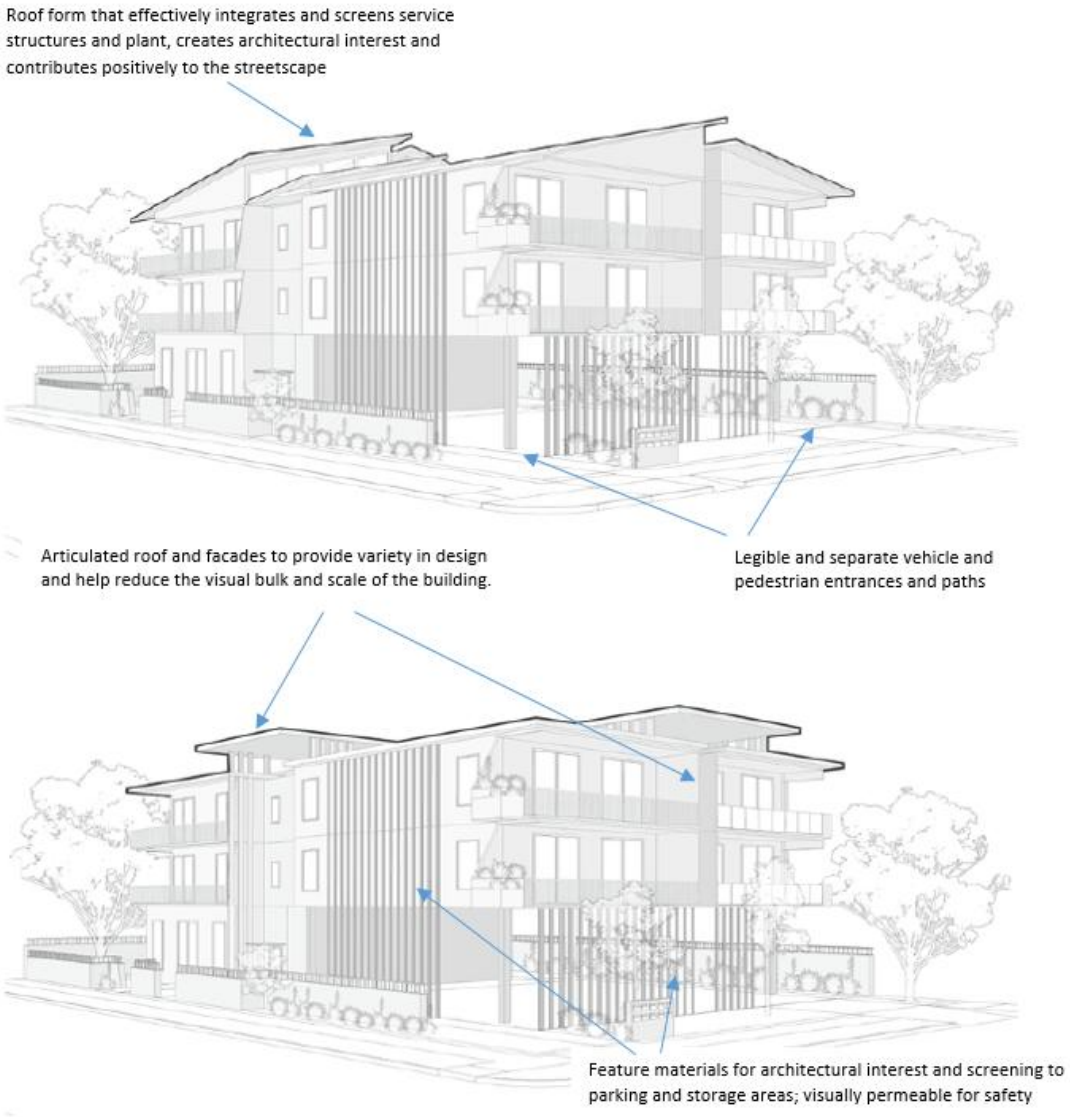


Figure 6.2.2.3.5 — design, materials and roof form.

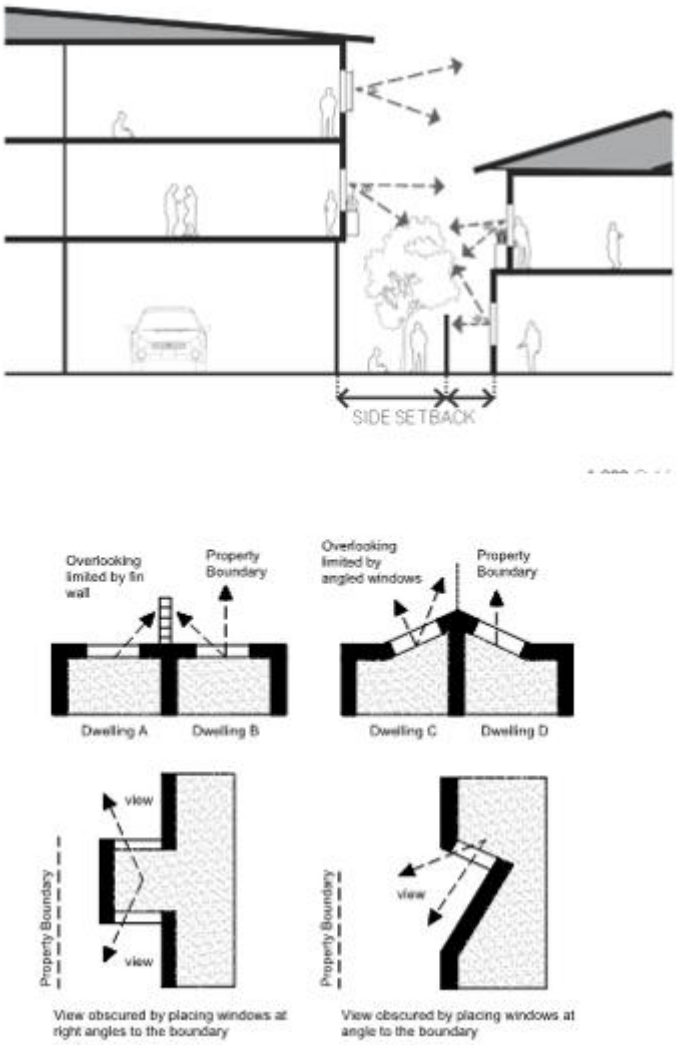


Figure 6.2.2.3.6 —privacy between dwelling units.

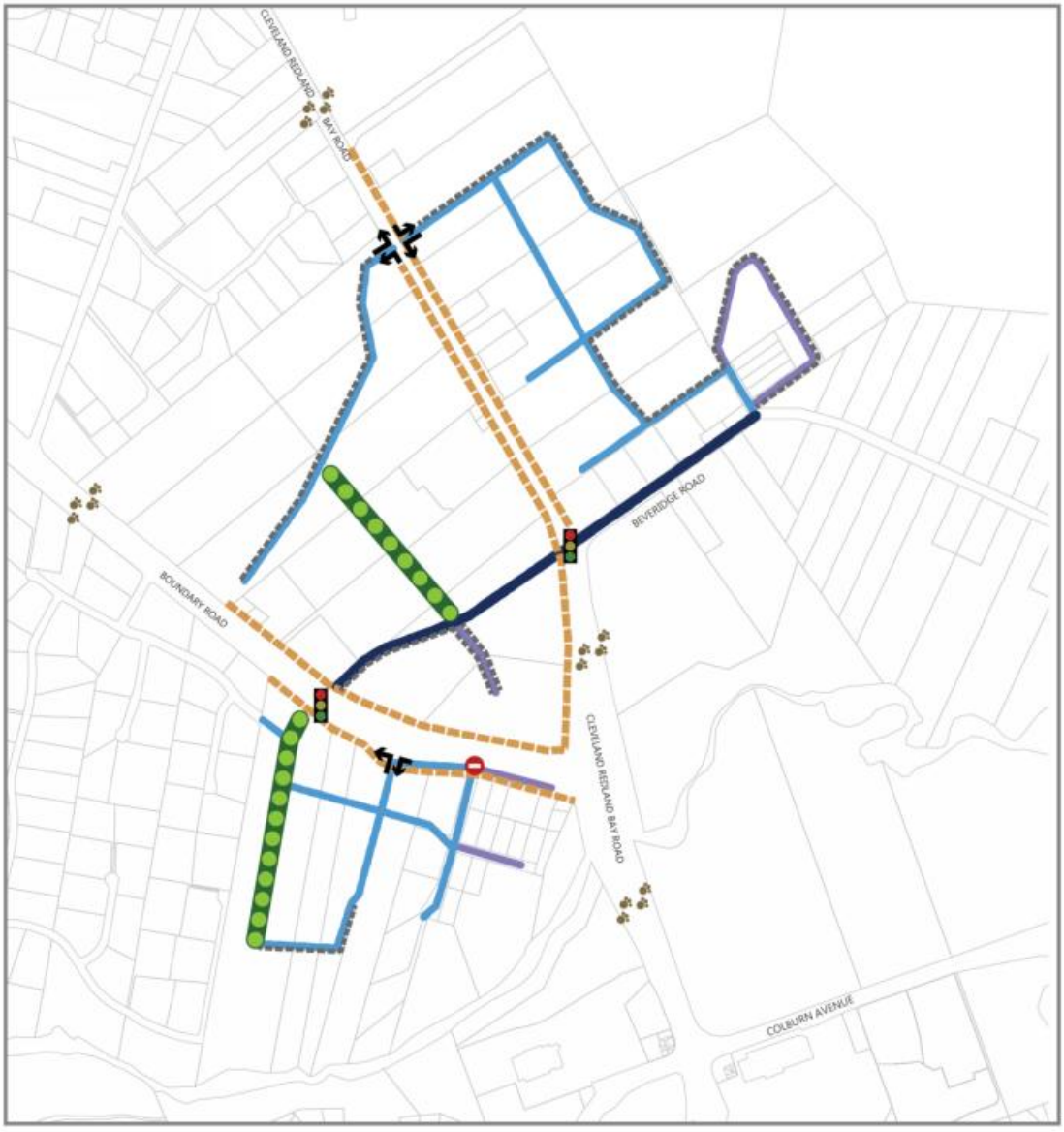


Figure 6.2.2.3.7—South East Thornlands: road movement network

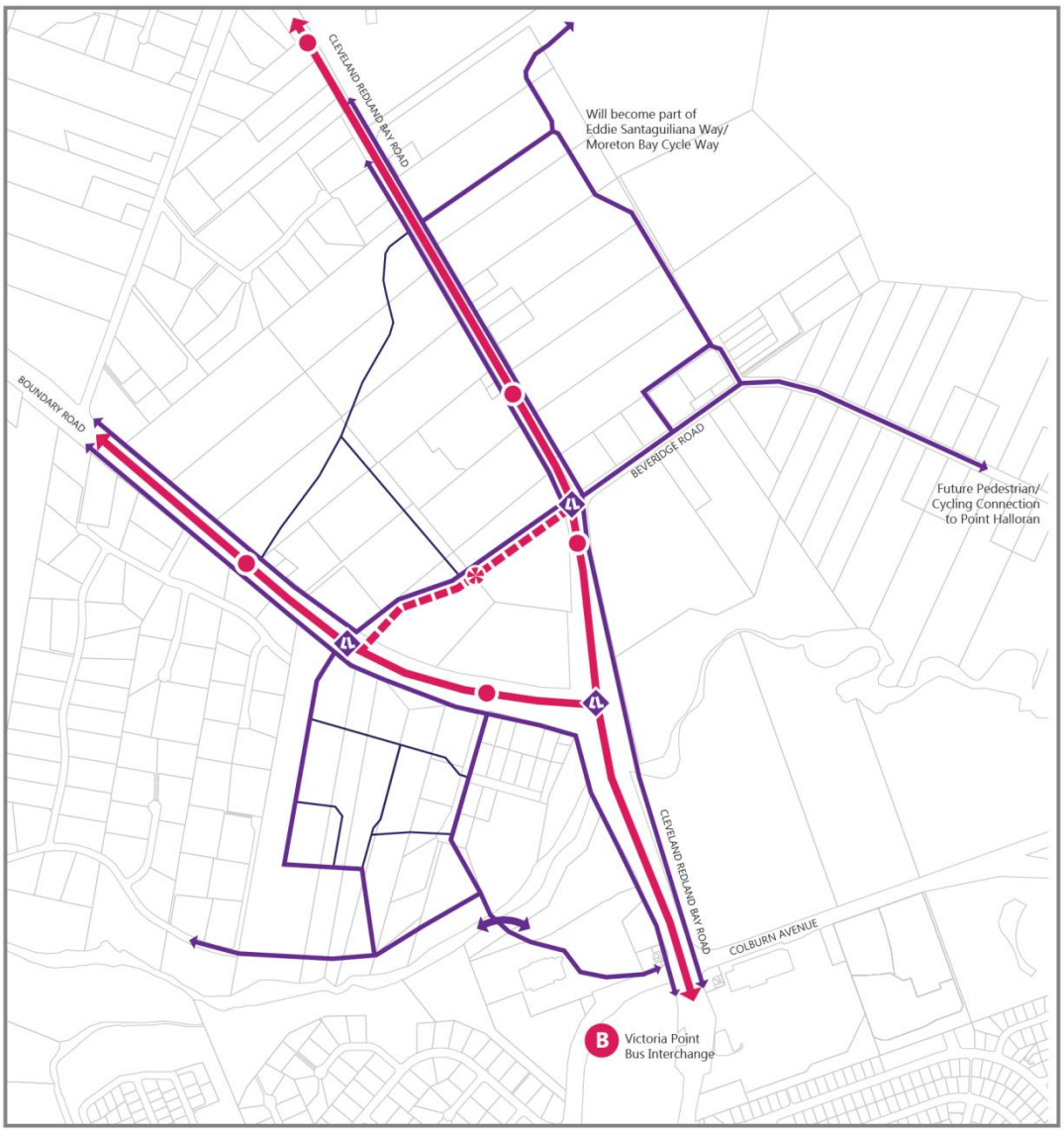


Figure 6.2.2.3.8—South East Thornlands: pedestrian, cycle and public transport network

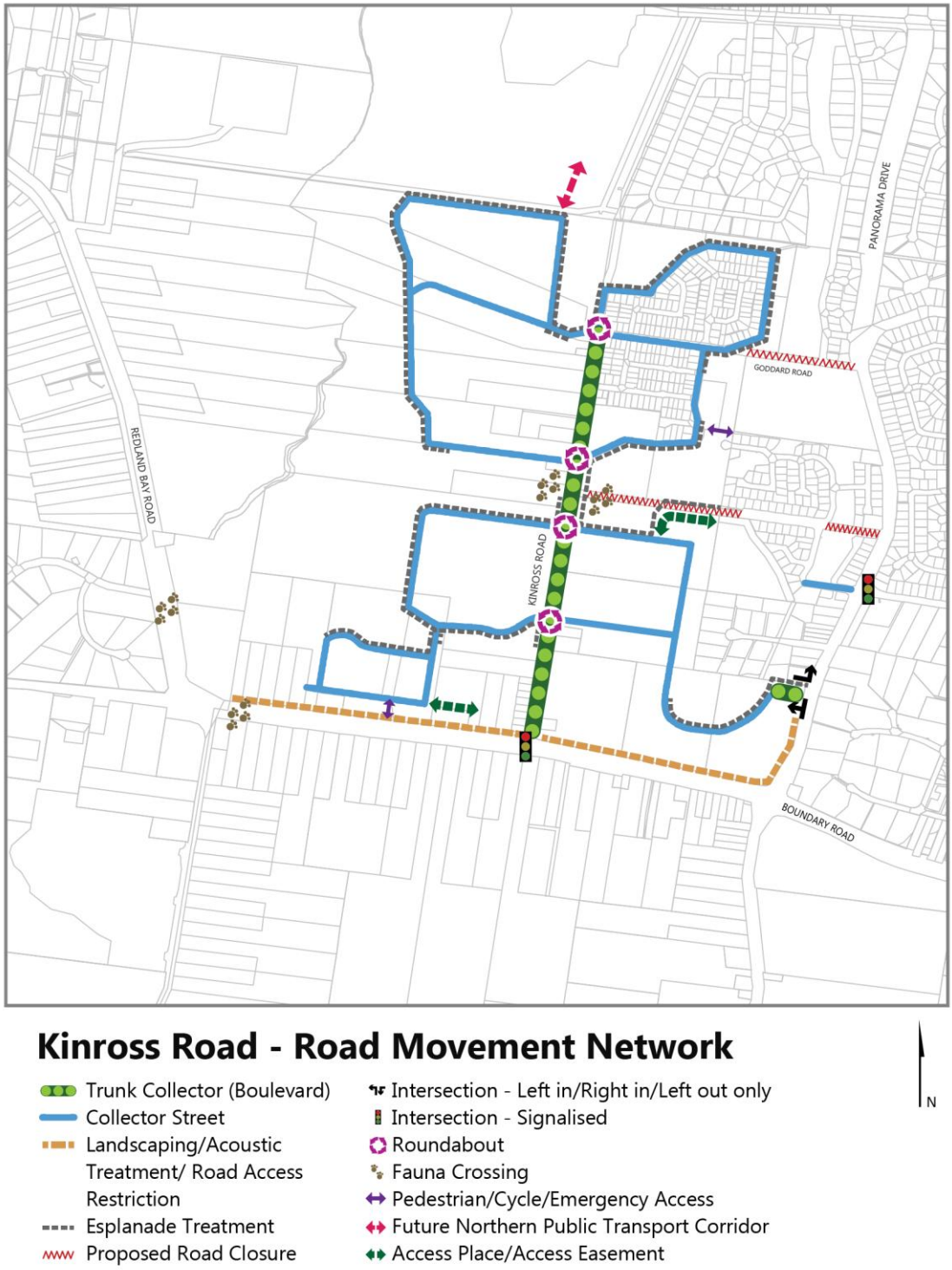


Figure 6.2.2.3.9—Kinross Road: road movement network

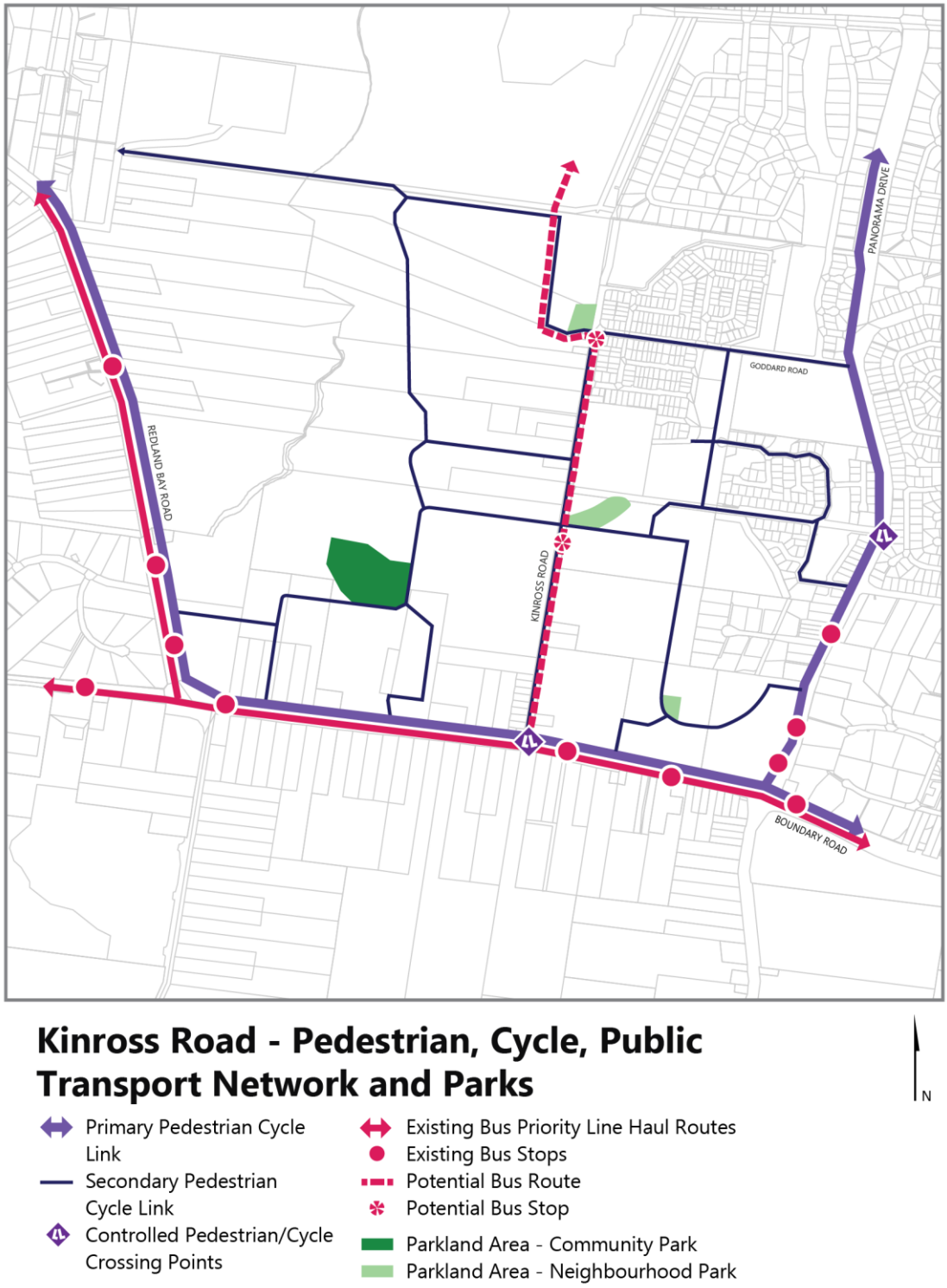


Figure 6.2.2.3.10—Kinross Road: pedestrian, cycle, public transport and parks network

6.2.3 Medium density residential zone code

6.2.3.1 Application

This code applies to development:

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

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

6.2.3.2 Purpose

(1) The purpose of the medium density residential zone code is to provide for medium density living in areas that are close to public transport or centres, and characterised by a mix of multiple dwelling types.
(2) The purpose of the code will be achieved through the following overall outcomes:
    (a) the medium density residential zone consists predominantly of townhouses and apartments. Short term accommodation, retirement and residential care facilities may also be established;
    (b) non-residential uses which provide a community service function or a local service such as a café, are only established where they are small scale, primarily serve the needs of the immediate locality, do not significantly detract from residential amenity, do not compromise the role of any centre and are provided as part of a mixed use development with residential, retirement or tourist accommodation;
    (c) reconfiguration does not reduce lot sizes below 800m^2, unless the resultant lots are of a sufficient size to accommodate well-designed development and all required design elements (e.g. articulation of building elements, landscaping, deep planting and open space) or where a townhouse development has been designed to facilitate freehold titling;

Editor's note – small medium density residential zoned sites may need to be amalgamated or packaged into larger sites to facilitate well-designed, integrated and efficient multiple dwelling design outcomes.

    (d) individual apartment development provides a range of dwelling sizes in terms of the number of bedrooms to cater for a range of different households;
    (e) Home-based businesses are undertaken where they do not detract from the residential amenity of the area;
    (f) development is generally two to three storeys in height, unless otherwise intended in a particular precinct;
    (g) buildings are set back from property boundaries to maintain an attractive streetscape character, protect the privacy and amenity of adjoining residences, provide for natural light and air circulation and provide for landscaping, including deep planting areas;
    (h) development incorporates architectural styles and elements that reduce bulk and enhance the visual impact of the built form.
    (i) development achieves a well-designed, architecturally interesting built form through a mix of articulation of building elements, roof forms, screening, textures, materials and colours;
    (j) development makes a positive contribution to the streetscape and character of the locality and strengthens site features, such as views, heritage or significant trees;
    (k) development provides high-quality private and communal open spaces for residents that enhance liveability and meet recreational needs;
    (l) development provides car parking that is integrated into the site and building and does not negatively impact on the site or adjoining sites or the quality and amenity of the streetscape;

(m) development retains (except where not practicable) or establishes significant trees in deep planting areas and avoids alteration to natural drainage lines; and

Note – the retention of significant trees is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.

(n) development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.

(3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular medium density residential precincts:

(a) Precinct MDR1: parkland living, Capalaba:

(i) buildings are orientated towards Capalaba Regional Park and encourage surveillance, access and views towards the park;
(ii) building height reinforces the role and vibrancy of Capalaba as a principal centre;
(iii) paths and landscape elements connect to the east-west pedestrian spine through Capalaba principal centre through to Capalaba Regional Park; and
(iv) development reinforces a low speed traffic environment within the precinct and extensive on-street car parking.

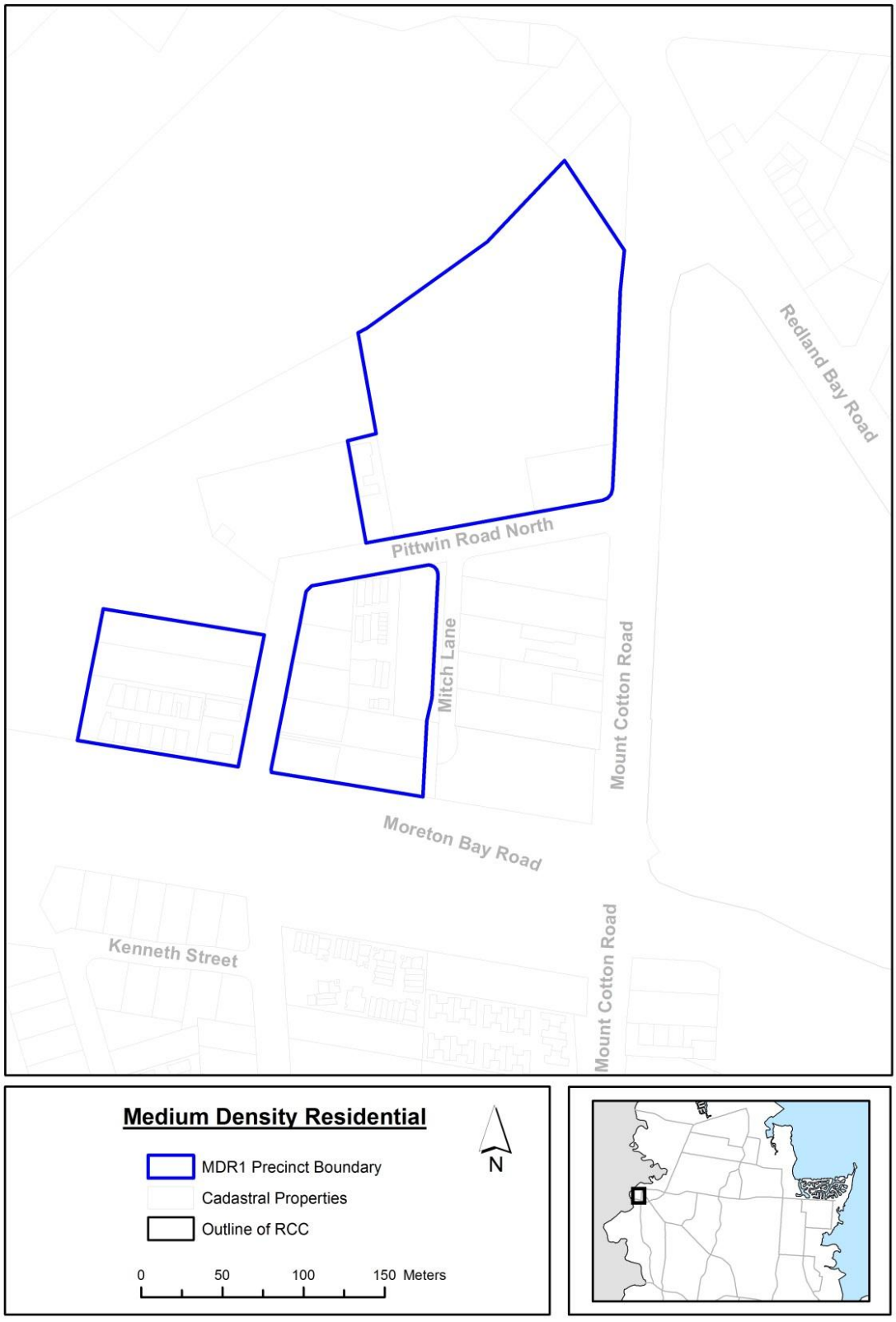


Figure 6.2.3.2.1—Precinct MDR1: parkland living, Capalaba

(b) Precinct MDR2: Mount Cotton Road, Capalaba:

(i) building height provides a transition in height between the principal centre and the surrounding residential environment, to minimise potential impacts of overshadowing and loss of privacy on adjoining sites.

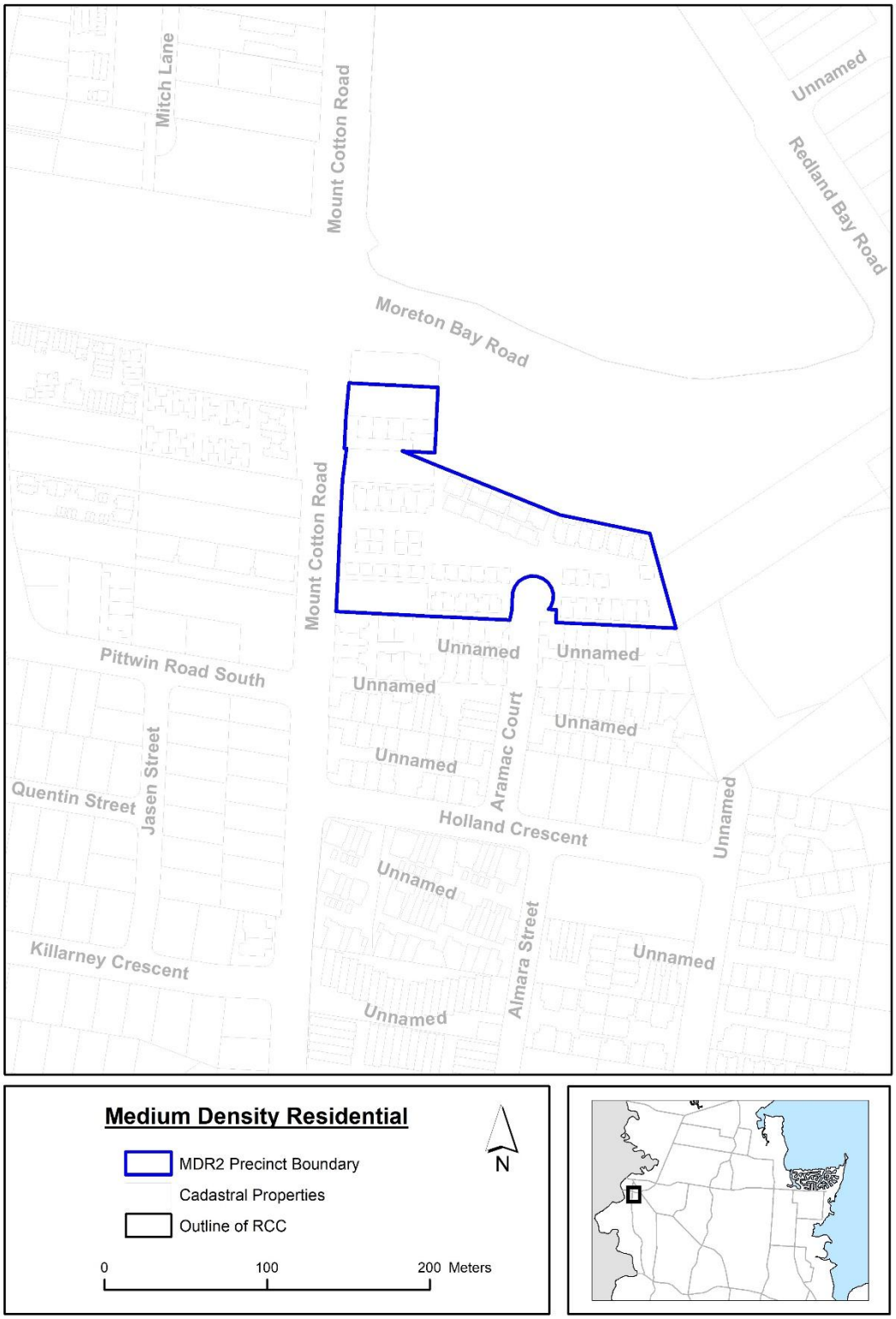


Figure 6.2.3.2.2—Precinct MDR2: Mount Cotton Road, Capalaba

(c) Precinct MDR3: Shore Street East, Cleveland:

(i) a slightly higher built form creates a focal point between Cleveland principal centre and Toondah Harbour; and

(ii) new development consolidates underutilised sites.

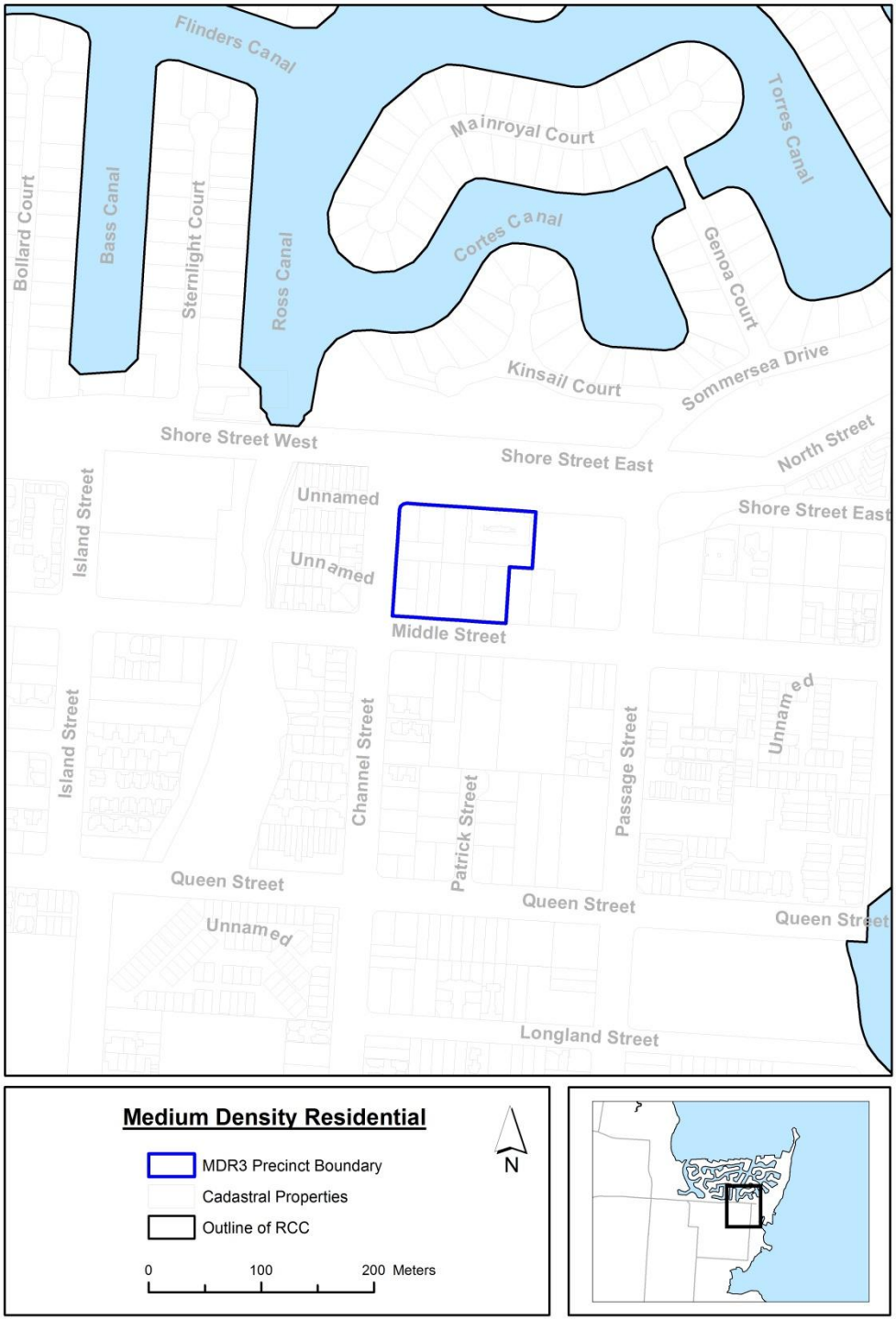


Figure 6.2.3.2.3—Precinct MDR3: Shore Street East, Cleveland

(d) Precinct MDR4: Cleveland:

(i) development assists in providing connections between Cleveland principal centre and the surrounding area;

(ii) building height reinforces the role and vibrancy of Cleveland as a principal centre and the connection between the centre and Toondah Harbour; and

(iii) new development consolidates underutilised sites.

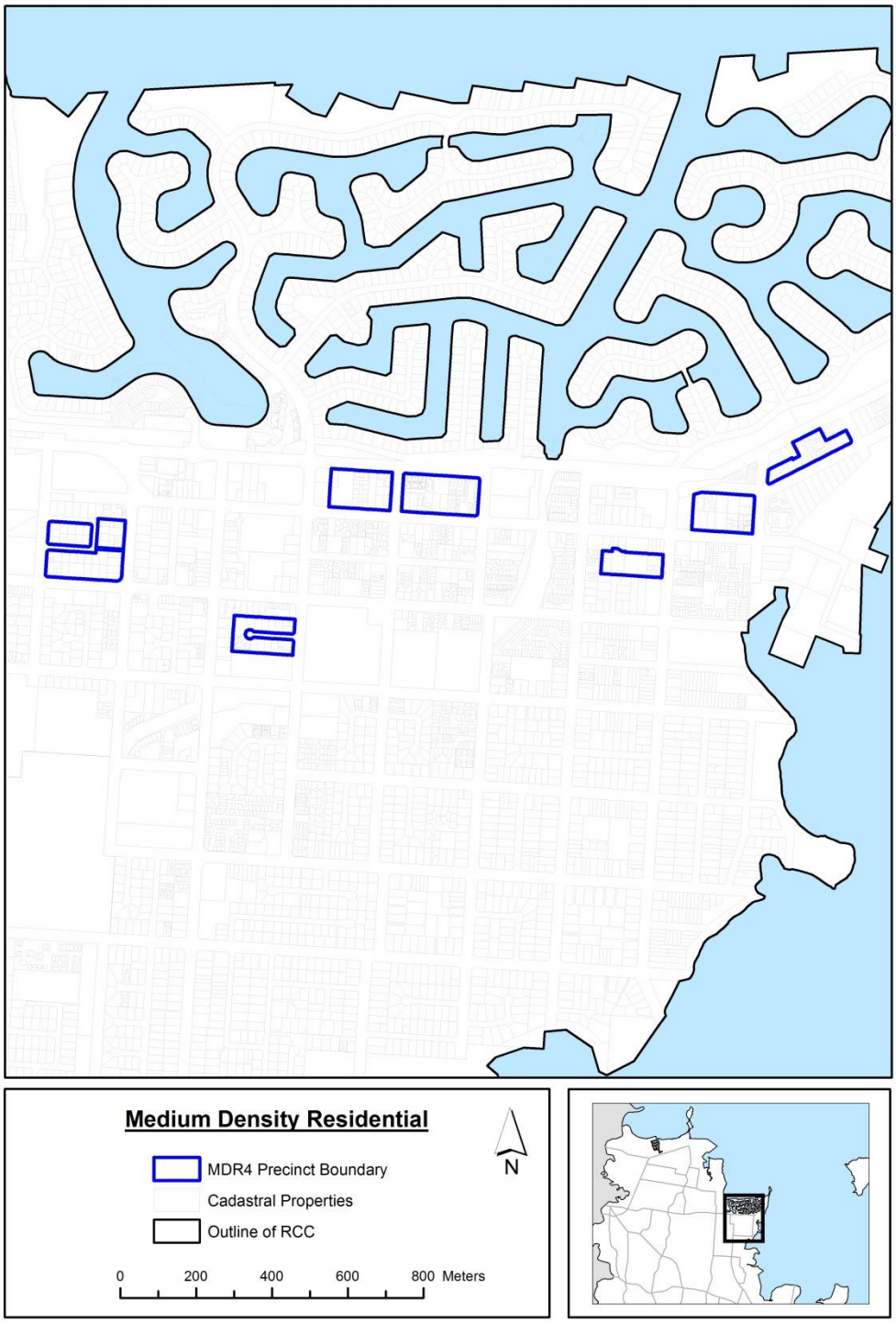


Figure 6.2.3.2.4—Precinct MDR4: Cleveland

(e) Precinct MDR5: Esplanade, Redland Bay:

(i) development provides for a slightly higher built form which optimises the amenity provided by the bay-side location.

Figure 6.2.3.2.5—Precinct MDR5: Esplanade, Redland Bay

(f) Precinct MDR6: South East Thornlands:

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

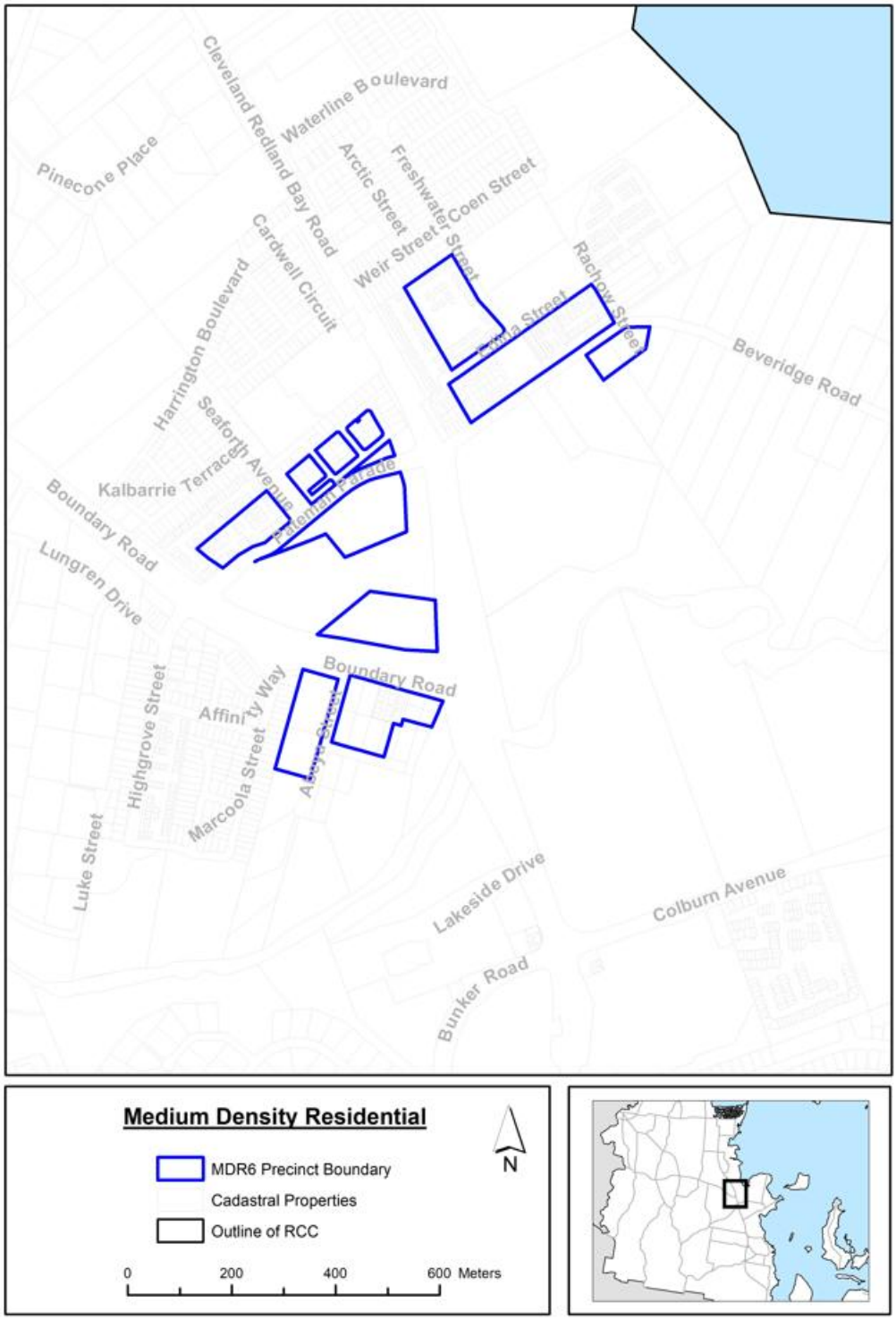


Figure 6.2.3.2.6—Precinct MDR6: South East Thornlands

(g) Precinct MDR7: Eprapah Creek, South East Thornlands:

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

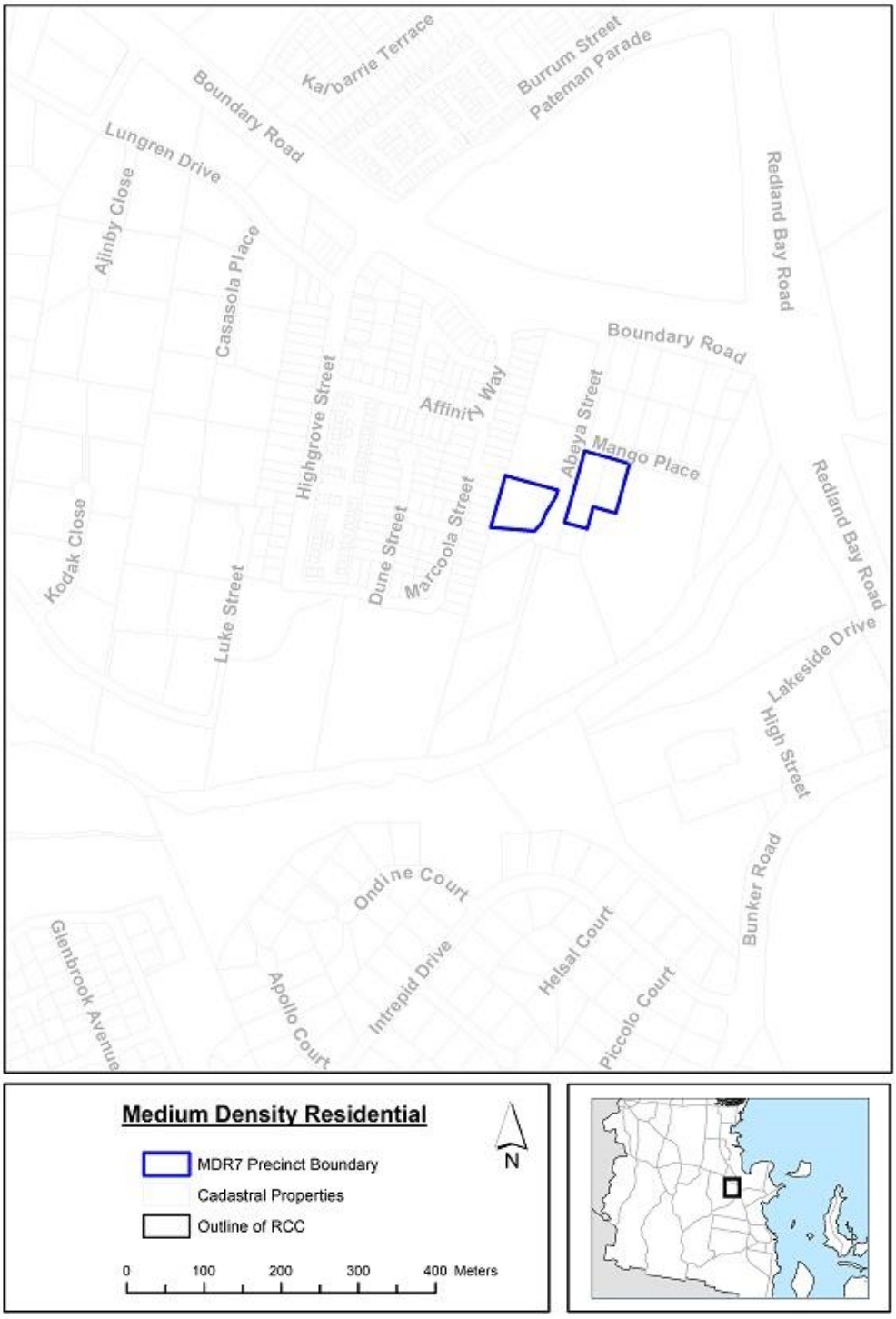


Figure 6.2.3.2.7—Precinct MDR7: Eprapah Creek, South East Thornlands

(h) Precinct MDR8: Kinross Road and Boundary Road and precinct MDR9: Kinross Road:

(i) urban development provides for a mix of housing types and achieves a minimum net residential density of 44 dwellings per hectare;
(ii) development provides for a high level of accessibility to nearby local centres and community facilities;
(iii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
(iv) development on land fronting Boundary Road and Panorama Drive is designed to:

(A) rely on access from the internal street network with no access from Boundary Road and Panorama Drive; and
(B) facilitate landscaping and acoustic treatment of Boundary Road and Panorama Drive;

(v) development maintains significant habitat linkages and assists in the safe movement of koalas;

Editor's note—Applicants should be aware that the provisions of the *Planning Regulation 2017*, Schedules 10 (part 10) and 11 also apply to development in this area.

(vi) development does not compromise or constrain the potential for well designed future urban communities;
(vii) building height in precinct MDR8 Kinross Road and Boundary Road is compatible with that of surrounding residences.

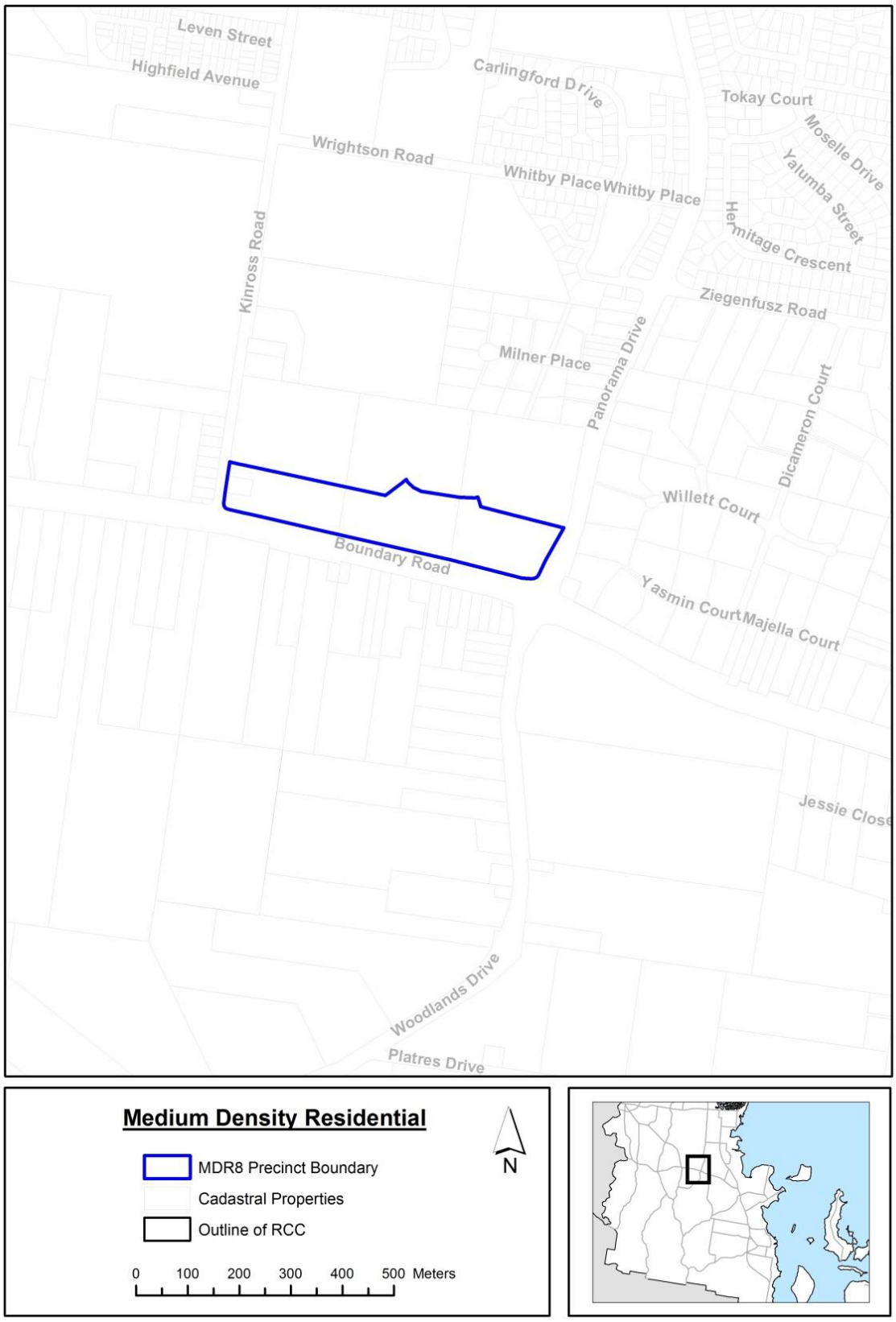


Figure 6.2.3.2.8—Precinct MDR8: Kinross Road and Boundary Road

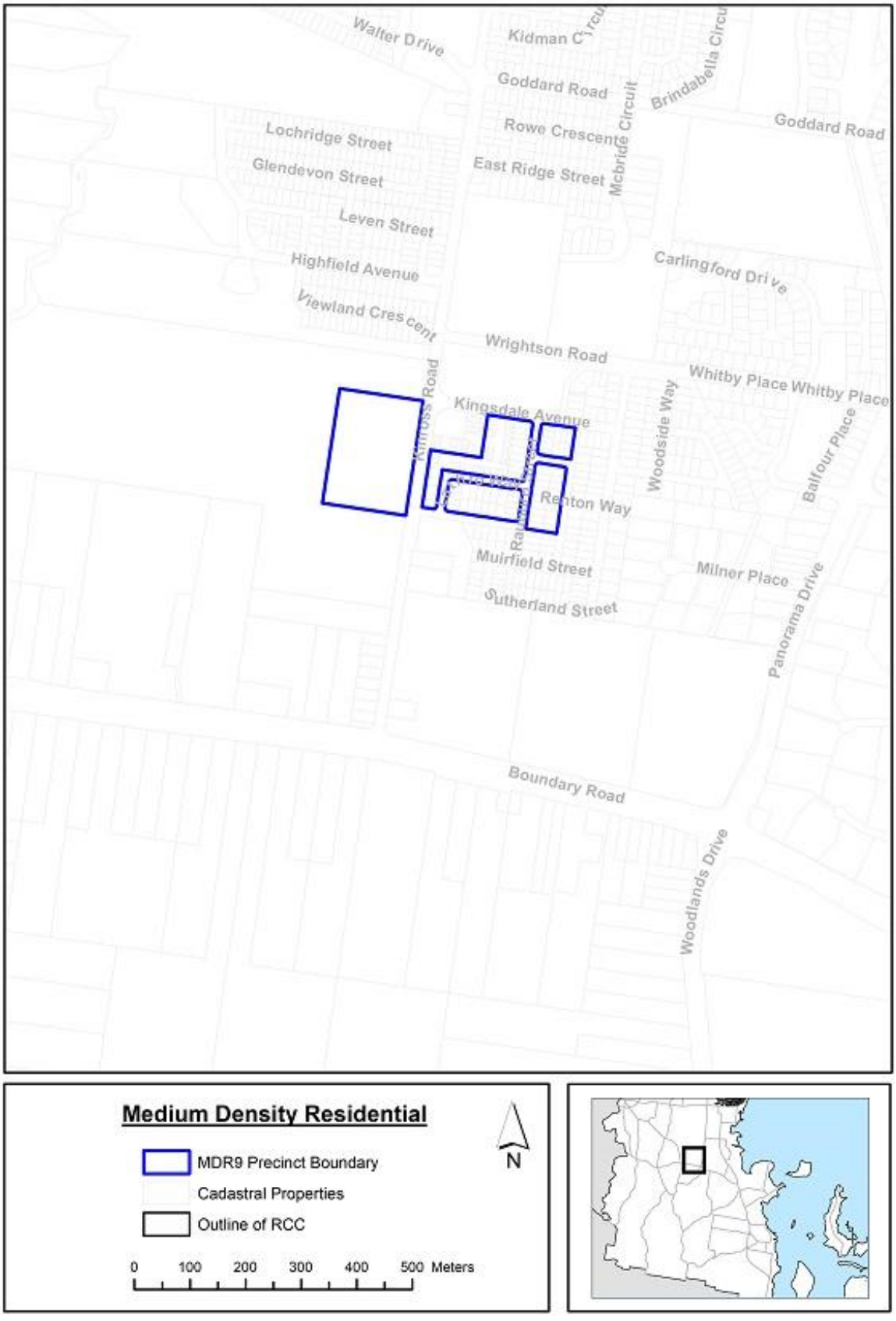


Figure 6.2.3.2.9—Precinct MDR9: Kinross Road

6.2.3.3 Medium density residential zone code – Specific benchmarks for assessment

Table 6.2.3.3.1—Benchmarks for assessable development

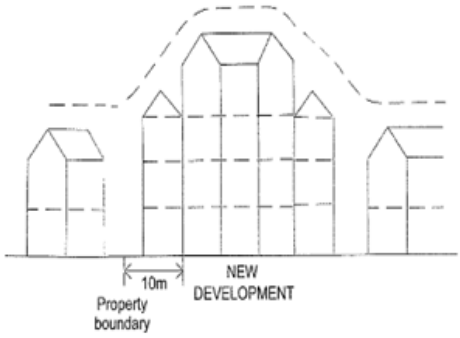
Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Good residential design promotes the efficient use of a lot, an acceptable amenity to residents, and facilitates off street parking.	**AO1.1** A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP1.3. Note — For the purpose of this AO, a reference to "duplex" in the Queensland Development Code MP1.3 is taken to be "Dual occupancy" as defined by this planning scheme. Note — References to the Queensland Development Code MP1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy. Note — The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of "dual occupancy" as defined by this planning scheme. Note — Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.
For assessable development Note – Planning Scheme Policy 7 Multiple Dwelling Design provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme.	
Non residential uses	
PO2 Non-residential uses occur only where they: (1) are for a food and drink outlet, community care centre or community use; (2) are designed to be compatible with residential activities as part of a mixed use development; (3) do not unduly detract from internal or local residential amenity; (4) are small scale and primarily serve the immediate community; and (5) do not impact on the function of any nearby centre.	No acceptable outcome is nominated.
Short term accommodation	
PO3 Short term accommodation is located and designed to minimise conflicts with permanent residential development.	No acceptable outcome is nominated.
All residential development – communal and private open space	

Performance outcomes	Acceptable outcomes
PO4 Development involving an apartment development with 10 or more dwellings or a townhouse development with 20 or more dwellings provides sufficient communal open space that: (1) is readily accessible, usable and safe; (2) provides flexible spaces and recreation facilities suitable for a range of activities; (3) is landscaped to provide shade, creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas; (4) provides opportunity for casual social interaction; (5) is designed and located to minimise impacts on the amenity of residents of the development and neighbouring properties; (6) is co-located with but separate from deep planting areas (except where not practicable); and (7) minimises impervious ground level areas to improve on-site stormwater filtration.	**AO4.1** Communal open space is provided, where development involves: (1) an apartment development with 10 or more dwellings; (a) at a minimum rate of 15% of the site area or 100m^2 (whichever is greater); (b) with a minimum dimension of 5m; and (c) at ground level, on rooftops, on podiums, by indoor recreational facilities, or a combination of these; and (2) a townhouse with 20 or more dwellings; (a) at a minimum rate of 5% of the site area or 50m^2 (whichever is greater); and (b) with a minimum dimension of 5m.
	AO4.2 A communal open space area is designed to: (1) be centrally located to be readily accessible for residents via pedestrian pathways; (2) be co-located with deep planting areas where practicable; (3) ensure that 50% of the principal usable area receives a minimum of two hours of direct sunlight between 9am and 3pm on 21 June; (4) be clearly distinguished from any private open space; (5) be well lit and subject to passive surveillance; (6) provide a range of recreational facilities including, for example; (e) seating for individuals or groups; (f) barbeque areas; (g) play equipment or play areas; and (h) swimming pool, gyms, tennis court, common room or communal gardens; (7) provide a minimum of 15% planted or grassed landscaping, including a planted area with a minimum width of 1.5m where adjoining a neighbouring property; (8) ensure a minimum of 15% of the area is shaded by trees; (9) have a finished surface level with a gradient less than 5 percent; (10) have hard and soft landscape treatments; and (11) be clear of all non-recreational structures, including clothes hoists,

Performance outcomes	Acceptable outcomes
	driveways, water tanks, car parking and garbage storage. Editor's note: landscaping provided in communal open space is separate from deep planting areas.
PO5 Development provides private open space that is: (1) useable in size and shape to meet the needs of a diversity of potential residents; (2) functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) clearly identified as private open space; (4) provides a high level of privacy for residents and neighbours; and (5) is located and designed to enhance the liveability of residents.	**AO5.1** For a ground floor dwelling, ground floor private open space is designed and located to: (1) be orientated to the street, where adjoining a street frontage for an apartment development; (2) predominately face north, east or west, except where orientated to the street; (3) provide a minimum area of 16m^2 if a dwelling in a residential care facility; or (4) provide a minimum area of 25m^2 for all other dwellings; with: a. a minimum dimension of 4m and clear of any utilities such as gas, clothes drying facilities, water tanks or air-conditioning units; b. direct access from living or common areas to extend the living space; c. screening or fencing to clearly identify the area as private open space; d. a high level of privacy for residents and neighbours; and e. a high level of acoustic amenity.

Performance outcomes	Acceptable outcomes
	AO5.2 For dwellings above ground level, private balconies are designed and located to: (1) be orientated to the street, where adjoining a street frontage; (2) predominately face north, east or west, except where orientated to the street; (3) be orientated with the longer side facing outwards, or open to the sky, to optimise daylight access into adjacent rooms; (4) provide a minimum of $10m^2$ if a dwelling in a residential care facility; or (5) for all other dwellings: (a) a minimum area of $10m^2$ for a 1 bedroom unit; or (b) a minimum area of $16m^2$ for a two or more bedroom unit; with: a. a minimum dimension of 3m and clear of any air conditioning unit or drying space; b. direct access from living or common areas to extend living areas; and c. a high level of privacy for residents and neighbours.
	AO5.3 Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.
Apartment diversity	
PO6 Development for an apartment development involving 5 or more dwellings provides a mix of dwelling sizes, in terms of the number of bedrooms, to accommodate a range of household types.	No acceptable solution nominated
Built form	
PO7 Development occurs on a site that has an area and street frontage width that is sufficient to: (1) accommodate the scale and form of well-designed and articulated multiple dwelling building; (2) allow buildings to be oriented to the street;	**AO7.1** A development site has a minimum: (1) site area of $800m^2$ and a street frontage width of 20m for a building 3 storeys or less in height; or (2) site area of $1,000m^2$ and a street frontage width of 20m for a building 4 storeys or greater in height.

Performance outcomes	Acceptable outcomes
(3) provide for communal and private open spaces at ground level; (4) provide safe and convenient vehicle access to the site; (5) accommodate on-site parking for residents and visitors, and waste and delivery vehicles manoeuvring; (6) deliver substantial landscaping including deep planting areas to retain or establish significant trees; and (7) provide adequate building setbacks to adjoining properties to maintain residential amenity and privacy.	
PO8 Development provides for interaction with the street and public spaces by: (1) providing non-residential uses, like a food and drink outlet, at ground level with direct and safe pedestrian access; or (2) providing dwellings or habitable rooms at ground level; and (3) ensuring ground level dwellings or habitable rooms adjoining a street or public space have direct and safe pedestrian access to the street or public space wherever possible.	No acceptable solution nominated. Figure 6.2.3.3.6 illustrates.
PO9 Site cover: (1) is consistent with the intended medium density character of the area and immediate streetscape; (2) mitigates the bulk and scale of development; (3) provides natural light, sunlight and breeze to living and open space areas; (4) provides for privacy between dwelling units for residents and neighbouring properties; (5) supports residential amenity for residents and neighbouring properties (6) provides usable open space for residents; and (7) allows for substantial landscaping, including deep planting areas to retain or establish significant trees.	**AO9.1** Site cover does not exceed: (a) 55% for an apartment development on a lot 800m^2 to 1000m^2; or (b) 50% for an apartment development on a lot 1000m^2 or greater; or (c) 50% for a townhouse development. Editor's note: there is no acceptable outcome for development on a lot less than 800m^2. An application on a lot less than 800m^2 requires assessment against the site cover performance outcome. Editor's note: site cover for a townhouse designed for freehold titling is calculated as a proportion of the lot before reconfiguration.
PO10 Building height: (1) in precinct MDR1 parkland living, Capalaba, is mid rise and provides a transition up to higher buildings within the principal centre; (2) in precinct MDR2 Mount Cotton Road Capalaba, is mid-rise but steps down	**AO10.1** Building height does not exceed the maximum number of storeys or height set out in Table 6.2.3.3.2 Maximum building storeys and height. Editor's Note-Refer to Schedule 24 of the *Planning Regulation 2017* for the definition of storey.

Performance outcomes	Acceptable outcomes
from the principal centre to low rise residential areas south of Redland Bay Road; (3) in precinct MDR3 Shore Street East, Cleveland, is mid-rise but creates a focal point between Cleveland principal centre and Toondah Harbour; (4) in precinct MDR4 Cleveland, is mid rise and reinforces the connection between Cleveland principal centre and Toondah Harbour; (5) in precinct MDR7 Eprapah Creek, South East Thornlands and precinct MDR5 Esplanade, Redland Bay, is mid-rise, accommodating a slightly higher built form than surrounding medium density residential zoned land; (6) in precinct MDR8 Kinross Road and Boundary Road, is low rise and compatible with the height of surrounding residences; and (7) is up to three storeys in all other areas.	
PO11 Where building height over 13m is intended, buildings step down in height and scale to be of a similar size to intended building height on adjoining residential zoned land.	**AO11.1** Buildings: (1) within 10m of the common boundary have a building height no more than 13m; and (2) within 20m of the common boundary have a building height no more than 6m greater than the intended building height on the adjoining site. Figure 6.2.3.3.1 illustrates.  **Figure 6.2.3.3.1—Height between adjoining development**

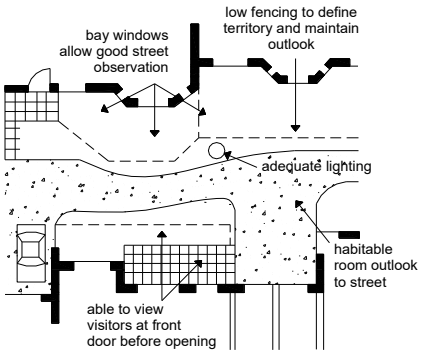
Performance outcomes	Acceptable outcomes
PO12 Front boundary setbacks (other than basements): (1) create an attractive, consistent and cohesive streetscape; (2) results in development not being visually dominant or overbearing with respect to the streetscape; (3) assist in achieving visual privacy to ground floor dwellings from the street; (4) support the location of balconies for casual surveillance of the street and articulation of the building facade; (5) provide for landscaping to soften and screen the built form, including deep planting areas to retain or establish significant vegetation; (6) provide for usable open space for the residents; (7) provide for visitor car parking for apartment development where adjoining the driveway and landscaped or screened from the street; and (8) where tandem car parking spaces are proposed in front of townhouse garages, they are contained wholly within the property boundary. Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.	**AO12.1** The front boundary setback is a minimum of: (1) 3m to the building wall and 5.5m for garage doors for a townhouse development with front street access; or (2) 3m to the building wall for a townhouse development with rear lane access; or (3) 4m to balcony, eaves, awning or the like and 6m to building wall for an apartment development; Figure 6.2.3.3.5 illustrates.
PO13 Side and rear boundary setbacks: (1) minimise the impacts of development on the amenity and privacy of existing and future adjoining residents; (2) does not prejudice the intended future development of adjoining sites; (3) contribute to the pattern of the streetscape consistent with the intended neighbourhood character; (4) support the separation of buildings to provide visual and acoustic privacy; (5) maintain sufficient levels of natural light, and air circulation for residents of the development and adjoining sites; (6) ensure daylight penetrates all sides of the proposed building; (7) provide for communal (where required) and private open space areas; (8) provide space for service functions (except car parking), including clothes drying areas if needed;	**AO13.1** The side boundary setback: (1) for a townhouse development, is a minimum of: (a) 1.5m for a building wall up to 4.5m high; (b) 2m for a wall up to 8.5m high; (c) 2m plus 0.5m for every 3m or part thereof by which the building exceeds 8.5m; or (2) for apartment development on a lot 800m^2 to 1000m^2, is a minimum of 3m to a balcony or the building wall; or (3) for apartment development on a lot greater than 1000m^2, is a minimum of 4m to a balcony or the building wall. Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.

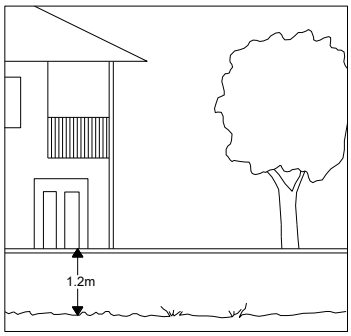
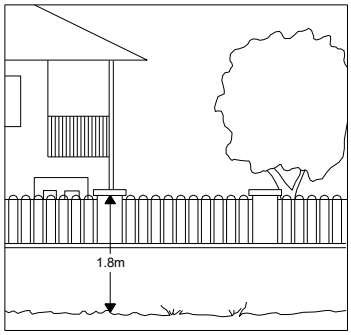
Performance outcomes	Acceptable outcomes
(9) support the introduction of landscaping to complement building massing, screen buildings and support the privacy of existing and future adjoining residents; and (10) provide for deep planting areas, to retain and protect significant native trees (except where not practicable) and vegetation, or establish large subtropical shade trees. Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.	**AO13.2** The rear boundary setback is: (1) for a townhouse development a minimum of 3m; or (2) for apartment development on a lot 800m^2 to 1000m^2, a minimum of 5m to a balcony or the building wall; or (3) for apartment development on a lot greater than 1000m^2, a minimum of 6m to a balcony or the building wall.
PO14 Basements: (1) are located outside of deep planting areas; (2) are designed to integrate into the building façade and landscape design to minimise visual impacts on the streetscape; and (3) provide for natural ventilation.	No acceptable outcome is nominated.
PO15 Buildings are designed to: (1) contribute to an attractive streetscape and intended character of the local area; (2) be orientated to the street; (3) incorporate balconies that address street frontages and public spaces; (4) provide modulation and articulation in the building façade and elevations' horizontal and vertical profiles; (5) provide projections and recesses in the facade and elevations that reflect changes of internal functions of buildings, including circulation; (6) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features; (7) use similarly proportioned roof forms, doors, windows and balconies to complement the local character; (8) break up the appearance of large buildings through roof form, materials, articulation, projections and recesses that reflect the existing streetscape scale; and (9) articulate building entrances and openings.	No acceptable outcome is nominated. Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates
PO16 Development ensures that: (1) corner sites address both street frontages; and	No acceptable outcome is nominated. Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates.

Performance outcomes	Acceptable outcomes
(2) key corners are given prominence by changes in articulation, materials, colour/artwork and roof expression.	
PO17 Development for services and related structures: (1) are accessible for maintenance; (2) are integrated to blend into the overall development design; and (3) are designed and orientated to not visually dominate the street frontage.	**AO17.1** Services and related structures (such as electricity transformers, fire hydrant and booster assemblies) where located in the front boundary setback: (1) extend for no more than 5m or 10% of the street frontage (whichever is lesser); (2) are orientated towards internal driveways or footpaths; and (3) are located, screened with similar materials to the building or landscaped to not be visually obtrusive when viewed from the street.
PO18 A main pedestrian entrance is provided for an apartment building that connects the street with the building and: (1) is separated from the vehicle entry; (2) provides safe and convenient access to the building for pedestrians, with crime prevention principles incorporated, to eliminate concealment areas and visually delineate the public and private spaces; and (3) includes an entry treatment that provides waiting space off the footpath, lighting, mailboxes, building signage and numbering.	No acceptable outcome is nominated.
PO19 Multiple dwelling building walls are designed to: (1) be visually interesting through the provision of articulation on the side and rear walls; (2) avoid highly reflective finishes; (3) break up multiple dwelling development and reduce the scale and bulk of the buildings; and (4) support dual-orientation dwellings to provide for natural cross ventilation.	**AO19.1** The maximum length of a building wall in any direction is 30m, with a change in the building line every 15m on side and rear walls of plus or minus 1.5m for a length not less than 5m. Editor's note-full building separation provides a minimum of 6m for apartments and 3m for townhouses.
PO20 Design elements promote a subtropical and climate responsive design character through: (1) the use of deep balconies, decks and eaves; (2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible;	No acceptable outcome is nominated

Performance outcomes	Acceptable outcomes
(3) maximising dwellings with a northern aspect; (4) maximising dual orientation of habitable rooms to provide for natural cross ventilation; (5) integration of buildings with landscape planting and deep planting areas to create a pleasant micro-climate; and (6) screening habitable rooms from the western sun, using building and landscape elements. Editor's note—Applicants should have regard to: 1. Subtropical Design in South East Queensland: A handbook for planners, developers and decision makers; and 2. Planning Scheme Policy 7: Multiple Dwelling Design.	
PO21 The design of roof form, rooftops and building caps of apartment development: (1) provides an interesting and attractive roof-scape that enhances the architectural distinction of the building and makes a positive contribution to the local character; (2) is articulated to reduce the bulk and scale of a building when viewed from the street (3) considers the ability for discreet placement and optimum orientation of solar panels; (4) maximises solar access for dwellings during winter and provides shade in summer; and (5) incorporates variety in design; and (6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment; and (7) avoids highly reflective finishes.	**AO21.1** Roof form, rooftops and building caps are designed to: (1) include interesting forms created through pitches, gables, skillions or other features; (2) be articulated to break down the roof and building bulk and scale; (3) provide opportunity for stormwater collection, solar energy and communal open space; (4) be angled to the north and east to maximise solar access in winter; and (5) incorporate hoods and overhangs to shade walls and windows from the summer sun. Figures 6.2.3.3.6 and 6.2.3.3.7 illustrates.
	AO21.2 Rooftop service structures, plant and equipment are: (1) integrated into the building design to be an architectural feature; or (2) discreet or effectively screened; and (3) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner.
	AO21.3 Where rooftops are used for communal open space: (1) service structures, plant and equipment are visually and acoustically screened; and

Performance outcomes	Acceptable outcomes
	(2) landscaping is provided to provide shade and visual relief.
PO22 Parking facilities for apartment development: (1) are contained within a basement level or within the building footprint where located at ground level: (2) are designed to not dominate the streetscape or the building form when viewed from the street, other public spaces and adjoining properties; (3) provide storage areas for residents; and (4) mitigate amenity impacts on adjoining residents.	**AO22.1** Parking facilities for residents (excludes visitor car parking): (1) are located in a basement level; or (2) within the building footprint at ground level where; (a) landscaped and screened from view from the street, other public spaces and adjoining properties; (b) integrated into the building façade through architectural elements; and (3) provide storage areas for residents.
	AO22.2 Visitor car parking (excludes resident parking) are located: (1) in a basement level; or (2) at ground level within the building footprint where landscaped or screened from view from the street, other public spaces and adjoining properties; or (3) in the front setback where adjoining the driveway and landscaped or screened from view from the street.
PO23 Parking facilities for townhouse development are located so they do not dominate the streetscape or the building form when viewed from the street.	**AO23.1** Vehicle parking structures are located behind the front building alignment.
PO24 Driveways and internal access ways are located and designed to: (1) integrate into the overall building design; (2) define the public and private space; (3) support active street frontages and enhance the streetscape character; (4) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape; (5) minimise visual impact of long driveways through changing alignments and landscaping; (6) be located on secondary/rear frontages, where available; (7) limit the number and width of driveway crossovers to the minimum required; (8) minimise the extent of internal access ways; (9) mitigate impacts on neighbouring properties;	**AO24.1** Driveways and internal access ways are located and designed: (1) to incorporate high quality pavement materials, textures and colours that are consistent with the overall building design; (2) to be limited to one crossover per street frontage; (3) to provide the minimum width required; (4) to be offset from the side boundary by a minimum of 1m to allow for landscaping; and (5) to minimise and soften visual impacts through (a) offset alignment of the driveway and landscaping to screen the view of the driveway from the street;

Performance outcomes	Acceptable outcomes
(10) maximise the availability of on-street parking; (11) support the retention or establishment of street trees; and (12) allow for refuse collection and street infrastructure.	(b) a change in alignment within 20m from the street frontage; and (c) soft landscaping along the driveway and at the end of the straight alignment. Figure 6.2.3.3.6 illustrates.
PO25 Development provides front fences or walls along street frontages, or public spaces, that create an attractive streetscape by: (1) incorporating a mixture of building materials that complement the design of buildings (2) providing visual interest and a softening of the visual impact where significant in length (3) highlighting the entrance to the property.	**AO25.1** Fences or walls along a street front or public space are designed to incorporate a mixture of building materials that complement the design of the building.
	AO25.2 Where a fence or wall along street frontages or public spaces exceeds 10m in length, indentations, material variation or soft landscaping (including planter boxes) are incorporated. Figure 6.2.3.3.6 illustrates.
PO26 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided) pedestrian and cycle paths, including the primary pedestrian entrance and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; (4) providing direct movements with clear unobscured sight lines; and (5) having fencing and walls along a street frontage or public space incorporate visually permeable materials and treatments.	**AO26.1** Balconies, windows and building openings overlook streets and other public spaces. Figures 6.2.3.3.2 and 6.2.3.3.8 illustrates.  **Figure 6.2.3.3.2—Overlooking**
	AO26.2 Fences or walls along a street frontage or public space have a maximum height of: (1) 1.2m where solid; or (2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.

Performance outcomes	Acceptable outcomes
	Figures 6.2.3.3.3 and 6.2.3.3.4 illustrate.  **Figure 6.2.3.3.3 — Fencing (1)**  **Figure 6.2.3.3.4 — Fencing (2)**
PO27 On elevated or steeply sloping sites: (1) development is sympathetic to the natural landform through the use of terraced or split level building forms that minimise ground level disturbance outside the building footprints; and (2) the understoreys of buildings are screened to maintain the quality of view when viewed from below.	No acceptable outcome is nominated.
Amenity	
PO28 Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.	**AO28.1** Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by: (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. Figure 6.2.3.3.8 illustrates.
	AO28.2 Outlook from windows, balconies, stairs, landings, terraces and decks and other

Performance outcomes	Acceptable outcomes
	private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by: (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) planting that will achieve a minimum of 2m in height at maturity. Figure 6.2.3.3.8 illustrates.
	AO28.3 Where incorporating screening devices, they are: (1) solid translucent screens or perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building. Figure 6.2.3.3.8 illustrates.
PO29 Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.	**AO29.1** Side and rear boundary fences are a minimum of 1.8m in height where adjoining a residential use. Figure 6.2.3.3.8 illustrates.
PO30 Development is designed to facilitate the retention and establishment of significant trees and street trees (except where not practicable) that: (1) complement and soften the scale and bulk of the built form; (2) support an attractive streetscape; (3) enhance the amenity of residents; and (4) provide natural shade to improve the micro-climate. Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.	No acceptable outcome is provided.
PO31 On-site landscaping is provided to: (1) contribute to an attractive streetscape; (2) enhance the appearance of the development;	**AO31.1** A minimum of 20% of the site is planted or grassed landscaping (rather than hardstand), including 10% of the site for deep planting areas.

Performance outcomes	Acceptable outcomes
(3) complement any native vegetation within the site; (4) provide for the retention or establishment of significant trees in deep planting areas; (5) provide privacy between on-site dwellings and adjoining properties; (6) provide natural shade to mitigate heat island impacts; (7) soften and breakup the extent of driveways and internal access ways; and (8) screen unsightly components.	Editor's note-landscaping that is not deep planting areas can be located in communal open space areas. **AO31.2** A 2m wide planted landscaped area is provided along the length of any public road frontage. **AO31.3** Development provides: (1) a minimum 1m wide planted landscaped area on a side boundary where a driveway, or a ground level open parking area, is located adjacent the boundary; and (2) an extended landscaped area of a minimum of 1.5m for every 5m of driveway length.
PO32 Deep planting areas are provided that: (1) are located to retain or establish significant trees to soften the built form; (2) are co-located with communal open space, street trees or deep planting areas on adjoining properties; (3) are accessible to provide informal recreation spaces for residents; (4) are of sufficient size and dimension to support the retention or establishment of significant trees that at maturity complement the scale and height of the built form; (5) are open to the sky with access to light and rainfall; (6) are maintained exclusively for landscaping, with no underground development or infrastructure; (7) reduce urban heat island effects by improving the micro-climate; and (8) provide water quality and quantity benefits from the natural filtration of rainfall into the ground.	**AO32.1** Deep planting areas are located: (1) within boundary setbacks to soften the built form as viewed from the street and adjoining properties; (2) to retain significant trees; and (3) to co-locate with communal open space, street trees or deep planting areas on adjoining properties. **AO32.2** Deep planting areas are: (1) a minimum of 10% of the site; (2) a minimum unobstructed dimension of 4m in any direction; and (3) completely open to the sky. Editor's note-the deep planting area acceptable outcome for a minimum of 10% of a site is part of the overall minimum 20% landscaping for a site rather than in addition. **AO32.3** Deep planting areas are exclusively for landscaping and do not contain: (1) driveways, manoeuvring or hardstand areas and pedestrian paths; (2) surface structures and infrastructure such as water tanks or utilities; and (3) sub-surface structures or infrastructure such as basement car parking and water supply or wastewater infrastructure.
PO33 Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.	No acceptable outcome is nominated.
PO34	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.	
PO35 Development minimises the extent of shadows on useable private open space or public spaces and provides adequate sunlight to habitable rooms on the site and adjoining.	**AO35.1** Solar access to habitable rooms and private open space of dwellings: (1) is not less than 3 hours between 9am and 3pm on June 21; or (2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.
PO36 Waste and recycling container storage areas: (1) for apartment development are located within the building footprint; (2) provide an accessible location for residents and waste collection; (3) are not visible from the street and other public spaces; (4) mitigate adverse amenity impacts in terms of odour, noise and visual impacts on residents on-site and residents of adjoining properties.	**AO36.1** Waste and recycling container storage areas are: (1) located within the building footprint for an apartment development; (2) co-located in car parking areas, in a basement or at ground level; (3) separated from open space areas on-site and on adjoining properties; (4) screened or enclosed; (5) integrated into the building design, using similar material and finishes; and (6) well ventilated.
PO37 Development site layout and design enhances and complements the character of the surrounding neighbourhood and responds to the topography, natural values and development constraints by: (1) integrating into the surrounding residential neighbourhood; (2) providing an attractive and interesting streetscape; (3) taking advantage of the site's natural features like views, vistas, existing vegetation and landmarks; (4) minimising and mitigating impacts on ecological corridors and native vegetation; and (5) minimising alteration to natural topography and drainage lines. Editor's note-this performance outcome can be met through submission of, a Concept Design Proposal, prepared in accordance with Planning Scheme Policy 7 Multiple Dwelling Design.	No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.
Reconfiguration	
PO38	**AO38.1**

Performance outcomes	Acceptable outcomes
Reconfiguration creates lots that are of a size that can accommodate medium density residential development in a form that meets the intentions of this zone. Lots less than 800m^2 are not created.	Reconfiguration achieves a minimum lot size of 800m^2.
PO39 Reconfiguration of a townhouse development to establish freehold lots only occurs where: (1) the townhouse development is designed to be freehold titled by ensuring: (a) the townhouse development remains in compliance with the development approvals following reconfiguration; (b) each townhouse remains a self-contained residence following reconfiguration; and (c) that dependant activities of the development are not separated by freehold titling; (2) the lots are created following construction of the townhouses; (3) equitable sharing and ongoing maintenance of any shared facilities or infrastructure is established. Editor's note- material change of use and reconfiguration applications should be submitted together to allow concurrent assessment.	No acceptable outcome is nominated.
Precinct MDR6: South East Thornlands, and precinct MDR7: Eprapah Creek, South East Thornlands	
PO40 Housing is designed and located to maximise outlook across adjoining areas of open space.	No acceptable outcome identified.
PO41 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is in accordance with Figures 6.2.3.3.9 road movement network and 6.2.3.3.10 pedestrian, cycle and public transport network.	**AO41.1** Roads, intersections, paths and public transport stops and associated treatments are established in accordance with Figures 6.2.3.3.9 road movement network and 6.2.3.3.10 pedestrian, cycle and public transport network.
PO42 Where development involves or adjoins nominated boulevard roads, the road design: (1) creates a grand avenue character, being 50m wide for the central boulevard and 25m wide for the southern boulevard; (2) incorporates very wide landscaped medians that are of a sufficient width to support fauna movement; and	**AO42.1** Total width of the boulevard is: (1) central boulevard - 50m; and (2) southern boulevard - 25m.

Performance outcomes	Acceptable outcomes
(3) wide shoulders and verges which accommodate separated pedestrian and cyclist paths and dense landscaping.	
PO43 Development is set back from Boundary Road by a distance sufficient to accommodate substantial landscaping to retain a heavily vegetated character.	**AO43.1** In addition to any widening of the road reserve required by the Queensland Government, development provides a 15m wide strip either side of Boundary Road which is densely vegetated by trees and shrubs.
PO44 Development adjoining Cleveland Redland Bay Road and Boundary Road attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	No acceptable outcome is nominated.
PO45 Development facilitates: (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) a mix of affordable housing types; (4) access to community infrastructure and public transport services at an early stage of development; and (5) land for community uses and public services, including open space education, health, social and emergency services where appropriate.	No acceptable outcome is nominated.
PO46 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
Precinct MDR8: Kinross Road and Boundary Road, and Precinct MDR9: Kinross Road	
PO47 Development does not create any additional vehicular access points to Boundary Road or Panorama Drive. New lots are provided with access from internal roads.	**AO47.1** No new access points from lots are provided to Boundary Road or Panorama Drive.
PO48 Development does not create any additional vehicular access points to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.	**AO48.1** No new access points from lots are provided to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road.

Performance outcomes	Acceptable outcomes
PO49 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.3.3.11 road movement network and 6.2.3.3.12 pedestrian, cycle, public transport and parks network.	**AO49.1** Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with Figures 6.2.3.3.11 road movement network and 6.2.3.3.12 pedestrian, cycle, public transport and parks network.
PO50 Development adjoining Boundary Road or Panorama Drive is set back by a sufficient distance to provide for acoustic treatments and substantial landscaping.	**AO50.1** A 10m wide setback is provided along Boundary Road. No acceptable outcome is nominated for Panorama Drive.
PO51 Development adjoining Boundary Road or Panorama Drive attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	No acceptable outcome is nominated.
PO52 Development adjoining Boundary Road or Panorama Drive provides landscaping to create a heavily vegetated, high visual quality environment.	No acceptable outcome is nominated.
PO53 Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.	**AO53.1** Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including: (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
PO54 The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.	**AO54.1** The road is designed as a boulevard style trunk collector, having: (1) a minimum road width of 20m; (2) no direct vehicular access from new uses and lots adjoining the trunk collector; and

Performance outcomes	Acceptable outcomes
	(3) a left in, right in and left out only intersection to Panorama Drive.
PO55 Where development involves nominated esplanade roads treatments adjoining open space, the road design: (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation.	No acceptable outcome is nominated.
PO56 New streets provide sufficient width for on street parking on both sides.	**AO56.1** Streets have a minimum width of 18m.
PO57 Development facilitates: (1) a logical pattern of development; (2) minimal requirement for earthworks and retaining walls; (3) efficient use of land and infrastructure; (4) a mix of affordable housing types; (5) net residential densities are not less than 44 dwellings per hectare; (6) access to community infrastructure and public transport services at an early stage of development; and (7) land for community uses and public services, including open space, education, health, social and emergency services where appropriate.	No acceptable outcome is nominated.
PO58 Development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.	No acceptable outcome is nominated.
PO59 Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.	No acceptable outcome is nominated.
PO60 To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.	No acceptable outcome is nominated.

Table 6.2.3.3.2—Maximum building storeys and height

Area		Maximum Building Storeys	Maximum Building Height (m)
MDR1 MDR3	Parkland living, Capalaba Shore Street East, Cleveland	Not applicable	22m
MDR2 MDR4 MDR5	Mount Cotton Road, Capalaba Cleveland Esplanade, Redland Bay	Not applicable	19m
MDR7	Eprapah Creek, South East Thornlands	Not applicable	16m
MDR8	Kinross and Boundary Road	2 storeys	8.5m
Elsewhere in the zone (including MDR6 South East Thornlands and MDR9 Kinross Road)		3 storeys	13m
Where development is proposed at two storeys and is not located in a precinct. Note: this maximum building height of 8.5m only applies to development proposed at 2 storeys where the maximum number of storeys supported is 3 storeys.		Not applicable	8.5m

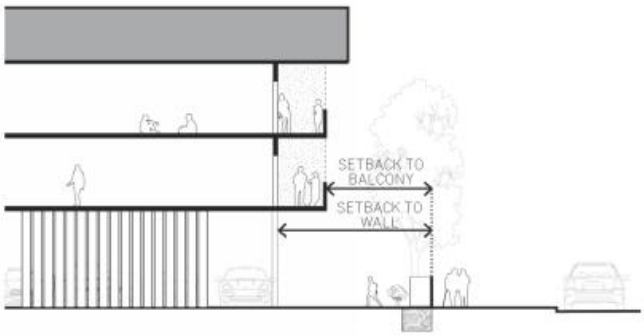


Figure 6.2.3.3.5 — front boundary setback to balcony and wall

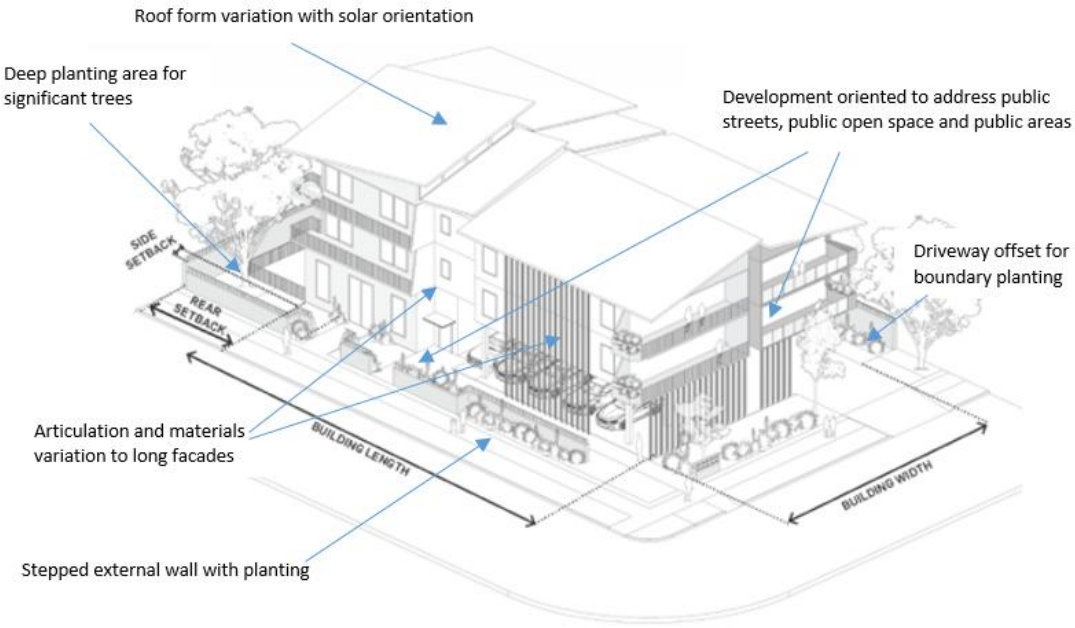


Figure 6.2.3.3.6 — building design and streetscape.

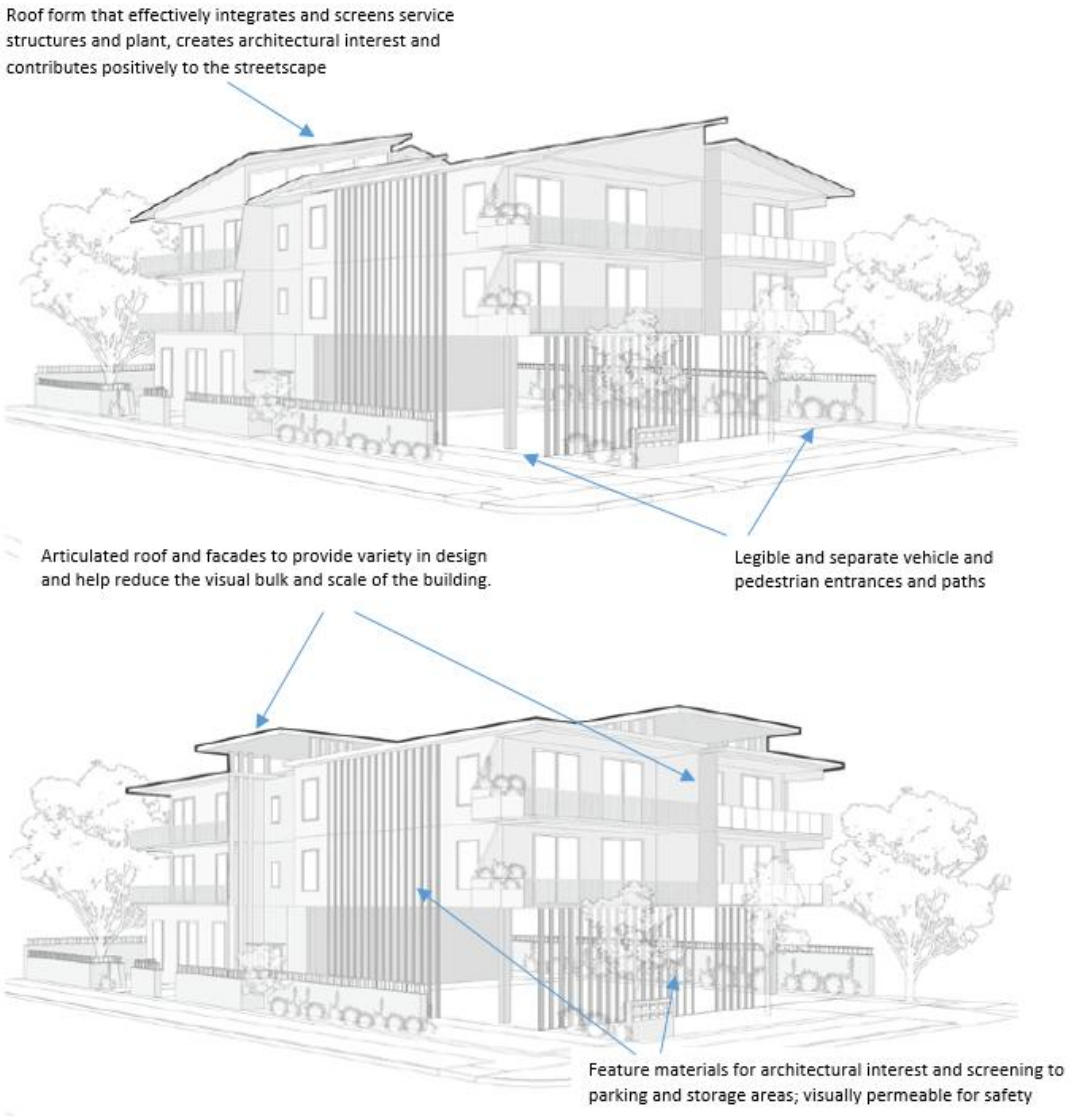


Figure 6.2.3.3.7 — design, materials and roof form.

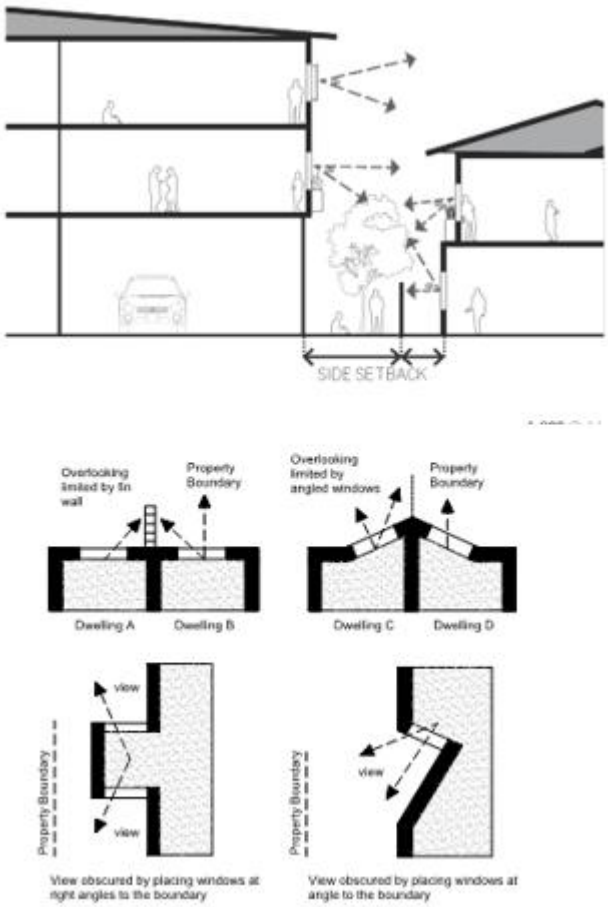


Figure 6.2.3.3.8 — privacy between dwelling units.

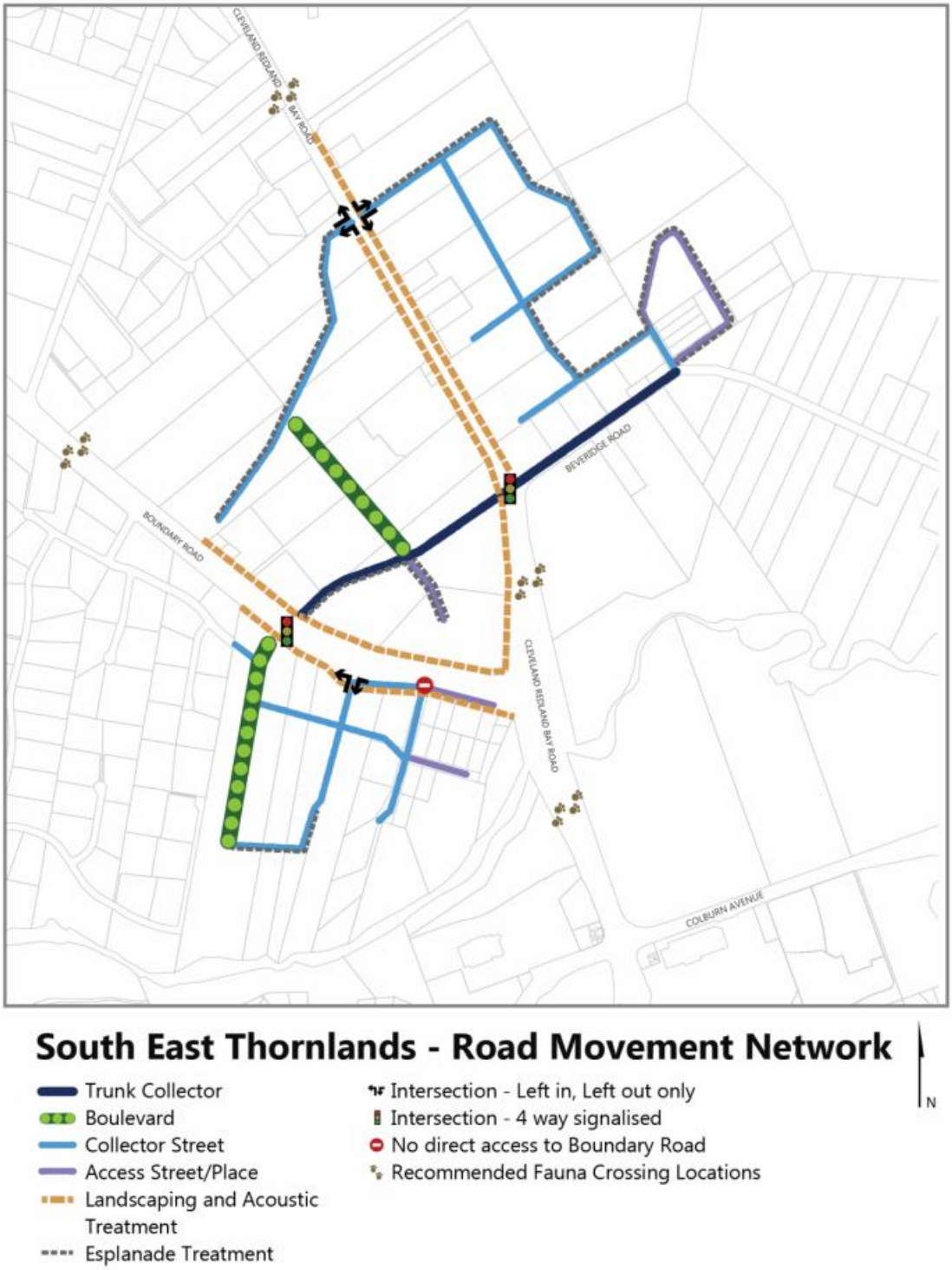


Figure 6.2.3.3.9—South East Thornlands: road movement network

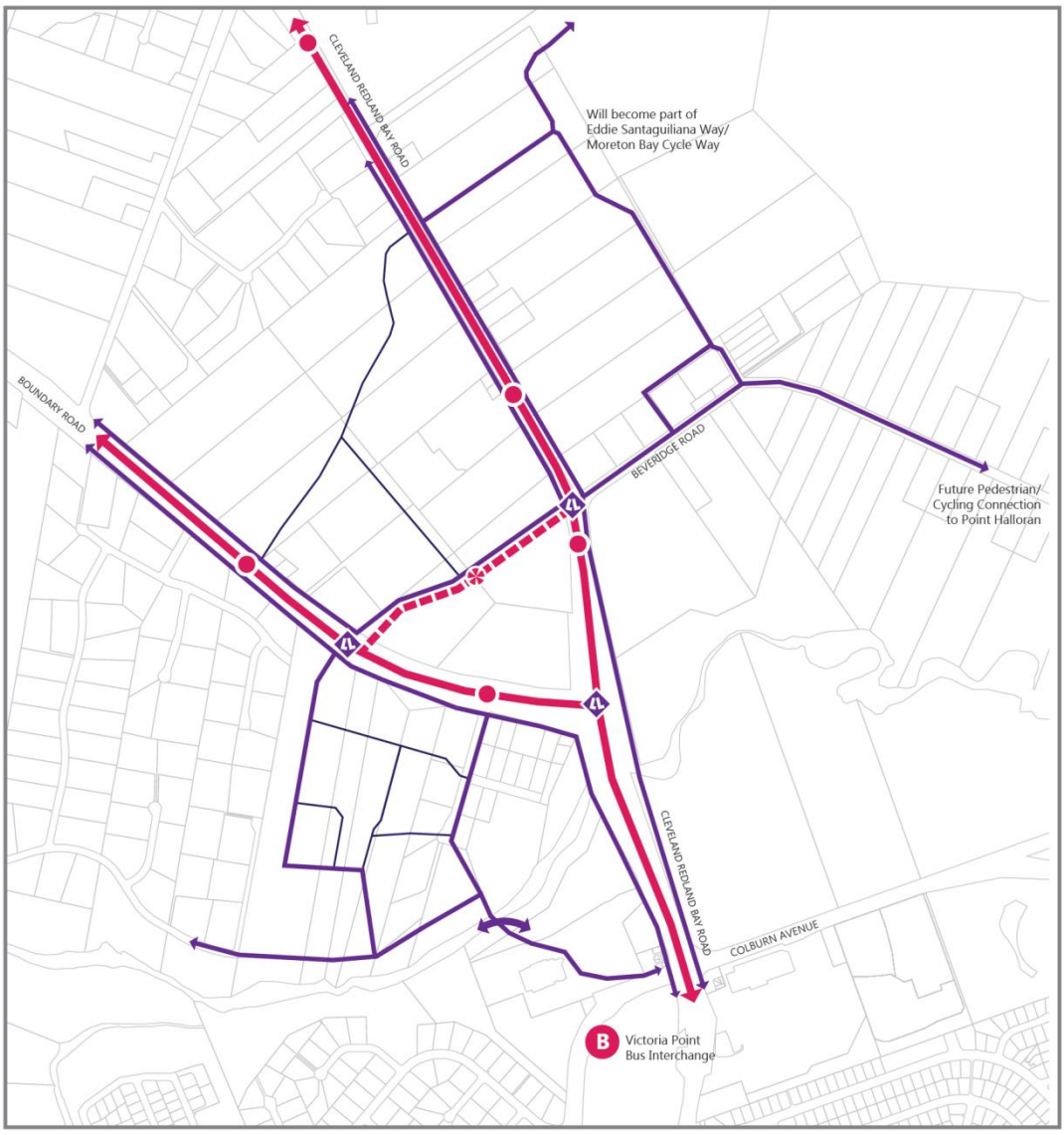


Figure 6.2.3.3.10—South East Thornlands: pedestrian, cycle and public transport network

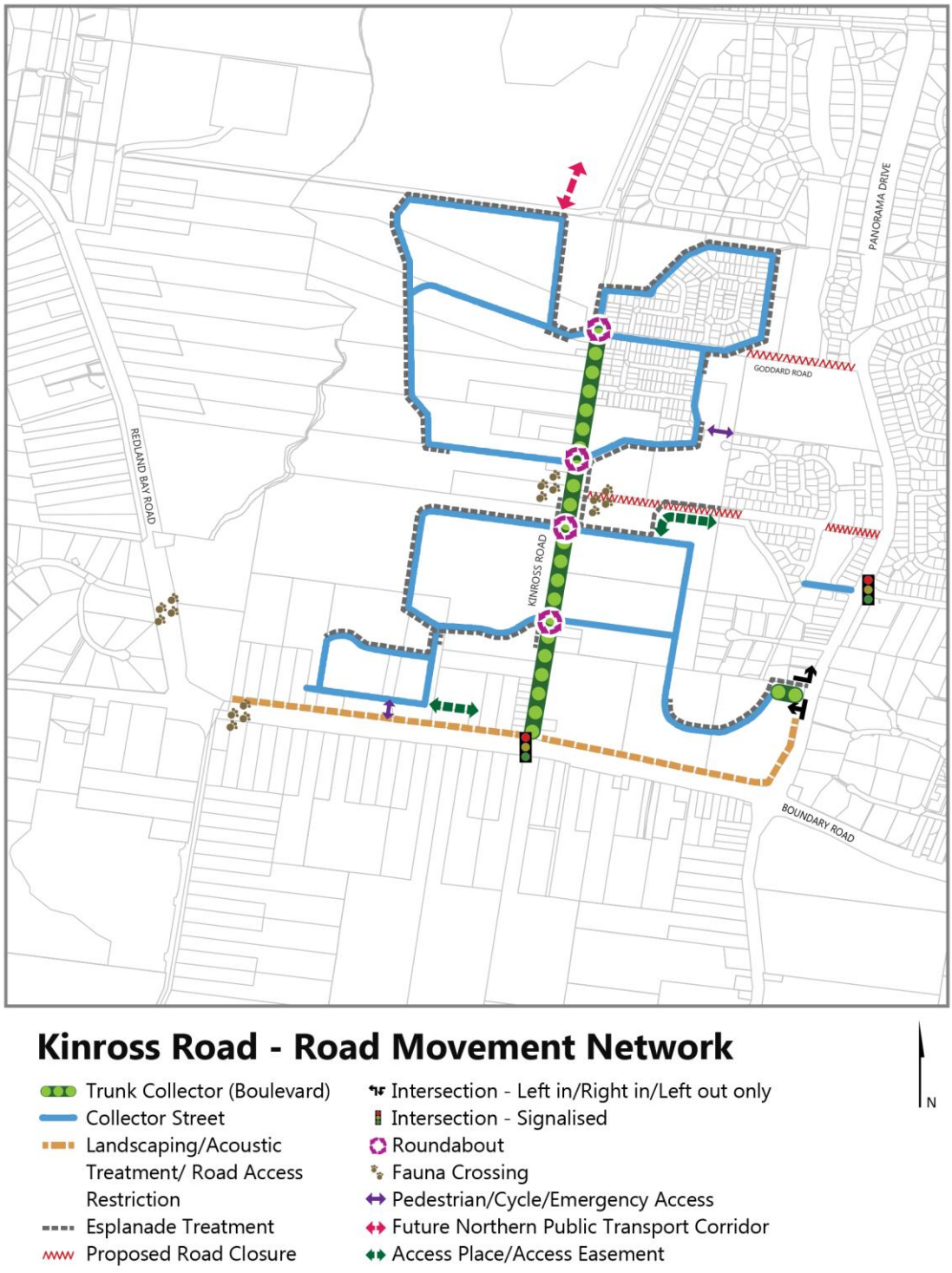


Figure 6.2.3.3.11—Kinross Road: road movement network

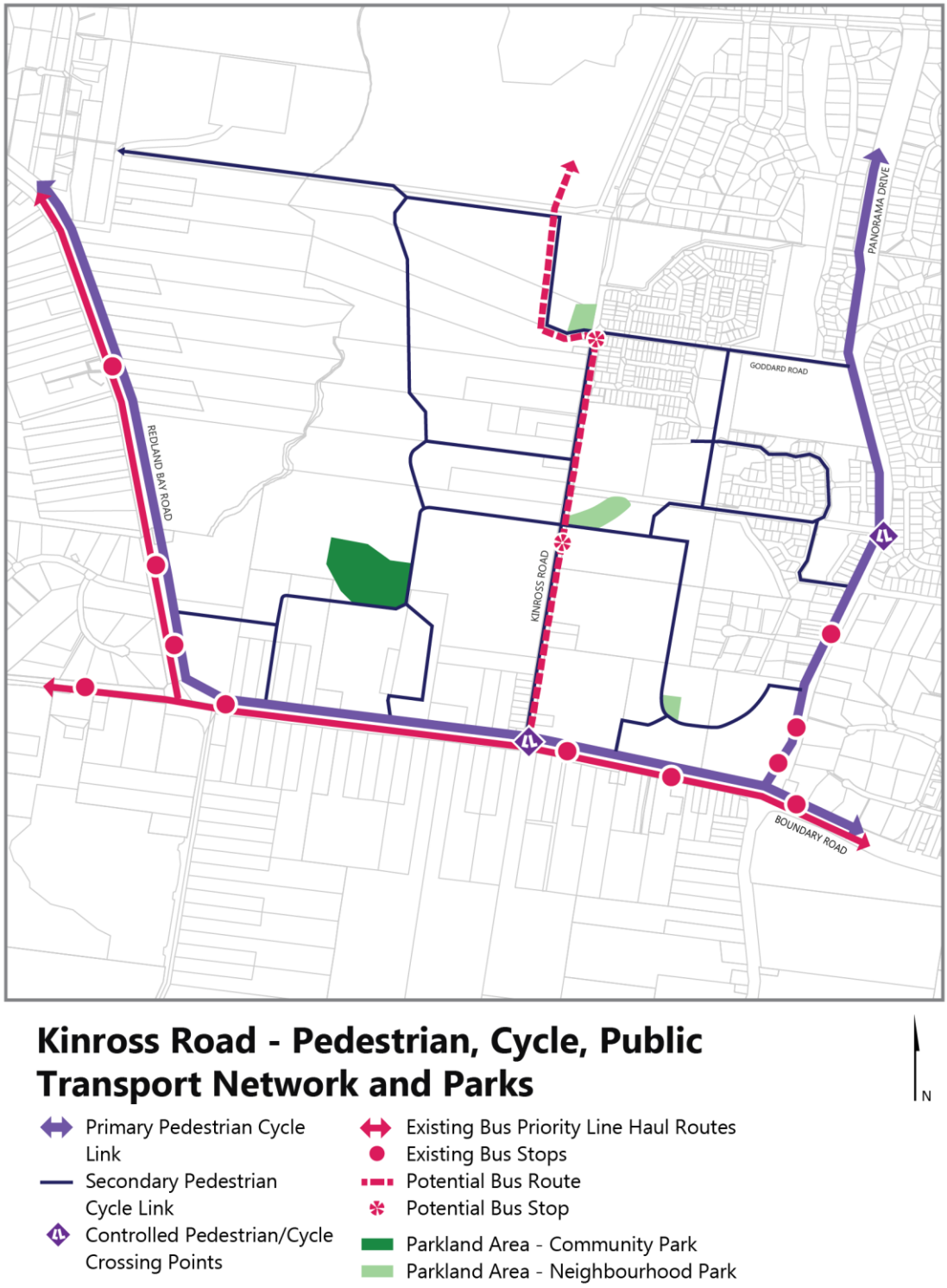


Figure 6.2.3.3.12—Kinross Road: pedestrian, cycle, public transport and parks network

6.2.4 Character residential zone code

6.2.4.1 Application

This code applies to development:

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

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

6.2.4.2 Purpose

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

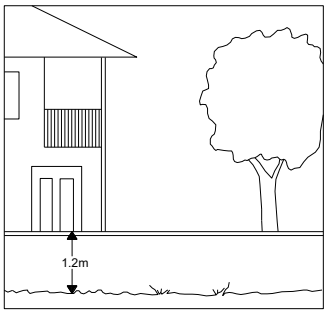
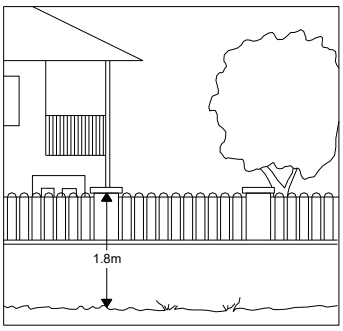
6.2.4.3 Character residential zone code – Specific benchmarks for assessment

Table 6.2.4.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Non residential uses	
PO1 Non-residential uses only occur where they: (1) Are for a community service function or provide a service for the island residential or tourist community; (2) do not unduly detract from residential amenity; (3) are small in scale; (4) have sufficient area for on-site waste water treatment and disposal; and (5) do not impact on the function of the islands' centres.	No acceptable outcome is nominated.
Dual occupancies	
PO2 Dual occupancies occur on larger lots and in a form that is consistent with the low density, open and low-rise character of the locality.	**AO2.1** Density does not exceed one dwelling per 400m^2 of site area.
	AO2.2 The site has a minimum frontage of 20m.
PO3 To provide good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to facilitate off street parking.	**AO3.1** A Dual occupancy complies with all the Acceptable Solutions specified in the Queensland Development Code part MP1.3. Note — For the purpose of this AO, a reference to "duplex" in the Queensland Development Code MP1.3 is taken to be "Dual occupancy" as defined by this planning scheme. Note — References to the Queensland Development Code MP1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy. Note — The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of "dual occupancy" as defined by this planning scheme. Note — Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.
Other residential development	
PO4 Residential density is compatible with the detached, low density island character of the zone and is of a scale that ensures safe and effective operation on-site wastewater treatment systems.	No acceptable outcome is nominated.
PO5	**AO5.1**

Performance outcomes	Acceptable outcomes
Developments involving more than 20 dwellings provide sufficient communal open space to: (1) create useable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade.	Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m^2. Note—Communal open space can be provided on rooftops, on podiums, or at ground level.
PO6 Development provides private open space that is: (1) useable in size and shape to meet the needs of a diversity of potential residents; (2) functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) clearly identified as private open space; and (4) provides a high level of privacy for residents and neighbours.	**AO6.1** For a ground floor dwelling, ground floor private open space is provided with: (1) a minimum area of 25m^2 clear of any utilities such as gas, water tanks or air-conditioning units; and (2) a minimum dimension of 4m.
	AO6.2 For dwellings above ground level, private balconies are provided with a minimum area of: (1) 10m^2 for a 1 bedroom unit; or (2) 16m^2 for a two or more bedroom unit; with a minimum dimension of 3m and clear of any air conditioning unit or drying space.
	AO6.3 Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.
Reconfiguration	
PO7 Reconfiguration maintains the low density island, bushland character of the zone and avoids further fragmentation of land.	**AO7.1** Reconfiguration does not result in a smaller lot size.
Built form	
PO8 Site cover: (1) prevents buildings from dominating the streetscape and landscape as viewed from a public place or Moreton Bay; and (2) ensures adequate area for the disposal of wastewater on-site.	**AO8.1** Site cover does not exceed 50%.
PO9 Buildings are low-rise and of a house-compatible scale, and do not dominate the streetscape and island landscape.	**AO9.1** Building height does not exceed 8.5m.
PO10 Building setbacks: (1) create an attractive, consistent and cohesive streetscape;	**AO10.1** Buildings are set back 6m from street frontages.

Performance outcomes	Acceptable outcomes
(2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (3) do not prejudice the development or amenity of adjoining sites; (4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings; (5) provide useable open space for the occupants; and (6) provide space for service functions including car parking and clothes drying.	
	AO10.2 The side boundary setback is a minimum of: (1) 1.5m for a wall up to 4.5m high; (2) 2m for a wall up to 7.5m high; and (3) 2.5m for any part of a wall over 7.5m high.
	AO10.3 The rear boundary setback is a minimum of 6m.
PO11 Design elements contribute to an interesting and attractive streetscape and building through: (1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation; (2) variations in material and building form; (3) modulation in the facade, horizontally or vertically; (4) articulation of building entrances and openings; and (5) corner treatments to address both street frontages.	No acceptable outcome is nominated.
PO12 Design elements promote a subtropical and climate responsive design character through: (1) the use of deep verandahs, decks and eaves; (2) minimising the extent of shadows on useable private open space or public spaces; and (3) integration of buildings within landscape planting.	No acceptable outcome is nominated Editor's note—Applicants should have regard to Subtropical Design in South East Queensland A Handbook for Planners Developers and Decision Makers (2010 Centre for Subtropical Design QUT).
PO13 Roof form assists in reducing the appearance of building bulk by: (1) articulating individual buildings; and (2) incorporating variety in design through use of roof pitch, height, gables and skillions.	No acceptable outcome is nominated.
PO14 Development is designed to create an attractive streetscape and discourage crime and anti-social behaviour by:	**AO14.1** Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.

Performance outcomes	Acceptable outcomes
(1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	**AO14.2** Fences or walls along a street frontage or public space have a maximum height of: (1) 1.2m where solid; or (2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent. Figures 6.2.4.3.1 and 6.2.4.3.2 illustrate.  **Figure 6.2.4.3.1—Fencing (1)**  **Figure 6.2.4.3.2—Fencing (2)**
PO15 On elevated or steeply sloping sites: (1) development is sympathetic to the natural landform through the use of terraced or split level building forms; (2) the understoreys of buildings are screened to maintain the quality of view when viewed from below; and (3) buildings avoid highly reflective finishes.	No acceptable outcome is nominated.
PO16 Development minimises excavation and fill.	**AO16.1** Excavation and fill is limited to a maximum cut or height of 1.2m.
	AO16.2 Retaining walls and terraces are a maximum 600mm high.
	AO16.3 Benched areas are a maximum of 25m^2.
Amenity	
P017	**AO17.1**

Performance outcomes	Acceptable outcomes
Development is located, designed and managed to protect the scenic quality and native vegetation along the Southern Moreton Bay Islands' foreshores.	No vegetation is cleared along the foreshore.
	AO17.2 Fences are not constructed along the foreshore.
PO18 On-site landscaping is provided to: (1) enhance the appearance of the development; (2) maximise the retention or reinstatement of native vegetation within the site; (3) create green roofs, walls or other sustainable building elements; (4) provide privacy between dwellings; and (5) screen unsightly components.	No acceptable outcome is nominated.
PO19 Landscaping is provided along the full road frontage.	**AO19.1** A 2m wide landscaped area which is capable of deep planting to sustain mature trees, is provided along the length of any public road frontage.
PO20 Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants, having regard to noise, odour, vibration, air or light emissions.	No acceptable outcome is nominated.
PO21 Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.	No acceptable outcome is nominated.
PO22 Waste disposal and servicing areas are not visible from public places and do not have adverse amenity impacts on adjoining properties.	No acceptable outcome is nominated.
PO23 The site layout responds to topography, natural values and development constraints, such that: (1) impacts on ecological corridors and native vegetation are minimised and mitigated; and (2) alteration to natural topography and drainage lines is minimised.	No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.
Access	
PO24	**AO24.1**

Performance outcomes	Acceptable outcomes
Access is provided to the site of sufficient standard to be trafficable by a conventional two wheel drive vehicle.	The site has access to a formed public road.

6.2.5 Tourist accommodation zone code

6.2.5.1 Application

This code applies to development:

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

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

6.2.5.2 Purpose

(1) The purpose of the tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities on North Stradbroke Island.
(2) The purpose of the code will be achieved through the following overall outcomes:
    (a) the tourist accommodation zone predominantly consists of multiple dwellings, short term accommodation and tourist resorts and related support facilities for Point Lookout's holiday population;
    (b) non–residential or non-accommodation uses occur where they are small in scale, provide services primarily for tourists and do not compromise the role of the island's centres. Such uses are provided as part of a mixed use development with tourist accommodation;
    (c) in order to retain larger land parcels for development, further subdivision of land within this zone does not occur;
    (d) buildings are set back from property boundaries to maintain an attractive streetscape character and protect the privacy and amenity of adjoining dwellings;
    (e) development incorporates architectural styles and elements that reduce the visual impact of the built form;
    (f) development design is supported by a contextual site analysis, and is of an appropriate height that maintains views to ridgelines and other prominent local features, and uses a site layout that best provides for equitable access to light and breezes for occupants and neighbours;
    (g) development achieves a well-designed, architecturally interesting built form through a mix of articulation of building elements, roof forms, screening, textures, materials and colours;
    (h) development makes a positive contribution to the streetscape and character of the locality and strengthens site features, such as views, heritage or significant trees;
    (i) development provides high-quality private and communal open spaces for residents that enhance liveability and meet recreational needs;
    (j) development provides car parking that is integrated into the site and building and does not negatively impact on the site or adjoining sites or the quality and amenity of the streetscape;
    (k) development creates a safe, comfortable and convenient pedestrian environment within and external to the site and facilitates a high level of accessibility and permeability for pedestrians and cyclists; and
    (l) development retains (except where not practicable) or establishes significant trees in deep planting areas and avoids alteration to natural drainage lines.

Note – the retention of significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.

6.2.5.3 Tourist accommodation zone code – Specific benchmarks for assessment

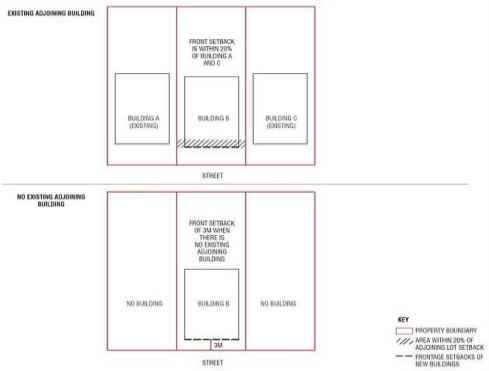
Table 6.2.5.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Good residential design promotes the efficient use of a lot, an acceptable amenity to residents, and facilitates off street parking.	**AO1.1** A Dual occupancy complies with all the Acceptable Solutions specified in the Queensland Development Code part MP1.3. Note — For the purpose of this AO, a reference to "duplex" in the Queensland Development Code MP1.3 is taken to be "Dual occupancy" as defined by this planning scheme. Note — References to the Queensland Development Code MP1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy. Note — The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of "dual occupancy" as defined by this planning scheme. Note — Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.
For assessable development Planning Scheme Policy 7 Multiple Dwelling Design provides assistance to applicants in achieving high standard design outcomes for multiple dwellings that meet the assessment criteria in this planning scheme. The design principles of the policy are also relevant for other accommodation oriented development in the zone of a similar scale.	
Non residential/accommodation uses	
PO2 Non-residential or non-accommodation uses, only occur where they: (1) are small in scale; (2) are integrated with tourist accommodation activities as part of a mixed use development; (3) do not unduly detract from residential amenity; (4) provide services primarily for tourists; and (5) do not impact on the function of the island's centres.	No acceptable outcome is nominated.
All residential and accommodation uses	
PO3 Land is predominantly used for tourist accommodation. Development supports and does not undermine this intention.	No acceptable outcome is nominated.
PO4 Multiple dwellings intended for permanent residential use are designed to minimise	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
potential conflicts with tourist accommodation and related uses.	
PO5 Developments involving more than 20 dwellings provide sufficient communal open space to: (1) is readily accessible, usable and safe; (2) provides flexible spaces and recreation facilities suitable for a range of activities; (3) is landscaped to provide shade, creating a pleasant micro-climate and for visual relief to soften the impact of building and hardstand areas; (4) provides opportunity for casual social interaction; (5) is designed and located to minimise impacts on the amenity of residents of the development and neighbouring properties; (6) is co-located with but separate from deep planting areas (except where not practicable); and (7) minimises impervious ground level areas to improve on-site stormwater filtration.	**AO5.1** Where development involves more than 20 dwellings a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m^2. Note—Communal open space can be provided on rooftops, on podiums, at ground level, by indoor recreation facilities or a combination of these. **AO5.2** A communal open space area is designed to: (1) be centrally located to be readily accessible for residents via pedestrian pathways; (2) be co-located with deep planting areas where practicable; (3) ensure that 50% of the principal usable area receives a minimum of two hours of direct sunlight between 9am and 3pm on 21 June; (4) be clearly distinguished from any private open space; (5) be well lit and subject to passive surveillance; (6) provide a range of recreational facilities including, for example; (a) seating for individuals or groups; (b) barbeque areas; (c) play equipment or play areas; and (d) swimming pool, gyms, tennis court, common room or communal gardens; (7) provide a minimum of 15% planted or grassed landscaping, including a planted area with a minimum width of 1.5m where adjoining a neighbouring property; (8) ensure a minimum of 15% of the area is shaded by trees; (9) have a finished surface level with a gradient less than 5 percent; (10) have hard and soft landscape treatments; and (11) be clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and garbage storage. Editor's note: landscaping provided in communal open space is separate from deep planting areas.
PO6	**AO6.1**

Performance outcomes	Acceptable outcomes
Development provides private open space that: (1) is useable in size and shape to meet the needs of a diversity of potential residents; (2) is functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling; (3) is clearly identified as private open space; (4) provides a high level of privacy for residents and neighbours; and (5) is located and designed to enhance the liveability of residents.	For a ground floor dwelling, ground floor private open space is designed and located to: (1) be orientated to the street, where adjoining a street frontage for an apartment development; (2) predominately face north, east or west, except where orientated to the street; (3) provide a minimum area of 16m^2 if a dwelling in a residential care facility; or (4) provide a minimum area of 25m^2 for all other dwellings; with: a. a minimum dimension of 4m and clear of any utilities such as gas, clothes drying facilities, water tanks or air-conditioning units; b. direct access from living or common areas to extend the living space; c. screening or fencing to clearly identify the area as private open space; d. a high level of privacy for residents and neighbours; and e. a high level of acoustic amenity.
	AO6.2 For dwellings above ground level, private balconies are designed and located to: (1) be orientated to the street, where adjoining a street frontage; (2) predominately face north, east or west, except where orientated to the street; (3) be orientated with the longer side facing outwards, or open to the sky, to optimise daylight access into adjacent rooms; (4) provide a minimum of 10m^2 if a dwelling in a residential care facility; or (5) for all other dwellings: (a) a minimum area of 10m^2 for a 1 bedroom unit; or (b) a minimum area of 16m^2 for a two or more bedroom unit; with: a. a minimum dimension of 3m and clear of any air conditioning unit or drying space; b. direct access from living or common areas to extend living areas; and

Performance outcomes	Acceptable outcomes
	c. a high level of privacy for residents and neighbours.
	AO6.3 Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.
Reconfiguration	
PO7 Existing lot sizes are maintained or increased to facilitate integrated tourist uses.	**AO7.1** Reconfiguration does not result in a smaller lot size.
Built form	
PO8 Buildings are generally two to three storeys, and retain views to vegetated ridgelines.	**AO8.1** Building height is a maximum of 11.5m.
PO9 Development occurs on a site that has an area and street frontage width that is sufficient to: (1) accommodate the scale and form of well-designed and articulated multiple dwelling building; (2) allow buildings to be oriented to the street; (3) provide for communal and private open spaces at ground level; (4) provide safe and convenient vehicle access to the site; (5) accommodate on-site parking for residents and visitors, and waste and delivery vehicles manoeuvring; (6) deliver substantial landscaping including deep planting areas to retain or establish significant trees; and (7) provide adequate building setbacks to adjoining properties to maintain residential amenity and privacy.	**AO9.1** Development has a minimum site area and street frontage width of: (1) 800m^2 and 20m, for a building 3 storeys or less in height; or (2) 1,000m^2 and 20m, for a building 4 storeys or greater in height.
PO10 Site cover: (1) is consistent with the intended medium density character of the area and immediate streetscape (2) mitigates the bulk and scale of development; (3) provides natural light, sunlight and breeze to living and open space areas; (4) provides for privacy between dwelling units for residents and neighbouring properties; (5) supports residential amenity for residents and neighbouring properties	**AO10.1** Site cover does not exceed 50%.

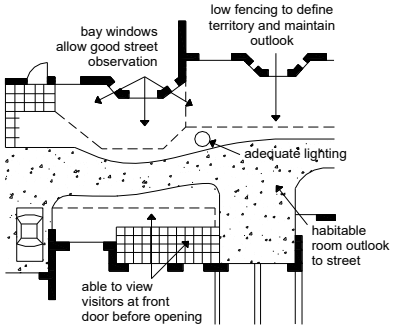
Performance outcomes	Acceptable outcomes
(6) provides usable open space for residents; and (7) allows for substantial landscaping, including deep planting areas to retain or establish significant trees.	
PO11 Front boundary setbacks (other than basements): (1) create an attractive, consistent and cohesive streetscape; (2) result in development not being visually dominant or overbearing with respect to the streetscape; (3) assist in achieving visual privacy to ground floor dwellings from the street; (4) support the location of balconies for casual surveillance of the street and articulation of the building facade; (5) provide for landscaping to soften and screen the built form, including deep planting areas to retain or establish significant vegetation; (6) provide for usable open space for the residents; (7) provide for visitor car parking for apartment development where adjoining the driveway and landscaped or screened from the street; and (8) where tandem car parking spaces are proposed in front of townhouse garages, they are contained wholly within the property boundary. Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.	**AO11.1** Buildings are set back from street frontages: (1) within 20% of the average front setback of adjoining buildings; or (2) where there are no adjoining buildings; (a) 3m to the building wall and 5.5m for garage doors for townhouse development; or (b) 4m to balconies, eaves, awning or the like and 6m to building walls for apartment development and tourist accommodation. Figures 6.2.5.3.1 and 6.2.5.3.5 illustrates.  **Figure 6.2.5.3.1—Setbacks**

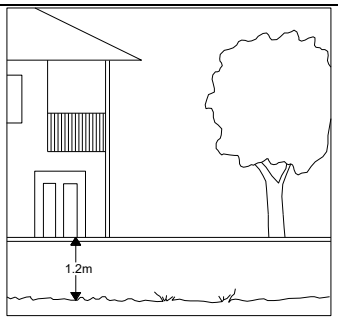
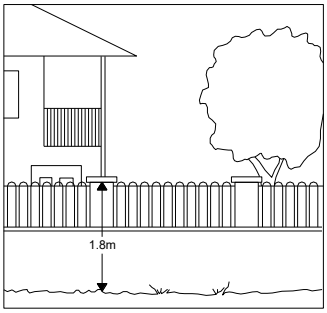
Performance outcomes	Acceptable outcomes
PO12 Side and rear boundary setbacks: (1) minimise the impacts of development on the amenity and privacy of existing and future adjoining residents; (2) does not prejudice the intended future development of adjoining sites; (3) contribute to the pattern of the streetscape consistent with the intended neighbourhood character; (4) support the separation of buildings to provide visual and acoustic privacy; (5) maintain sufficient levels of natural light, and air circulation for residents of the development and adjoining sites; (6) ensure daylight penetrates all sides of the proposed building; (7) provide for communal (where required) and private open space areas; (8) provide space for service functions (except car parking), including clothes drying areas if needed; (9) support the introduction of landscaping to complement building massing, screen buildings and support the privacy of existing and future adjoining residents; and (10) provide for deep planting areas, to retain and protect significant native trees (except where not practicable) and vegetation, or establish large subtropical shade trees. Note – the retention of significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.	**AO12.1** At the side boundary buildings are set back a minimum of: (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 8.5m high; and (c) 2m plus 0.5m for every 3m or part thereof by which the building exceeds 8.5m. Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site. **AO12.2** The rear boundary setback is a minimum of 5m.
PO13 Basements are designed to ensure: (1) located outside of deep planting areas; (2) designed to provide natural ventilation for basement car parking that is integrated into the building façade and landscape design; and (3) designed to have a strong relationship between the street and the proposed building and ground level open space.	No acceptable outcome is nominated.
PO14 Buildings are designed to: (1) contribute to an attractive streetscape and intended character of the local area; (2) be orientated to the street; (3) incorporate balconies that address street frontages and public spaces;	No acceptable outcome is nominated. Figures 6.2.5.3.6 and 6.2.5.3.7 illustrates.

Performance outcomes	Acceptable outcomes
(4) provide modulation and articulation in the building façade and elevations' horizontal and vertical profiles; (5) provide projections and recesses in the facade and elevations that reflect changes of internal functions of buildings, including circulation; (6) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features; (7) use similarly proportioned roof forms, doors, windows and balconies to complement the local character; (8) break up the appearance of large buildings through roof form, materials, articulation, projections and recesses that reflect the existing streetscape scale; and (9) articulate building entrances and openings.	
PO15 Development for services and related structures: (1) are accessible for maintenance; (2) are integrated to blend into the overall development design; and (3) are designed and orientated to not visually dominate the street frontage.	**AO15.1** Services and related structures (such as electricity transformers, fire hydrant and booster assemblies) where located in the front boundary setback: (1) extend for no more than 5m or 10% of the street frontage (whichever is lesser); (2) are orientated towards internal driveways or footpaths; and (3) are located, screened with similar materials to the building or landscaped to not be visually obtrusive when viewed from the street.
PO16 Multiple dwelling building walls are designed to: (1) be visually interesting through the provision of articulation on the side and rear walls; (2) avoid highly reflective finishes; (3) break up multiple dwelling development and reduce the scale and bulk of the buildings; and (4) support dual-orientation dwellings to provide for natural cross ventilation.	**AO16.1** The maximum length of a building wall in any direction is 30m, with a change in the building line every 15m on side and rear walls of plus or minus 1.5m for a length not less than 5m. Figures 6.2.5.3.6 and 6.2.5.3.7 illustrates. Editor's note-full building separation provides a minimum of 6m for apartments and 3m for townhouses.
PO17 Design elements promote a subtropical and climate responsive design character through: (1) the use of deep balconies decks and eaves; (2) orientating habitable room windows, private open space (balconies and terraces) to the north where possible;	No acceptable outcome is nominated

Performance outcomes	Acceptable outcomes
(3) maximising dwellings with a northern aspect; (4) maximising dual orientation of habitable rooms to provide for natural cross ventilation; (5) integration of buildings with landscape planting and deep planting areas to create a pleasant micro-climate; (6) screening habitable rooms from the western sun, using building and landscape elements; and (7) integration of buildings within landscape planting. Editor's note—Applicants should have regard to: 1. Subtropical Design in South East Queensland: A handbook for planners, developers and decision makers; and 2. Planning Scheme Policy 7: Multiple Dwelling Design.	
PO18 The design of roof form, rooftops and building caps of apartments: (1) provides an interesting and attractive roof-scape that enhances the architectural distinction of the building and makes a positive contribution to the local character; (2) is articulated to reduce the bulk and scale of a building when viewed from the street; (3) considers the ability for discreet placement and optimum orientation of solar panels; (4) maximises solar access for dwellings during winter and provides shade in summer; (5) incorporates variety in design; and (6) effectively integrates or screens service structures, plant and equipment and provides for the future inclusion of additional plant and equipment; and (7) avoids highly reflective finishes.	**AO18.1** Roof form, rooftops and building caps are designed to: (1) include interesting forms created through pitches, gables, skillions or other features; (2) be articulated to break down the roof and building bulk and scale; (3) provide opportunity for stormwater collection, solar energy and communal open space; (4) be angled to the north and east to maximise solar access in winter; and (5) incorporate hoods and overhangs to shade walls and windows from the summer sun. Figure 6.2.5.3.6 and 6.2.5.3.7 illustrates.
PO19 Development establishes an active interface with adjoining pedestrian spaces by providing physical connections between buildings and between buildings and public places to encourage pedestrian movement.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO20 Parking facilities for apartment development: (1) are contained within a basement level or within the building footprint where located at ground level; (2) are designed to not dominate the streetscape or the building form when viewed from the street, other public spaces and adjoining properties; and (3) mitigate amenity impacts on adjoining residents.	**AO20.1** Parking facilities for residents (excludes visitor car parking): (1) are located in a basement level; or (2) within the building footprint at ground level where; (a) landscaped and screened from view from the street, other public spaces and adjoining properties; (b) integrated into the building façade through architectural elements; and (3) provide storage for residents.
	AO20.2 Visitor car parking (excludes resident parking) are located: (1) in a basement level; or (2) at ground level within the building footprint where landscaped or screened from view from the street, other public spaces and adjoining properties; or (3) in the front setback where adjoining the driveway and landscaped or screened from view from the street.
PO21 Parking facilities for townhouse development are located so that they do not dominate the streetscape or the building form when viewed from the street.	**AO21.1** Vehicle parking structures are located behind the front building alignment.
PO22 Driveways and internal access ways are located and designed to: (1) integrate into the overall building design; (2) define the public and private space; (3) support active street frontages and enhance the streetscape character; (4) incorporate high quality pavement materials, textures and colours to contribute to an attractive and interesting streetscape; (5) minimise visual impact of long driveways through changing alignments and landscaping; (6) be located on secondary/rear frontages, where available; (7) limit the number and width of driveway crossovers to the minimum required; (8) minimise the extent of internal access ways; (9) mitigate impacts on neighbouring properties; (10) maximise the availability of on-street parking;	**AO22.1** Driveways and internal access ways are located and designed: (1) to incorporate high quality pavement materials, textures and colours that are consistent with the overall building design; (2) to be limited to one crossover per street frontage; (3) to provide the minimum width required; (4) to be offset from the side boundary by a minimum of 1m to allow for landscaping; and (5) to minimise and soften visual impacts through a. offset alignment of the driveway and landscaping to screen the view of the driveway from the street; b. a change in alignment within 20m from the street frontage; and

Performance outcomes	Acceptable outcomes
(11) support the retention or establishment of street trees; and (12) allow for refuse collection and street infrastructure.	c. soft landscaping along the driveway and at the end of the straight alignment. Figure 6.2.5.3.6 illustrates.
PO23 Development provides front fences or walls along street frontages, or public spaces, that create an attractive streetscape by: (1) incorporating a mixture of building materials that complement the design of buildings; (2) providing visual interest and a softening of the visual impact where significant in length; and (3) highlighting the entrance to the property.	**AO23.1** Fences or walls along a street front or public space are designed to incorporate a mixture of building materials that complement the design of the building.
	AO23.2 Where a fence or wall along street frontages or public spaces exceeds 10m in length, indentations, material variation or soft landscaping (including planter boxes) are incorporated. Figure 6.2.5.3.6 illustrates.
PO24 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of the street, public places, communal open space (where provided), pedestrian and cycle paths, including the primary pedestrian entrance and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; (4) providing direct movements with clear unobscured sight lines; and (5) having fencing and walls along a street frontage or public space incorporate visually permeable materials and treatments.	**AO24.1** Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces. Figures 6.2.5.3.2 and 6.2.5.3.5 illustrates.  **Figure 6.2.5.3.2—Overlooking**
	AO24.2 Fences or walls along a street frontage or public space have a maximum height of: (1) 1.2m where solid; or (2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent. Figures 6.2.5.3.3 and 6.2.5.3.4 illustrate.

Performance outcomes	Acceptable outcomes
	 **Figure 6.2.5.3.3—Fencing (1)**  **Figure 6.2.5.3.4—Fencing (2)**
PO25 On elevated or steeply sloping sites: (1) development is sympathetic to the natural landform through the use of terraced or split level building forms that minimise ground level disturbance outside the building footprints; and (2) the understoreys of buildings are screened to maintain the quality of view when viewed from below.	No acceptable outcome is nominated.
Amenity	
PO26 Privacy between dwelling units on the site and adjoining sites is achieved by effective building design and the location of windows and outdoor open spaces to prevent overlooking into habitable rooms or private open space areas or through the use of screening devices. Where screening devices are used, they are integrated with the building design.	**AO26.1** Where habitable room windows are directly adjacent to habitable rooms of adjoining dwellings and are within a distance of 9m and within an angle of 45 degrees, privacy is protected by: (1) sill heights being a minimum of 1.5m above floor level; or (2) providing fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (3) providing fixed external screens. Figure 6.2.5.3.8 illustrates.

Performance outcomes	Acceptable outcomes
	AO26.2 Outlook from windows, balconies, stairs, landings, terraces and decks and other private areas, is screened where a direct view is available into the private open space of another dwelling. Screening is achieved by: (1) fixed translucent screens, such as frosted or textured glazing, for any part of the window below 1.5m above floor level; or (2) fixed external screens; or (3) landscape planting that will achieve a minimum of 2m in height at maturity. Figure 6.2.5.3.8 illustrates.
	AO26.3 Where incorporating screening devices, they are: (1) solid translucent screens or perforated panels or trellises that have a maximum of 25% openings, with a maximum opening dimension of 50mm and that are permanently fixed and durable; and (2) offset a minimum of 300mm from the wall of the building.
PO27 Development provides side and rear fencing that protects the privacy and amenity of adjoining properties.	**AO27.1** Side and rear boundary fences are a minimum of 1.8m in height where adjoining a residential use.
PO28 Development is designed to facilitate the retention and establishment of significant trees and street trees (except where not practicable) that: (1) complement and soften the scale and bulk of the built form; (2) support an attractive streetscape; (3) enhance the amenity of residents; and (4) provide natural shade to improve the micro-climate. Note – the retention of a significant tree is accepted as not practicable where a significant tree due to its location prevents the ability to facilitate a well-designed, integrated and efficient multiple dwelling design outcome consistent with this code.	No acceptable outcome is provided.
PO29 On-site landscaping is provided to:	**AO29.1** A minimum of 20% of the site is planted or vegetated landscaping (rather than

Performance outcomes	Acceptable outcomes
(1) contribute to an attractive streetscape; (2) enhance the appearance of the development; (3) complement, and where possible retain and add to, any native vegetation within the site; (4) provide for the retention of establishment of significant trees in deep planting areas; (5) create green roofs, walls or other sustainable building elements; (6) provide privacy between on-site dwellings and adjoining properties; and (7) screen unsightly components.	hardstand), including 10% of the site for deep planting areas. Editor's note-landscaping that is not deep planting areas can be located in communal open space areas.
	AO29.2 A 2m wide landscaped area is provided along the length of any public road frontage.
	AO29.3 Development provides: (1) a minimum 1m wide planted landscaped area on a side boundary where a driveway, or a ground level open parking area, is located adjacent the boundary; and (2) an extended landscaped area of a minimum of 1.5m for every 5m of driveway length.
PO30 Deep planting areas are provided that: (1) are located to retain or establish significant trees to soften the built form; (2) are co-located with communal open space, street trees or deep planting areas on adjoining properties; (3) are accessible to provide informal recreation spaces for residents; (4) are of sufficient size and dimension to support the retention or establishment of significant trees that at maturity complement the scale and height of the built form; (5) are open to the sky with access to light and rainfall; (6) are maintained exclusively for landscaping, with no underground development or infrastructure; (7) reduce urban heat island effects by improving the micro-climate; and (8) provide water quality and quantity benefits from the natural filtration of rainfall into the ground.	**AO30.1** Deep planting areas are located: (1) within boundary setbacks to soften the built form as viewed from the street and adjoining properties; (2) to retain significant trees; and (3) to co-locate with communal open space, street trees or deep planting areas on adjoining properties.
	AO30.2 Deep planting areas are: (1) a minimum of 10% of the site; (2) a minimum unobstructed dimension of 4m in any direction; and (3) completely open to the sky. Editor's note-the deep planting area acceptable outcome for a minimum of 10% of a site is part of the overall minimum 20% landscaping for a site rather than in addition.
	AO30.3 Deep planting areas are exclusively for landscaping and do not contain: (1) driveways, manoeuvring or hardstand areas and pedestrian paths; (2) surface structures and infrastructure such as water tanks or utilities; and (3) sub-surface structures or infrastructure such as basement car parking and water supply or wastewater infrastructure.
PO31 Development minimises impacts on surrounding residential amenity and provides a high level of on-site amenity for occupants,	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
having regard to noise, odour, vibration, air or light emissions.	
PO32 Siting and design achieves a high level of amenity for occupants by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, private and communal open space areas and mechanical equipment.	No acceptable outcome is nominated.
PO33 Development minimises the extent of shadows on useable private open space or public spaces and provides adequate sunlight to habitable rooms on the site and adjoining.	**AO33.1** Solar access to habitable rooms and private open space of dwellings: (1) is not less than 3 hours between 9am and 3pm on June 21; or (2) where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.
PO34 Waste and recycling container storage areas: (1) for apartment development are located within the building footprint; (2) provide an accessible location for residents and waste collection; (3) are not visible from the street and other public spaces; (4) mitigate adverse amenity impacts in terms of odour, noise and visual impacts on residents on-site and residents of adjoining properties.	**AO34.1** Waste and recycling container storage areas are: (1) located within the building footprint for an apartment development; (2) co-located in car parking areas, in a basement or at ground level; (3) separated from open space areas on-site and on adjoining properties; (4) screened or enclosed; (5) integrated into the building design, using similar material and finishes; and (6) well ventilated.
PO35 Development site layout and design enhances and complements the character of the surrounding neighbourhood and responds to the topography, natural values and development constraints by: (1) integrating into the surrounding residential neighbourhood; (2) providing an attractive and interesting streetscape; (3) taking advantage of the site's natural features like views, vistas, existing vegetation and landmarks; (4) minimising and mitigating impacts on ecological corridors and native vegetation; and (5) minimising alteration to natural topography and drainage lines. Editor's note-this performance outcome can be met through submission of a, Concept Design Proposal	No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.

Performance outcomes	Acceptable outcomes
prepared in accordance with Planning Scheme Policy 7 Multiple Dwelling Design.	

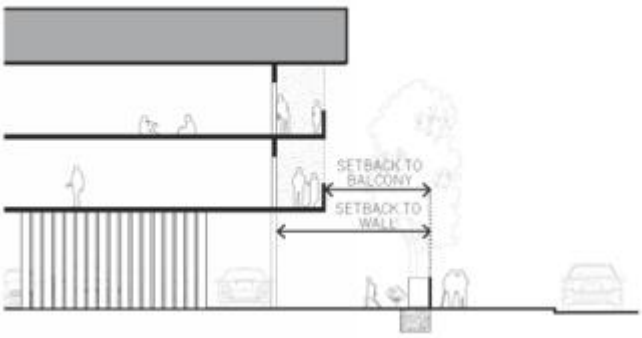


Figure 6.2.5.3.5 — front boundary setback to balcony and wall

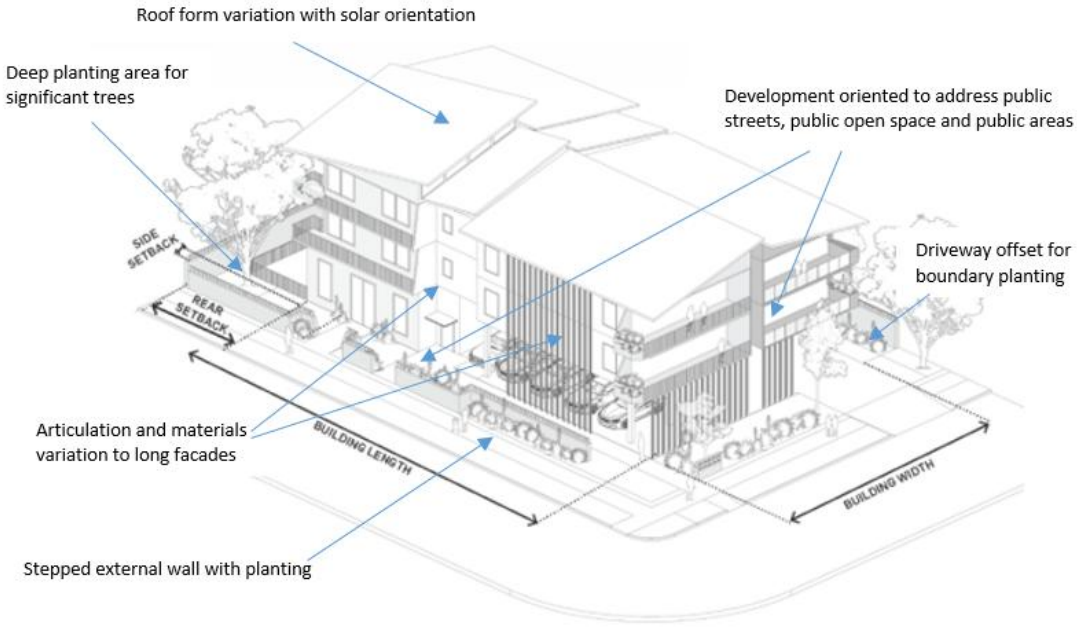


Figure 6.2.5.3.6 — building design and streetscape.

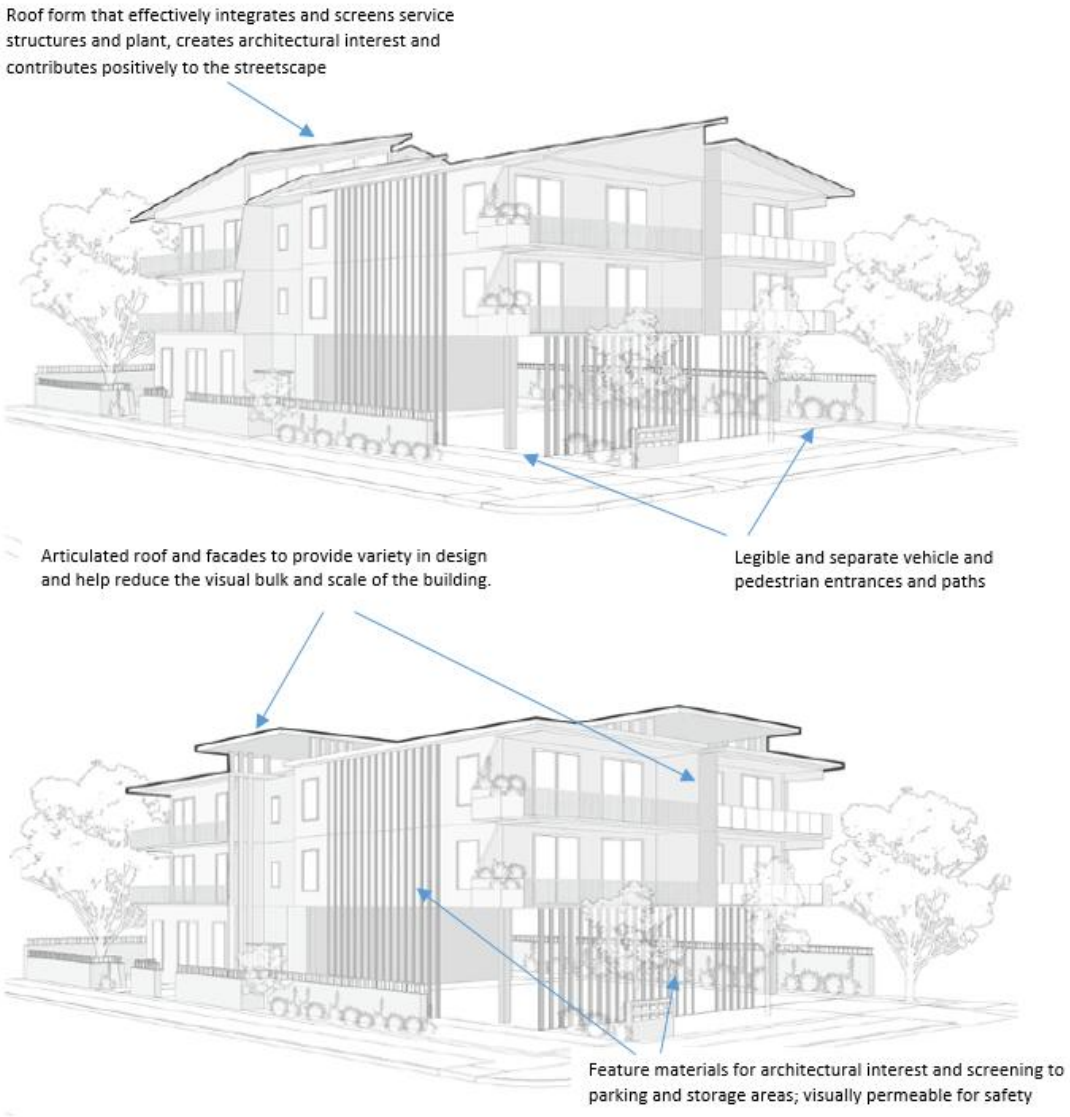


Figure 6.2.5.3.7 — design, materials and roof form.

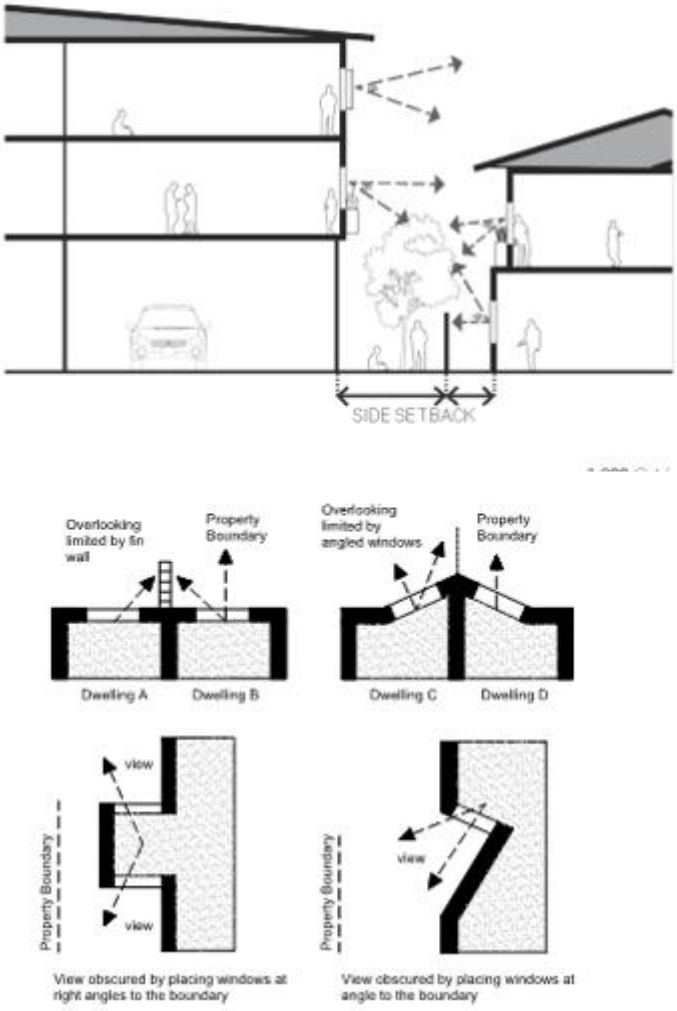


Figure 6.2.5.3.8 —privacy between dwelling units.

6.2.6 Principal centre zone code

6.2.6.1 Application

This code applies to development:

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

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

6.2.6.2 Purpose

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

(3) Cleveland
    (a) the principal centre at Cleveland accommodates the primary administrative functions of the city including Council's headquarters and State and Commonwealth government services;
    (b) the principal centre at Cleveland accommodates the city's primary cultural and entertainment facilities as well as important tourism related services and events;
    (c) development concentrates a mix of uses around the harbour, including leisure, specialist boutiques and artisan retail as well as a substantial proportion of residential development, waterfront dining, night time activities and entertainment;

(d) building height is greatest between Middle Street and Shore Street West and the railway station, and steps down towards the southern parts of the centre, other than on the gateway sites on the northern side of the intersection of Russell and Bloomfield Streets;
(e) built form ensures that views to North Stradbroke Island are retained when viewed from Shore Street between Delancey and Grant Streets;
(f) Bloomfield Street strengthens its role as Cleveland's high street, providing continuous active frontages between Middle Street and Russell Street, primarily consisting of small scale shops, cafes and restaurants;
(g) a new town square is established on Bloomfield Street;
(h) the physical and visual connection between Bloomfield Street and Raby Bay Harbour Park is strengthened;
(i) new centre gateway features at key intersections indicated on Figure 6.2.6.3.1 are created through strong built form;
(j) underutilised land and surface car parks are redeveloped, with parking incorporated within or behind the built form;
(k) built form creates a strongly defined edge along the waterside, Raby Bay Harbour Park and along Shore Street; and
(l) additional mid block pedestrian linkages at the locations indicated on Figure 6.2.6.3.1 are created to complement the existing grid street pattern.

(4) Capalaba

(a) the principal centre at Capalaba continues to act as the primary retail and commercial centre in the city;
(b) the principal centre at Capalaba accommodates administrative functions that are secondary to those of Cleveland and are generally limited to government support or branch offices;
(c) development assists in integrating the future busway into the centre and preserves the necessary corridors to achieve extension of the busway;
(d) building height is greatest in the core of the centre, focussed on a revitalised town square at Capalaba Place on Redland Bay Road (indicated on Figure 6.2.6.3.2), and steps down to the edges of the centre;
(e) buildings are orientated to provide improved activation of the edges of the town square;
(f) development facilitates the creation of a key pedestrian spine and view corridor that provides easy access across the centre, between Capalaba Park and Capalaba Central shopping centres and beyond to surrounding parkland;
(g) development assists in activating the outside edges of the Capalaba Central and Capalaba Park shopping centres, sleeving and enlivening the streets and spaces with smaller scale uses that have active frontages;
(h) new centre gateway features at key intersections indicated on Figure 6.2.6.3.2 are created through strong built form;
(i) development of the Capalaba Central and Capalaba Park shopping centres broadens the mix of uses, in particular, by incorporating additional office space; and
(j) additional mid block pedestrian linkages are created to increase the permeability and walkability of the centre.

6.2.6.3 Principal centre zone code – Specific benchmarks for assessment

Table 6.2.6.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Amenity	
PO1 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	**AO1.1** Hours of opening are limited to 6am to midnight.
PO2 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO2.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO2.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO2.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO2.4 Development achieves the air quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Air) Policy 2019:* Schedule 1.
	AO2.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
For assessable development	
Uses	
PO3	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
(2) minimise impacts on adjacent residential areas.	**AO10.2** Elsewhere, rear or side boundary setback are: (1) at podium levels - 0m; and (2) above podium levels - 4m from any side boundary and 6m from the rear boundary.
PO11 In Cleveland, development maintains: (1) the vegetated backdrop of North Stradbroke Island visible above buildings when approaching Cleveland, particularly from the section of Shore Street between Delancey and Grant Street; and (2) the view corridor down Bloomfield Street, through the Raby Bay Harbour to Moreton Bay.	No acceptable outcome is nominated.
PO12 Buildings and structures positively contribute to visual character and streetscape by: (1) treating the site as a series of buildings, streets and spaces rather than a single, visually homogenous complex; (2) avoiding blank facades which are visible from the street or a public space; (3) incorporating human scale elements; (4) the use of high quality materials; (5) variations in materials, patterns, textures and colours; (6) building articulation and variation; and (7) the use of non-reflective materials.	No acceptable outcome is nominated.
PO13 Buildings are designed to provide high levels of physical and visual interaction and access between internal and external spaces at ground level, having regard to: (1) maximising the extent of transparent and operable elements such as large window openings, sliding doors, window seating; (2) providing views into any semi public internal spaces such as arcades, communal courtyards and gardens; (3) including usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; and (4) minimising non-active elements such as vehicle access, fire egress, plant and building services along the frontage.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO14 Large format retailing, showrooms and shopping centres are designed to ensure a high level of pedestrian permeability and create street frontages sleeved with buildings that define the street edge and screen parking areas or structures behind.	No acceptable outcome is nominated.
PO15 Parking areas and parking stations are located and designed to ensure they are not a dominant element of the streetscape.	No acceptable outcome is nominated.
PO16 Entries to car parking are consolidated wherever possible.	No acceptable outcome is nominated.
PO17 Built form strengthens the physical and visual relationship between the railway station, Raby Bay Harbour Park and the rest of the Cleveland principal centre.	No acceptable outcome is nominated.
PO18 Buildings are designed to step with the contours of the site to ensure continuous building façade at street level.	No acceptable outcome is nominated.
PO19 Buildings are oriented to the street rather than to internal spaces or car parking areas.	No acceptable outcome is nominated.
PO20 Roof forms and spaces are designed as an integral part of the building. Plant or lift equipment, vents, air conditioning and other technical equipment including solar or water collectors, are designed as an architectural feature or are provided with attractive screening.	No acceptable outcome is nominated.
PO21 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	No acceptable outcome is nominated.
Public spaces and linkages	
PO22 Development facilitates the creation of a formal town square:	**AO22.1** Development incorporates a town square in accordance with Figures 6.2.6.3.1 Cleveland

Performance outcomes	Acceptable outcomes
(1) in Cleveland - at a mid-point on the western side of Bloomfield Street in accordance with Figure 6.2.6.3.1 Cleveland principal centre; and (2) in Capalaba - at a mid-point on the eastern side of Redland Bay Road in accordance with Figure 6.2.6.3.2 Capalaba principal centre.	principal centre and 6.2.6.3.2 Capalaba principal centre.
PO23 Development creates a network of attractive interlinking pedestrian routes and spaces to maximise the legibility and walkability of the centres, generally in accordance with Figures 6.2.6.3.1 Cleveland principal centre and 6.2.6.3.2 Capalaba principal centre.	**AO23.1** Development incorporates pedestrian links in accordance with Figures 6.2.6.3.1 Cleveland principal centre and 6.2.6.3.2 Capalaba principal centre.
	AO23.2 Pedestrian links have a minimum width of 3m.
PO24 At Capalaba, development strengthens two major pedestrian spines, being: (1) an east/west spine linking Coolnwynpin Creek, Capalaba Central shopping centre, Capalaba Place, Capalaba Park shopping centre and the Capalaba Regional Park and connecting through the new town square; and (2) a north/south spine linking John Fredricks Park and open space on the northern side of Old Cleveland Road with Capalaba Place, the bus station and Capalaba Park and Capalaba Central shopping centres.	**AO24.1** Development incorporates the major pedestrian spines in accordance with Figure 6.2.6.3.2 Capalaba principal centre.
	AO24.2 Major pedestrian spines have a minimum width of 10m.
PO25 At Cleveland, development strengthens a major pedestrian spine, running east/west between Wynyard Street and Doig Street, connecting through the new town square.	**AO25.1** Development incorporates the major pedestrian spines in accordance with Figure 6.2.6.3.1 Cleveland principal centre.
	AO25.2 Major pedestrian spines have a minimum width of 10m.
PO26 Development incorporates planting and landscape elements to create a boulevard treatment along major roads identified on Figures 6.2.6.3.1 Cleveland principal centre and 6.2.6.3.2 Capalaba principal centre.	No acceptable outcome is nominated.
PO27 Awnings are provided along all active street frontages which: (1) cover the adjoining footpath; (2) are continuous across the frontage;	**AO27.1** Awnings are provided along all active frontages identified on Figures 6.2.6.3.1 Cleveland principal centre and 6.2.6.3.2 Capalaba principal centre, which:

Performance outcomes	Acceptable outcomes
(3) align to provide continuity with existing or future shelter structures on adjoining sites; and (4) are safe.	(1) are cantilevered from the main building with any posts within the footpath being non-load-bearing; (2) are a minimum 3.2m in width and not more than 4.2m above pavement height; and (3) do not extend past a vertical plane: (a) 1.5m inside the kerb line to enable street trees to be planted and grow; or (b) 0.6m inside the kerb line where trees are established; and (c) have a 0.5m clearance to any tree trunk and main branches.
Amenity and streetscape	
PO28 High quality landscape and streetscape treatments, including planting, street art and furniture are provided to contribute to the overall attractiveness and function of the centre.	No acceptable outcome is nominated.
PO29 On-site landscaping is provided to: (1) enhance the appearance of the development, particularly in car parking and service areas and public spaces; (2) contribute to pedestrian comfort through shade; (3) create green roofs, walls or other sustainable building elements; and (4) screen unsightly components.	No acceptable outcome is nominated.
PO30 Landscaping is provided to buffer to adjoining land in residential zone or other sensitive land use.	**AO30.1** A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a residential zone or sensitive land use.
PO31 Developments involving more than 20 dwellings or accommodation units provide sufficient communal open space to: (1) create usable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade.	**AO31.1** Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m^2. Note—Communal open space can be provided on rooftops, on podiums, or at ground level.
PO32 Development for residential and accommodation purposes maximises privacy for dwellings and avoids overlooking of habitable rooms and private open space.	**AO32.1** Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling unit within 9m. Screening consists of a solid translucent screen or

Performance outcomes	Acceptable outcomes
	perforated panels or trellises which have a maximum of 50% openings.
PO33 Development for residential and accommodation purposes is designed to minimise noise nuisance for occupants.	No acceptable outcome is nominated.

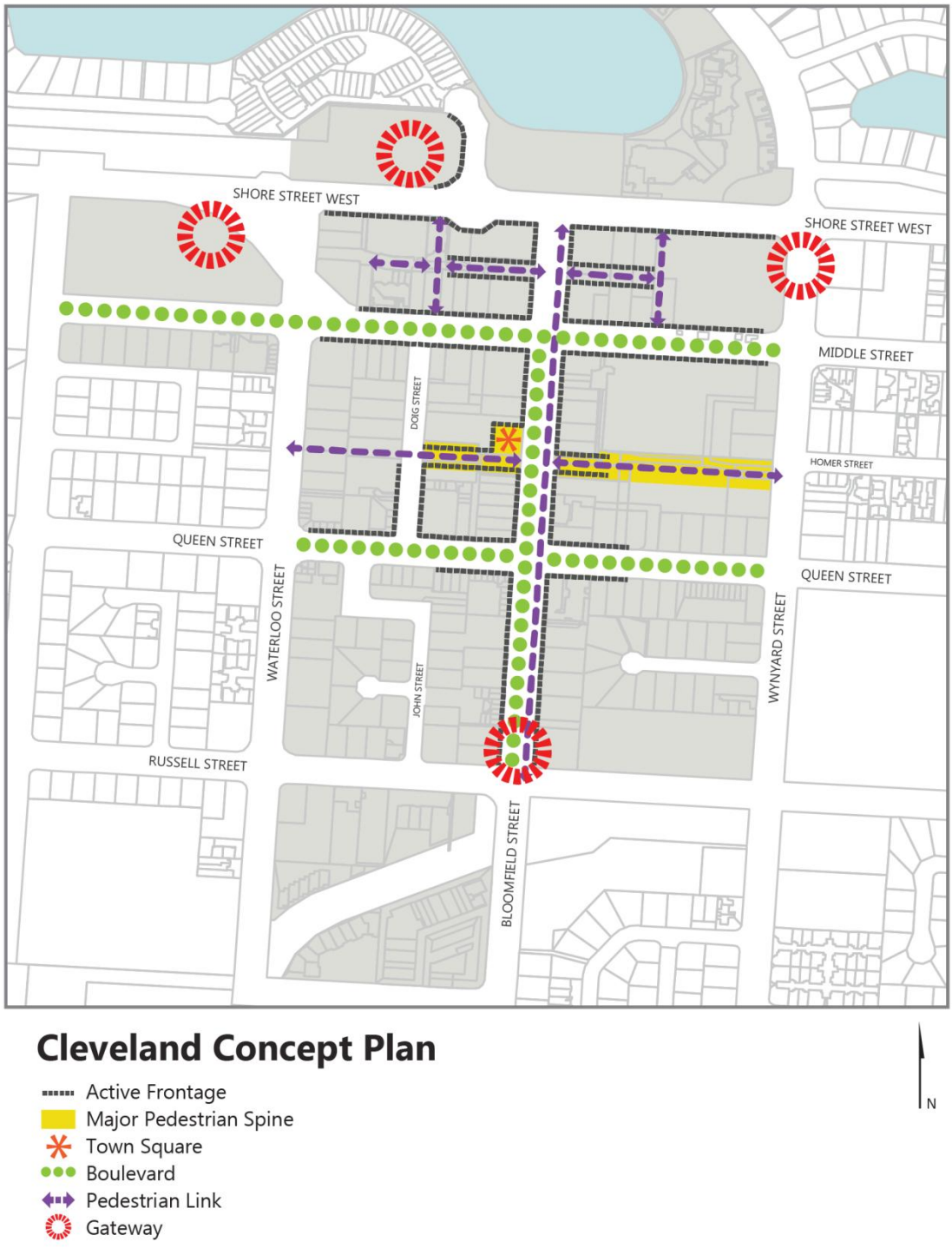


Figure 6.2.6.3.1—Cleveland principal centre

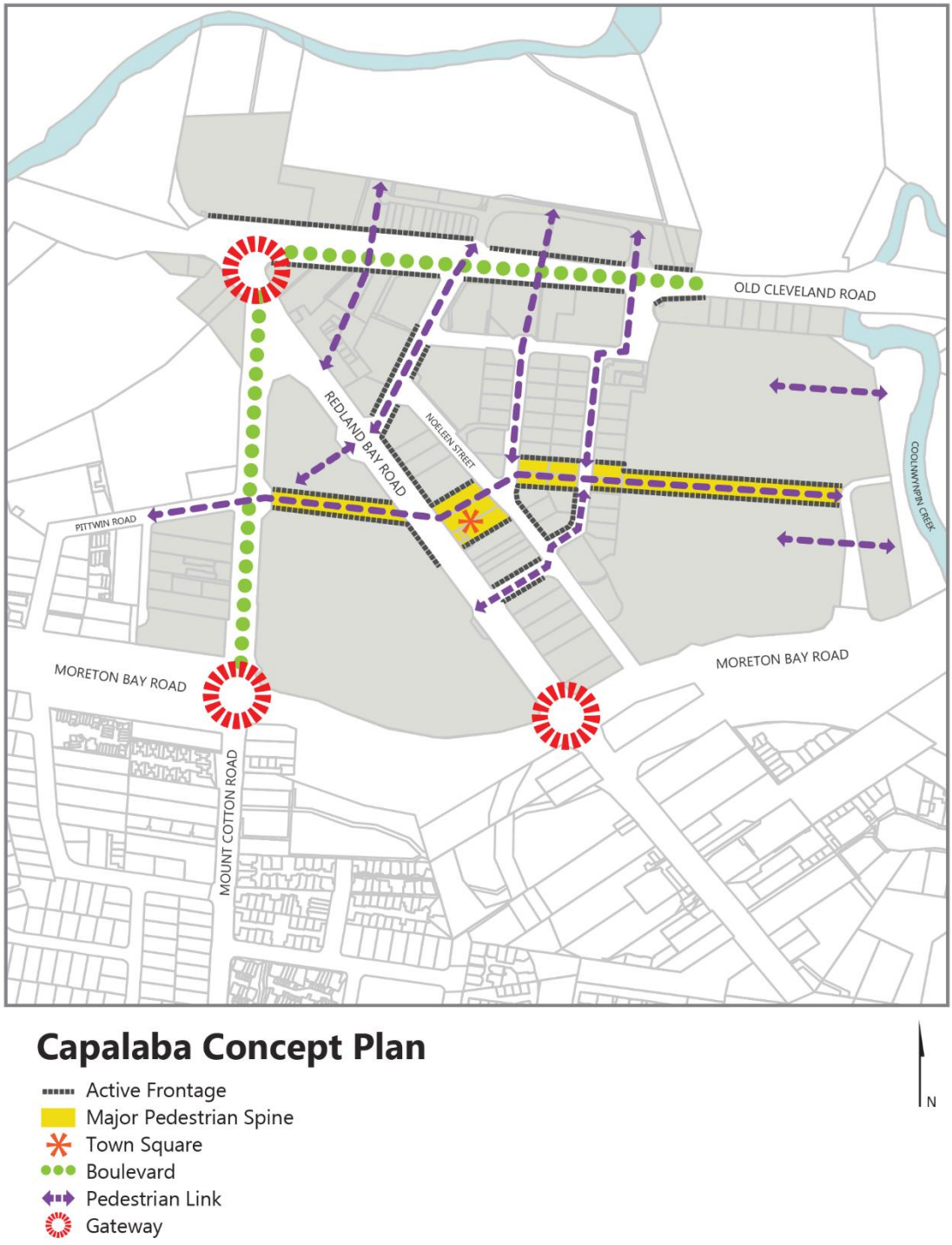


Figure 6.2.6.3.2—Capalaba principal centre

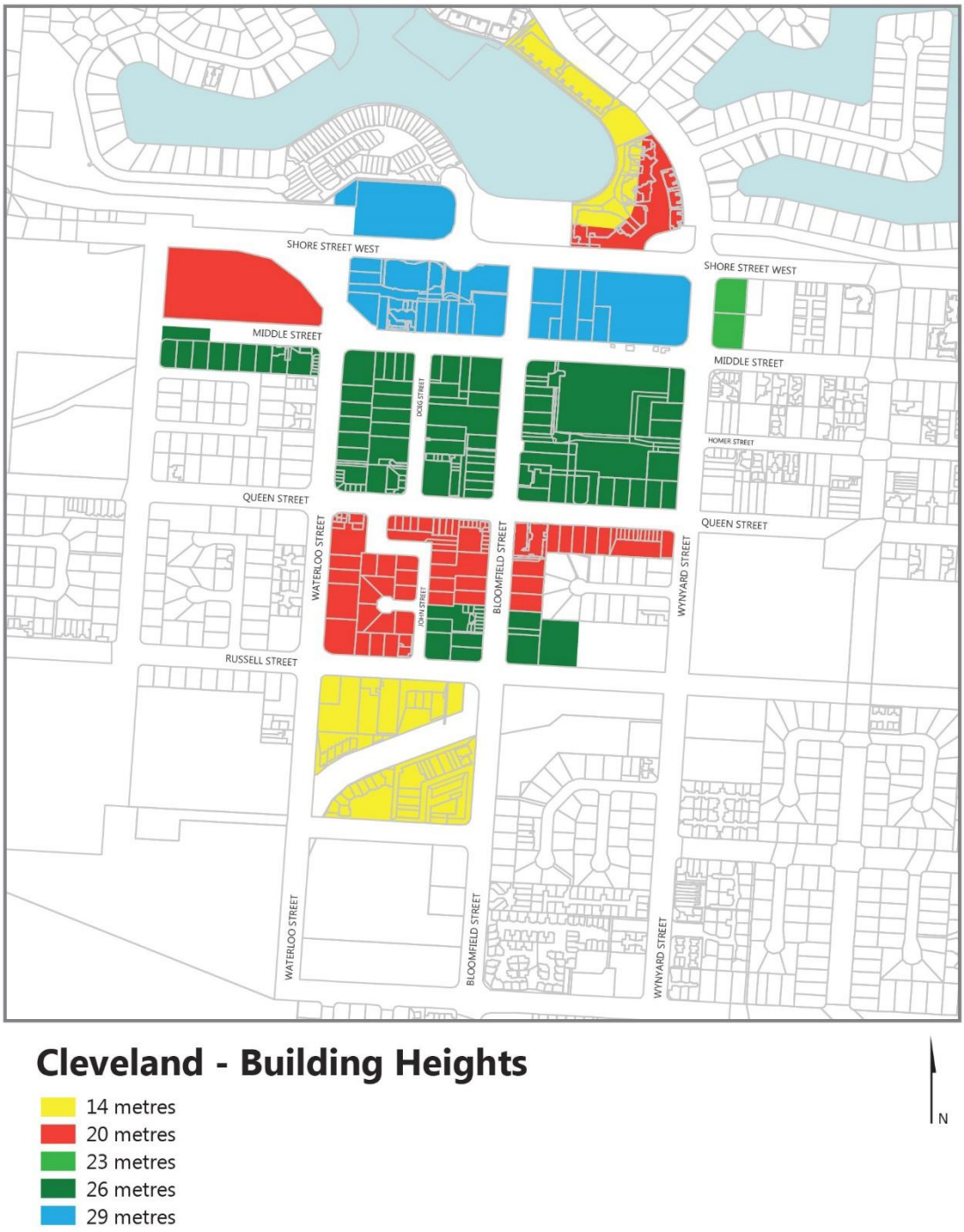


Figure 6.2.6.3.3—Cleveland building heights

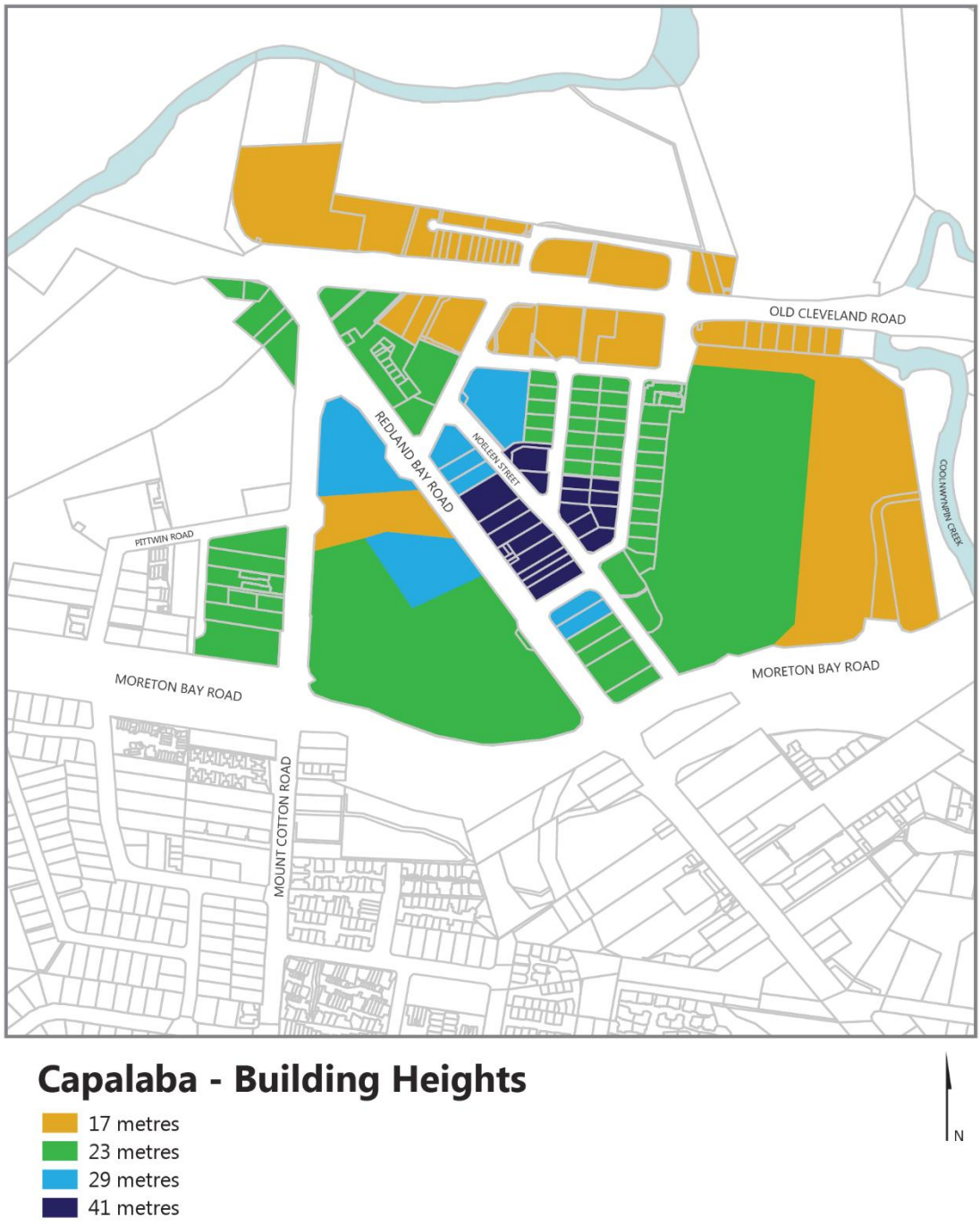


Figure 6.2.6.3.4—Capalaba building heights

6.2.7 Major centre zone code

6.2.7.1 Application

This code applies to development:

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

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

6.2.7.2 Purpose

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

6.2.7.3 Major centre zone code – Specific benchmarks for assessment

Table 6.2.7.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Amenity	
PO1 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	**AO1.1** Hours of opening are limited to 6am to midnight.
PO2 Development minimises impacts on the amenity of surrounding land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO2.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019:* Schedule 1.
	AO2.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO2.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO2.4 Development achieves the air quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Air) Policy 2019*: Schedule 1.
	AO2.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
For assessable development	
Uses	
PO3 Development:	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(1) is of a scale and nature that is commensurate with its catchment; and (2) does not undermine the role and successful functioning of the principal centres.	
PO4 Ground floor uses contribute to the vitality and vibrancy of the centre's public domain and include a mix of small scale shops, cafes and restaurants, and other uses which generate a high level of pedestrian traffic.	No acceptable outcome is nominated.
PO5 A mix of uses is achieved throughout the zone.	**AO5.1** Developments with a gross floor area greater than 500m^2 include more than one tenancy.
PO6 Residential development does not detract from active, pedestrian focussed streetscapes at ground level.	**AO6.1** Residential uses are established above or behind ground floor commercial uses.
Built form	
PO7 Buildings are generally four storeys, but transition down to height of buildings in adjoining residential zones.	**AO7.1** Building height does not exceed: (1) 10.5m within 10m of an adjoining low density, low-medium density or character residential zone; and (2) 17m otherwise.
PO8 Buildings have a strong orientation to external and internal streets, are designed to be pedestrian focussed and allow for easy and unobstructed movement between the footpath and buildings.	No acceptable outcome is nominated.
PO9 Side and rear boundary setbacks and treatments ensure buildings are well separated from adjoining residential land.	**AO9.1** Where a rear or side boundary adjoins land in a residential zone, buildings are set back from the boundary a minimum of 3m or half the height of the building at that point, whichever is greater.
PO10 Buildings and structures positively contribute to visual character and streetscape by: (1) treating the site as a series of buildings, streets and spaces rather than a single, visually homogenous complex; (2) avoiding blank facades which are visible from the street or a public space; (3) incorporating human scale elements; (4) the use of high quality materials; (5) variations in materials, patterns, textures and colours;	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(6) building articulation and variation; and (7) the use of non-reflective materials.	
Performance outcomes	**Acceptable outcomes**
PO11 Buildings are designed to provide high levels of physical and visual interaction and access between internal and external spaces at ground level, having regard to: (1) maximising the extent of transparent and operable elements such as large window openings, sliding doors and window seating; (2) providing views into any semi public internal spaces such as arcades, communal courtyards and gardens; (3) including usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; and (4) minimising non-active elements such as vehicle access, fire egress, plant and building services along the frontage.	No acceptable outcome is nominated.
PO12 Buildings are oriented to the street rather than to internal spaces or car parking areas.	No acceptable outcome is nominated.
PO13 Roof forms and spaces are designed as an integral part of the building. Plant or lift equipment, vents, air conditioning and other technical equipment including solar or water collectors, are designed as an architectural feature or are provided with attractive screening.	No acceptable outcome is nominated.
PO14 Car parking and service areas are located behind or beside buildings to minimise their visual and physical intrusion on the streetscape.	No acceptable outcome is nominated.
PO15 Entries to car parking are consolidated wherever possible.	No acceptable outcome is nominated.
PO16 Wherever possible, development maintains views and vistas to significant landscape features (including Eprapah Creek), green space elements, including bushland and major parks) and buildings and places.	No acceptable outcome is nominated.
PO17 Development is designed to discourage crime and anti-social behaviour by:	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	
Public spaces and linkages	
PO18 Pedestrian permeability is maximised throughout the centre by providing physical connections between buildings, between buildings and public places and to public transport.	No acceptable outcome is nominated.
PO19 Development strengthens pedestrian spines along the lake and along the internal main streets linking the different parts of the centre.	No acceptable outcome is nominated.
Amenity and streetscape	
PO20 Development limits overshadowing on public places and residential land.	**AO20.1** Development ensures that adjoining public spaces and residential lots have a minimum of three (3) hours of direct sunshine between 9am and 3pm on 21 June.
PO21 Awnings are provided along all primary street frontages which: (1) cover the adjoining footpath; (2) are continuous across the frontage; (3) align to provide continuity with existing or future shelter structures on adjoining sites; and (4) are safe.	**AO21.1** Awnings are provided along street frontages which: (1) are cantilevered from the main building with any posts within the footpath being non-load-bearing; (2) are a minimum 3.2m in width and not more than 4.2m above pavement height; and (3) do not extend past a vertical plane: (a) 1.5m inside the kerb line to enable street trees to be planted and grow; or (b) 0.6m inside the kerb line where trees are established; and (c) have a 0.5m clearance to any tree trunk and main branches.
PO22 High quality streetscape treatments, including planting, street art and furniture are provided to contribute to and enhance the overall attractiveness and function of the centre.	No acceptable outcome is nominated.
PO23 On-site landscaping is provided to:	No acceptable outcome is nominated.

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

6.2.8 District centre zone code

6.2.8.1 Application

This code applies to development:

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

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

6.2.8.2 Purpose

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

6.2.8.3 District centre zone code – Specific benchmarks for assessment

Table 6.2.8.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Amenity	
PO1 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	**AO1.1** Hours of opening are limited to 6am to midnight.
PO2 Development minimises impacts on the amenity of surrounding land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO2.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO2.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO2.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO2.4 Development achieves the air quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Air) Policy 2019*: Schedule 1.
	AO2.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
For assessable development	
Uses	
PO3	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
(6) building articulation and variation; and (7) the use of non-reflective materials.	
Performance outcomes	**Acceptable outcomes**
PO11 Buildings are designed to provide high levels of physical and visual interaction and access between internal and external spaces at ground level, having regard to: (1) maximising the extent of transparent and operable elements such as large window openings, sliding doors and window seating; (2) providing views into any semi public internal spaces such as arcades, communal courtyards and gardens; (3) including usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; and (4) minimising non-active elements such as vehicle access, fire egress, plant and building services along the frontage.	No acceptable outcome is nominated.
PO12 Buildings are oriented to the street rather than to internal spaces or car parking areas.	No acceptable outcome is nominated.
PO13 Roof forms and spaces are designed as an integral part of the building. Plant or lift equipment, vents, air conditioning and other technical equipment including solar or water collectors, are designed as an architectural feature or are provided with attractive screening.	No acceptable outcome is nominated.
PO14 Car parking and service areas are located behind or beside buildings to minimise their visual and physical intrusion on the streetscape.	No acceptable outcome is nominated.
PO15 Entries to car parking are consolidated wherever possible.	No acceptable outcome is nominated.
PO16 Wherever possible, development maintains views and vistas to significant landscape features, green space elements (including bushland and major parks) and buildings and places.	No acceptable outcome is nominated.
PO17 Development is designed to discourage crime and anti-social behaviour by:	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	
PO18 Pedestrian permeability is maximised throughout the centre by providing physical connections between buildings, between buildings and public places and to public transport.	No acceptable outcome is nominated.
Amenity and streetscape	
PO19 Development limits overshadowing on public places and residential land.	**AO19.1** Development ensures that adjoining public spaces and residential lots have a minimum of three (3) hours of direct sunshine between 9am and 3pm on 21 June.
PO20 Awnings are provided along all primary street frontages which: (1) cover the adjoining footpath; (2) are continuous across the frontage; (3) align to provide continuity with existing or future shelter structures on adjoining sites; and (4) are safe.	**AO20.1** Awnings are provided along street frontages which: (1) are cantilevered from the main building with any posts within the footpath being non-load-bearing; (2) are a minimum 3.2m in width and not more than 4.2m above pavement height; and (3) do not extend past a vertical plane: (a) 1.5m inside the kerb line to enable street trees to be planted and grow; or (b) 0.6m inside the kerb line where trees are established; and (c) have a 0.5m clearance to any tree trunk and main branches.
PO21 High quality streetscape treatments, including planting, street art and furniture are provided to contribute to and enhance the overall attractiveness and function of the centre.	No acceptable outcome is nominated.
PO22 On-site landscaping is provided to: (1) enhance the appearance of the development, particularly in car parking and service areas and public spaces; (2) contribute to pedestrian comfort through shade;	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(3) create green roofs, walls or other sustainable building elements; and (4) screen unsightly components.	
PO23 Landscaping is provided to buffer to adjoining land in residential zone or other sensitive land use.	**AO23.1** A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a residential zone or sensitive land use.
PO24 Developments involving more than 20 dwellings or accommodation units provide sufficient communal open space to: (1) create usable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade.	**AO24.1** Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m^2. Note—Communal open space can be provided on rooftops, on podiums, or at ground level.
PO25 Development for residential and accommodation purposes maximises privacy for dwellings and avoids overlooking of habitable rooms and private open space.	**AO25.1** Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling unit within 9m. Screening consists of a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO26 Development for residential and accommodation purposes is designed to minimise noise nuisance for occupants.	No acceptable outcome is nominated.

6.2.9 Local centre zone code

6.2.9.1 Application

This code applies to development:

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

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

6.2.9.2 Purpose

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

6.2.9.3 Local centre zone code – Specific benchmarks for assessment

Table 6.2.9.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Amenity	
PO1 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	**AO1.1** Hours of opening are limited to 6am to 10pm.
PO2 Development minimises impacts on the amenity of surrounding land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO2.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO2.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO2.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO2.4 Development achieves the air quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Air) Policy 2019*: Schedule 1.
	AO2.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
For assessable development	
Uses	
PO3 Development:	No acceptable outcome is nominated.

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

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

Performance outcomes	Acceptable outcomes
Wherever possible, development maintains views and vistas to significant landscape features (including Moreton Bay), green space elements, including bushland and major parks) and buildings and places.	
PO18 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	No acceptable outcome is nominated.
PO19 Pedestrian permeability is maximised throughout the centre by providing physical connections between buildings, between buildings and public places and to public transport.	No acceptable outcome is nominated.
Amenity and streetscape	
PO20 Development limits overshadowing on public places and residential land.	**AO20.1** Development ensures that adjoining public spaces and residential lots have a minimum of three (3) hours of direct sunshine between 9am and 3pm on 21 June.
PO21 Awnings are provided along all primary street frontages which: (1) cover the adjoining footpath; (2) are continuous across the frontage; (3) align to provide continuity with existing or future shelter structures on adjoining sites; and (4) are safe.	**AO21.1** Awnings are provided along street frontages which: (1) are cantilevered from the main building with any posts within the footpath being non-load-bearing; (2) are a minimum 3.2m in width and not more than 4.2m above pavement height; (3) do not extend past a vertical plane: (a) 1.5m inside the kerb line to enable street trees to be planted and grow; or (b) 0.6m inside the kerb line where trees are established; and (c) have a 0.5m clearance to any tree trunk and main branches.
PO22 High quality streetscape treatments, including planting, street art and furniture are provided to contribute to and enhance the overall attractiveness and function of the centre.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO23 On-site landscaping is provided to: (1) enhance the appearance of the development, particularly in car parking and service areas and public spaces; (2) contribute to pedestrian comfort through shade; (3) create green roofs, walls or other sustainable building elements; and (4) screen unsightly components.	No acceptable outcome is nominated.
PO24 Landscaping is provided to buffer to adjoining land in residential zone or other sensitive land use.	**AO24.1** A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a residential zone or sensitive land use.
PO25 Developments involving more than 20 dwellings or accommodation units provide sufficient communal open space to: (1) create usable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade.	**AO25.1** Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m^2. Note—Communal open space can be provided on rooftops, on podiums, or at ground level.
PO26 Development for residential and accommodation purposes maximises privacy for dwellings and avoids overlooking of habitable rooms and private open space.	**AO26.1** Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling unit within 9m. Screening consists of a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO27 Development for residential and accommodation purposes is designed to minimise noise nuisance for occupants.	No acceptable outcome is nominated.

6.2.10 Neighbourhood centre zone code

6.2.10.1 Application

This code applies to development:

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

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

6.2.10.2 Purpose

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

6.2.10.3 Neighbourhood centre zone code – Specific benchmarks for assessment

Table 6.2.10.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Amenity	
PO1 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	**AO1.1** Hours of opening are limited to 6am to 10pm.
PO2 Development minimises impacts on the amenity of surrounding land in a residential zone having regard to noise, odour, vibration, air or light emissions.	**AO2.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO2.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO2.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO2.4 Development achieves the air quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Air) Policy 2019*: Schedule 1.
	AO2.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
For assessable development	
Uses	
PO3	**AO3.1**

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

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

Performance outcomes	Acceptable outcomes
PO17 Wherever possible, development maintains views and vistas to significant landscape features (including Moreton Bay), green space elements, including bushland and major parks) and buildings and places.	No acceptable outcome is nominated.
PO18 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	No acceptable outcome is nominated.
PO19 Pedestrian permeability is maximised throughout the centre by providing physical connections between buildings, public places and public transport.	No acceptable outcome is nominated.
PO20 In the South East Thornlands neighbourhood centre, development facilitates the establishment a safe, permeable, legible and functional movement network including streets, pedestrian, cyclist and public transport routes, that is generally in accordance with Figures 6.2.10.3.1 road movement network and 6.2.10.3.2 pedestrian, cycle and public transport network.	**AO20.1** Development incorporates transport network elements consistent with Figure 6.2.10.3.1 road movement network and 6.2.10.3.2 pedestrian, cycle and public transport network.
PO21 In the Kinross Road neighbourhood centre, development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.10.3.3 road movement network and 6.2.10.3.4 pedestrian, cycle, public transport and parks network.	**AO21.1** Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with Figures 6.2.10.3.3 road movement network and 6.2.10.3.4 pedestrian, cycle, public transport and parks network.
PO22 Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.	**AO22.1** Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including: (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways;

Performance outcomes	Acceptable outcomes
	(2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
PO23 New streets provide sufficient width for on street parking on both sides.	**AO23.1** Streets have a minimum width of 18m.
Amenity and streetscape	
PO24 Development limits overshadowing on public places and residential land.	**AO24.1** Development ensures that adjoining public spaces and residential lots have a minimum of three (3) hours of direct sunshine between 9am and 3pm on 21 June.
PO25 Awnings are provided along all primary street frontages which: (1) cover the adjoining footpath; (2) are continuous across the frontage; (3) align to provide continuity with existing or future shelter structures on adjoining sites; and (4) are safe.	**AO25.1** Awnings are provided along street frontages which: (1) are cantilevered from the main building with any posts within the footpath being non-load-bearing; (2) are a minimum 3.2m in width and not more than 4.2m above pavement height; (3) do not extend past a vertical plane: (a) 1.5m inside the kerb line to enable street trees to be planted and grow; or (b) 0.6m inside the kerb line where trees are established; and (c) have a 0.5m clearance to any tree trunk and main branches.
PO26 High quality streetscape treatments, including planting, street art and furniture are provided to contribute to and enhance the overall attractiveness and function of the centre.	No acceptable outcome is nominated.
PO27 On-site landscaping is provided to: (1) enhance the appearance of the development, particularly in car parking and service areas and public spaces; (2) contribute to pedestrian comfort through shade; (3) create green roofs, walls or other sustainable building elements; and (4) screen unsightly components.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO28 Landscaping is provided to buffer to adjoining land in residential zone or other sensitive land use.	**AO28.1** A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a residential zone or sensitive land use.
PO29 Developments involving more than 20 dwellings or accommodation units provide sufficient communal open space to: (1) create usable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade.	**AO29.1** Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m^2. Note—Communal open space can be provided on rooftops, on podiums, or at ground level.
PO30 Development for residential and accommodation purposes maximises privacy for dwellings and avoids overlooking of habitable rooms and private open space.	**AO30.1** Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling unit within 9m. Screening consists of a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO31 Development for residential and accommodation purposes is designed to minimise noise nuisance for occupants.	No acceptable outcome is nominated.

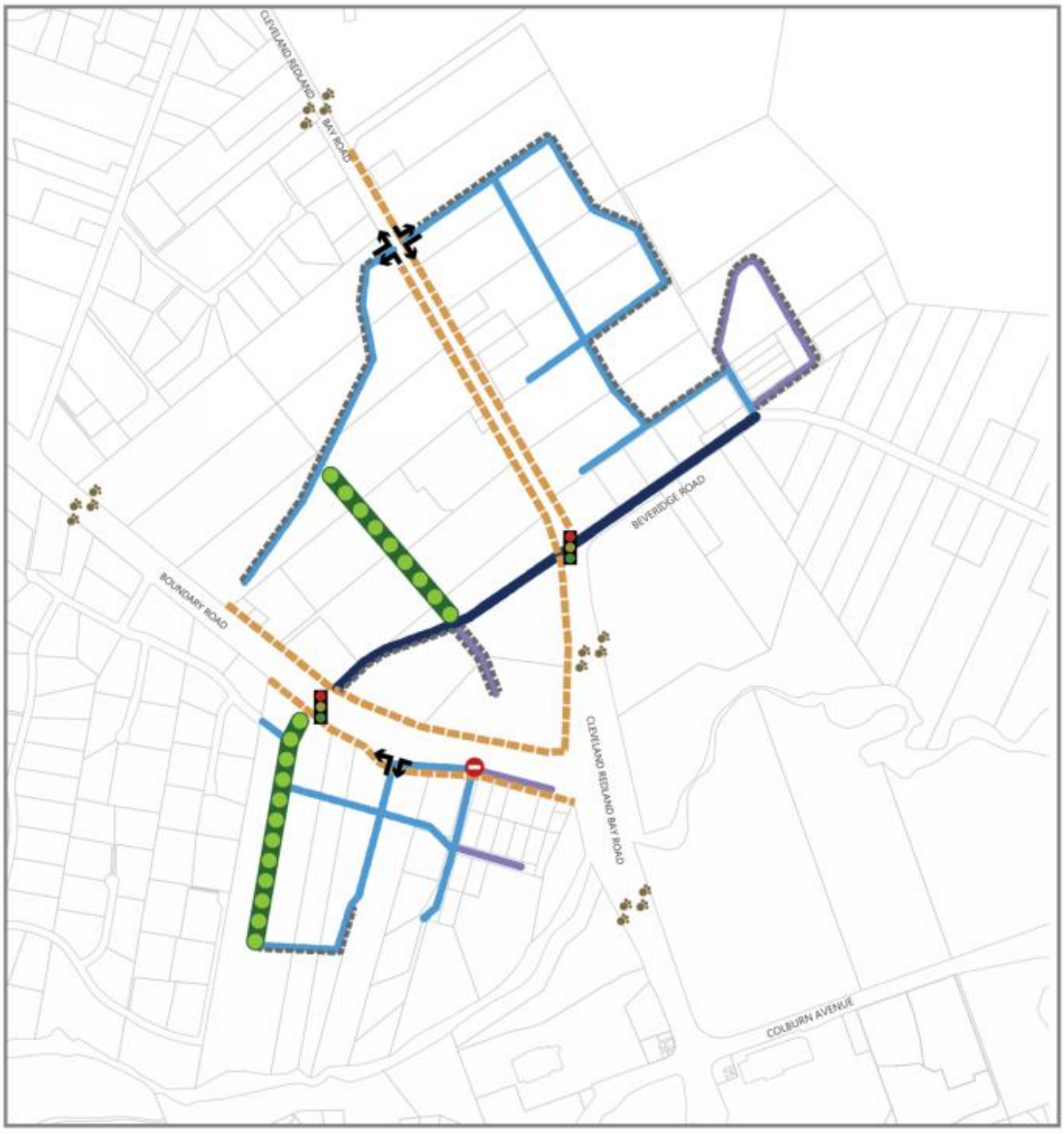


Figure 6.2.10.3.1—South East Thornlands: road movement network

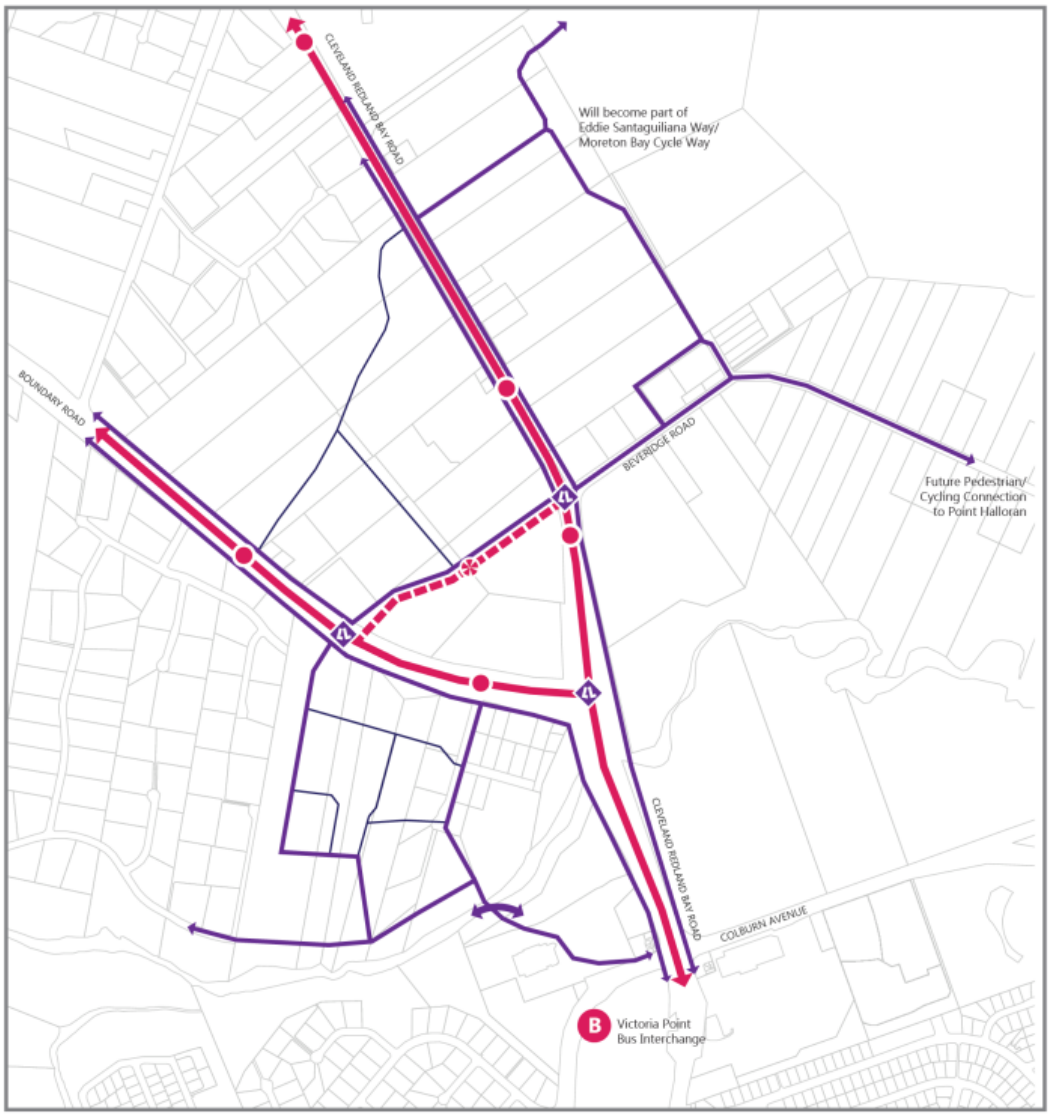


Figure 6.2.10.3.2—South East Thornlands: pedestrian, cycle and public transport network

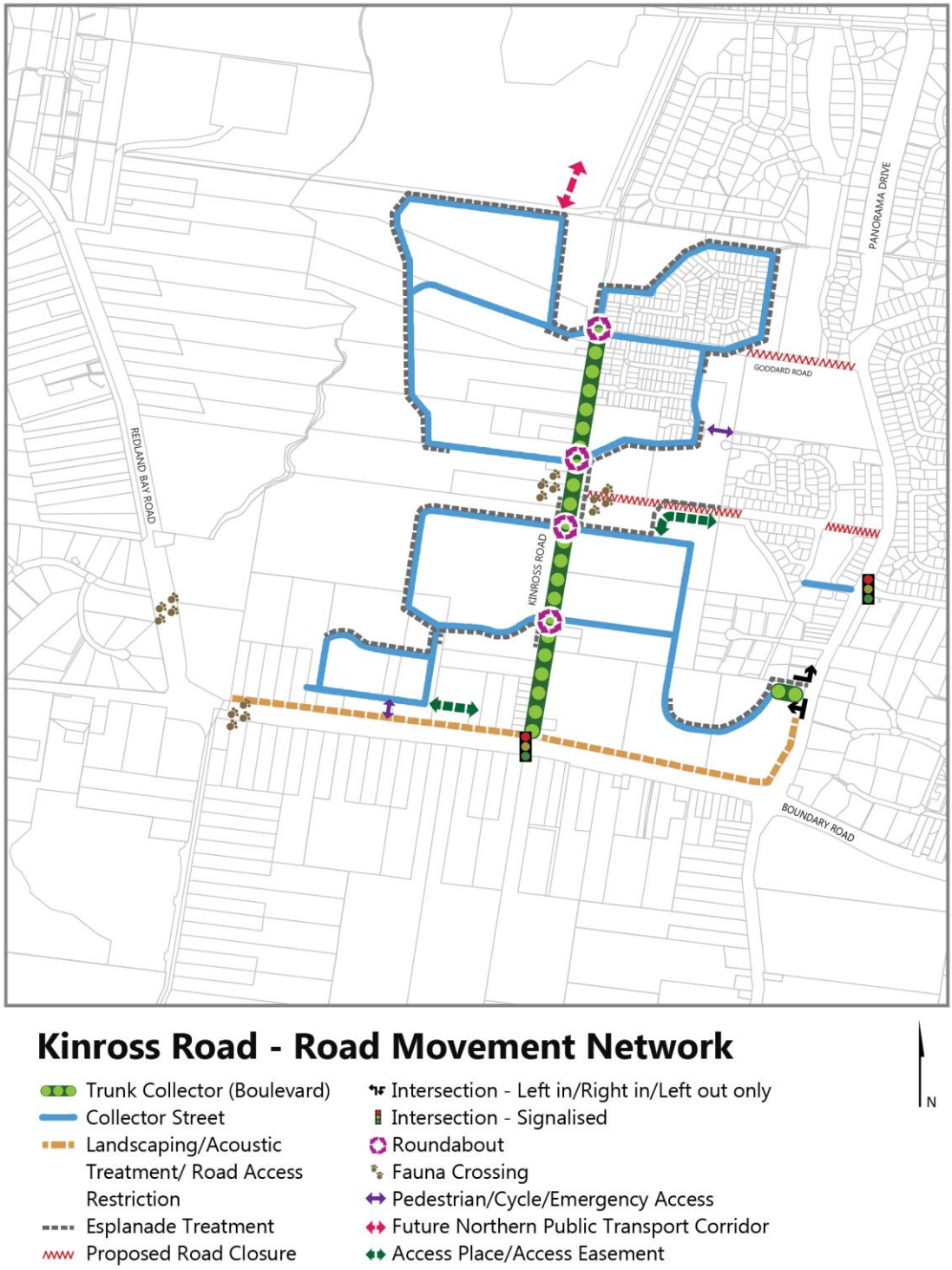


Figure 6.2.10.3.3—Kinross Road: road movement network

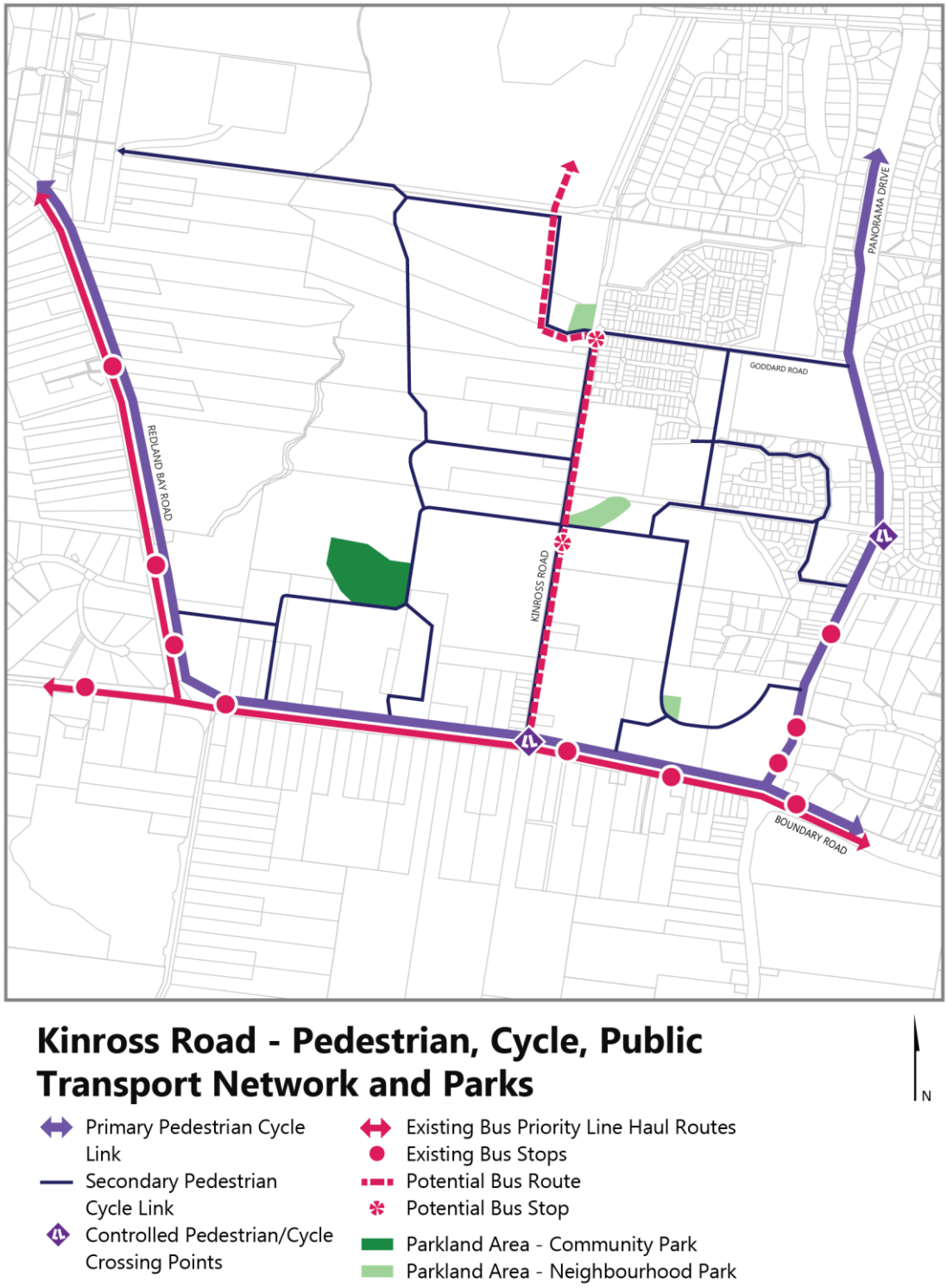


Figure 6.2.10.3.4—Kinross Road: pedestrian, cycle, public transport and parks network

6.2.11 Specialised centre zone code

6.2.11.1 Application

This code applies to development:

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

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

6.2.11.2 Purpose

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

6.2.11.3 Specialised centre zone code – Specific benchmarks for assessment

Table 6.2.11.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Caretaker's accommodation and dwelling units	
PO1 Caretaker's accommodation or dwelling units do not compromise the productivity of the primary use.	**AO1.1** Gross floor area of the dwelling does not exceed 100m^2.
	AO1.2 There is only one caretaker's accommodation or dwelling unit on the premises.
PO2 Caretaker's accommodation or dwelling units provide a reasonable level of amenity for occupants.	**AO2.1** The dwelling is a permanent structure.
PO3 Development minimises impacts on surrounding areas, including sensitive land uses and non-industrial zoned land, having regard to noise, odour, vibration, air or light emissions.	**AO3.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO3.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO3.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO3.4 Development achieves the air quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Air) Policy 2019*: Schedule 1.
	AO3.5

Performance outcomes	Acceptable outcomes
	Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average on any land, other than land included in an industrial or mixed use zone. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
For assessable development	
Uses	
PO4 Educational establishments are directly related to the hospital or medical sciences.	No acceptable outcome is nominated.
PO5 Industrial uses do not create or increase risk to hospital operations or otherwise adversely impact on the hospital.	No acceptable outcome is nominated.
PO6 Residential development is: (1) for temporary accommodation purposes; (2) directly related to the hospital or health care services; and (3) located and designed to minimise and mitigate any impacts associated with nearby non residential activities.	No acceptable outcome is nominated.
PO7 Food and drink outlets, shops and offices are small scale and provide services primarily for local businesses, patients and workers.	**AO7.1** Any food and drink outlet, shop or office on the site: (1) has a total gross floor area of 150m^2; and (2) does not have a drive through facility.
PO8 Development does not prejudice the ongoing hospital and health care operations or their potential to expand on land within the zone.	No acceptable outcome is nominated.
Built form	
PO9 Development is designed to incorporate building elements that: (1) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (2) establish a human scale; (3) provide interesting, functional and attractive facades that contribute to the streetscape setting and pedestrian experience; and	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(4) incorporate articulated walls with horizontal and vertical variations, shadow detail and colour.	
PO10 Setbacks contribute to an attractive and consistent landscape appearance and are designed to avoid or minimise the potential for adverse amenity impacts on adjoining or nearby land.	**AO10.1** Buildings are set back: (1) 6m to street frontages; (2) 0m to side and rear boundaries.
PO11 Site coverage of buildings retains sufficient space on the site to accommodate public open space, landscaping, services and parking.	**AO11.1** Site cover does not exceed 80%.
PO12 Fences and walls: (1) are visually attractive and contribute to or blend with planted landscaping and building materials; (2) are designed and detailed to provide visual interest to the streetscape; and (3) provide an effective visual and acoustic screen to adjoining sensitive environments.	No acceptable outcome is nominated.
PO13 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	No acceptable outcome is nominated.
PO14 Development maximises accessibility for pedestrians and cyclists by providing safe and convenient links to public transport stops and routes and external pedestrian and cycle paths.	No acceptable outcome is nominated.
Amenity and streetscape	
PO15 Landscaping is provided to: (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas;	**AO15.1** A minimum 2m wide planted landscaped area is provided along street frontages.
	AO15.2 A minimum of 15% of all trees planted are capable of growing to the height of the eaves of the building.

Performance outcomes	Acceptable outcomes
(4) buffer to adjoining land in other zones or nearby sensitive land use; and (5) define building entrances and pedestrian paths.	**AO15.3** Utility elements and waste storage are screened by a 1.8m high solid wall or fence or landscaping having the same screening effect.
PO16 Site layout and building design maximises personal safety of users and discourages antisocial behaviour.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through environmental Design guidelines for Queensland.
PO17 Plant, equipment and waste storage areas do not detract from the streetscape.	**AO17.1** Plant, equipment and waste storage areas are not visible from a road or public open space.
Environmental protection and public safety	
PO18 Development minimises impacts on the natural environment by: (1) minimising alteration of natural drainage patterns; and (2) avoiding any potential for release of contaminants.	No acceptable outcome is nominated.
PO19 Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause a public health or safety hazard or environmental harm or nuisance.	**AO19.1** Off site impacts do not exceed: (1) for any hazard scenario involving the release of gases or vapours: (a) AEGL2 (60 minutes) or if not available ERPG2; and (b) An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; (2) for any hazard scenario involving fire or explosion: (a) 7kPa overpressure; and (b) 4.7kW/m^2 heat radiation. OR **AO19.2** The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
PO20 Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored safely and spill containment systems are provided that are adequate to contain releases.	**AO20.1** Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored in accordance with AS1940 The Storage and Handling of Combustible Liquids.

6.2.12 Recreation and open space zone code

6.2.12.1 Application

This code applies to development:

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

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

6.2.12.2 Purpose

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

6.2.12.3 Recreation and open space zone code – Specific benchmarks for assessment

Table 6.2.12.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO1 Development predominantly facilitates passive or active recreational use of the land or supports the conservation and management of areas with significant environmental values.	No acceptable outcome is nominated.
PO2 Non recreational uses occur only where they: (1) are ancillary to the primary function of the site; or (2) provide a compatible small scale educational or community facility.	No acceptable outcome is nominated.
PO3 Embellishments are provided consistent with the existing or planned function of the site and local community needs.	No acceptable outcome is nominated.
Built form	
PO4 Built form is compatible with the primary recreational or natural function and open character of the land.	No acceptable outcome is nominated.
PO5 Where adjoining a residential zone, built form provides for a sensitive transition of building height from low rise structures at the edges of the site to higher structures located centrally within the site.	**AO5.1** Building height does not exceed 8.5m.
PO6 Development is designed to incorporate building elements that: (1) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (2) establish a human scale; (3) provide interesting, functional and attractive facades that contribute to the streetscape setting and pedestrian experience; (4) incorporate articulated walls with horizontal and vertical variations, shadow detail and colour; and (5) minimise any adverse reflective impacts.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Amenity	
PO7 A high level of accessibility by pedestrians and cyclists is provided, linking effectively to external pathway and open space networks and facilitating ease of movement within the site.	No acceptable outcome is nominated.
PO8 Buildings are located and designed to maintain the visual prominence of open spaces, significant landmarks and retain important view corridors.	No acceptable outcome is nominated.
PO9 High quality landscape planting is provided to: (1) reinforce the open space functions of the site; (2) complement habitat values and ecological functions where they exist; (3) soften the appearance of buildings or structures; (4) screen outdoor storage and service areas; (5) create shade; and (6) help define activity areas and entrances.	No acceptable outcome is nominated.
PO10 Development is designed to maximise the personal safety of users, having regard to: (1) providing casual surveillance; (2) avoiding the creation of vulnerable settings; (3) providing easy way finding for pedestrians; (4) deterring unintended and illegitimate access to premises; (5) limiting the opportunities for graffiti and vandalism; and (6) providing adequate lighting.	No acceptable outcome is nominated.
PO11 Development minimises lighting, noise and other impacts on nearby sensitive land uses and habitat areas.	No acceptable outcome is nominated.
Environment	
PO12 The drainage and flood related functions of open space are maintained.	No acceptable outcome is nominated.
PO13	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
PO21 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.12.3.1 road movement network and 6.2.12.3.2 pedestrian, cycle, public transport and parks network.	**AO21.1** Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with Figures 6.2.12.3.1 road movement network and 6.2.12.3.2 pedestrian, cycle, public transport and parks network.
PO22 Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.	**AO22.1** Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including: (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
PO23 The nominated trunk collector / boulevard providing access to Panorama Drive is designed to operate safely and efficiently and create a grand avenue character.	**AO23.1** The road is designed as a boulevard style trunk collector, having: (1) a minimum road width of 20m; (2) no direct vehicular access from new uses and lots adjoining the trunk collector; and (3) a left in, right in and left out only intersection to Panorama Drive.
PO24 Where development involves nominated esplanade roads treatments adjoining open space, the road design: (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation.	No acceptable outcome is nominated.

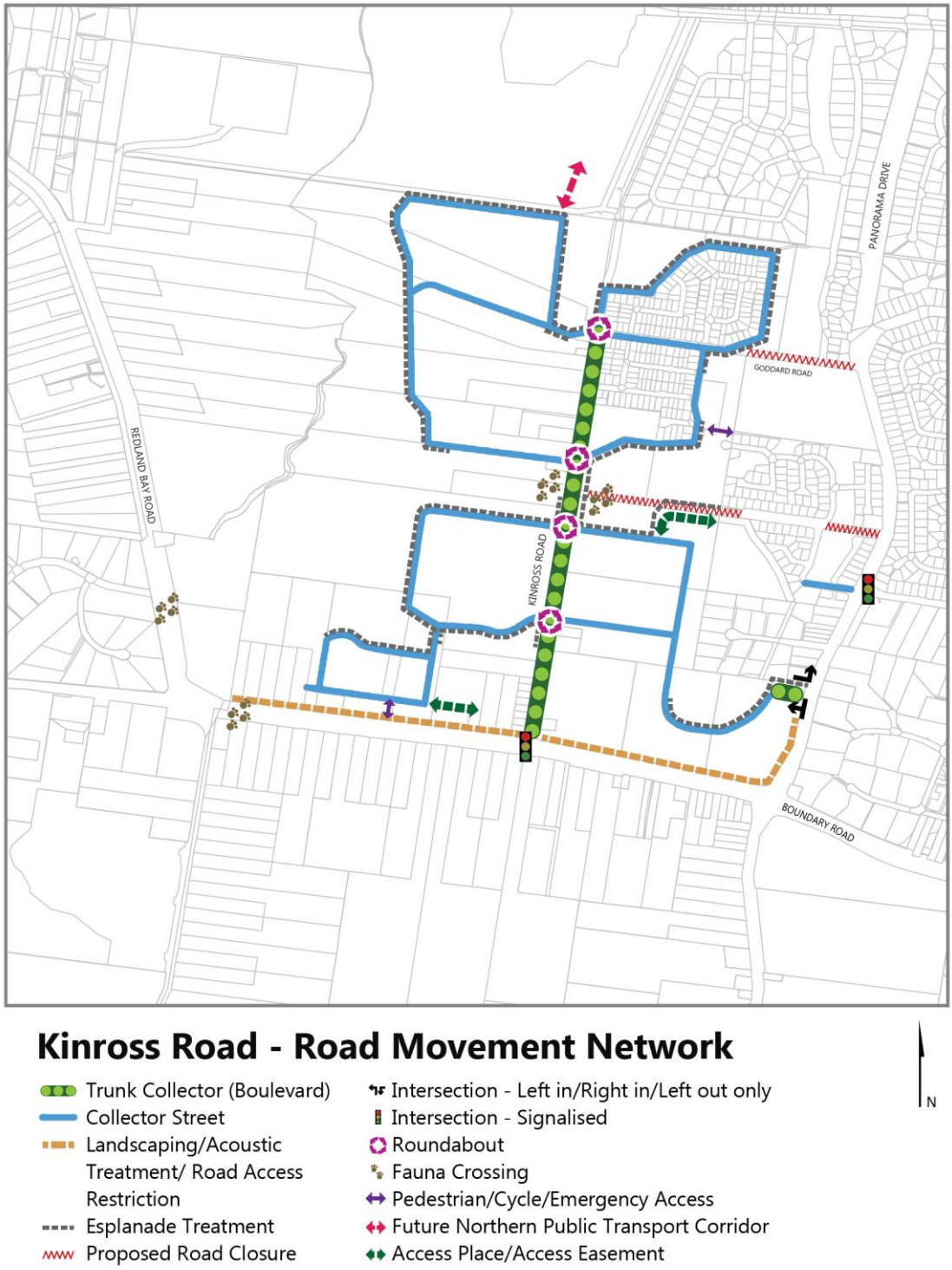
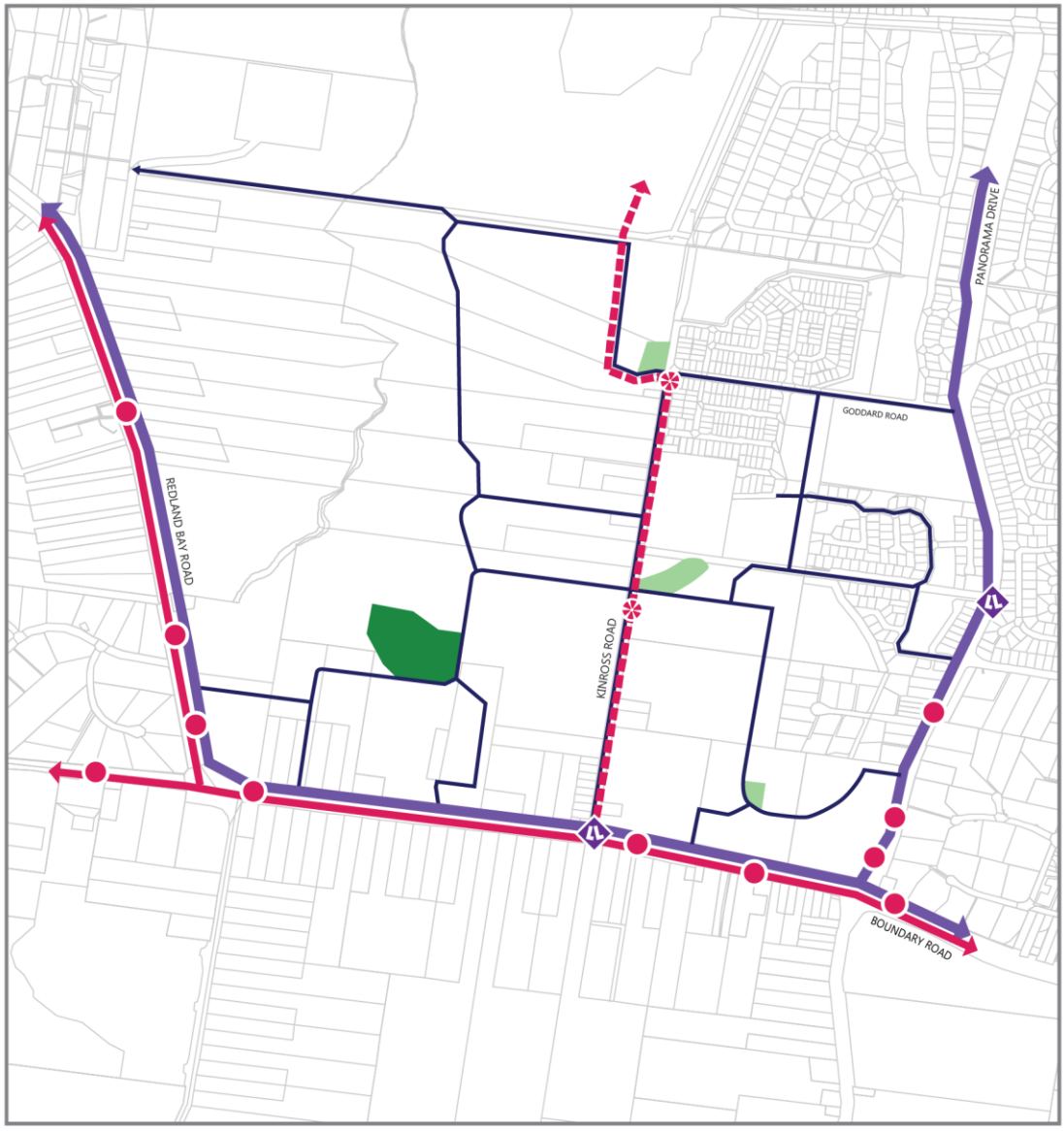


Figure 6.2.12.3.1—Kinross Road: road movement network



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

N

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

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

6.2.13 Environmental management zone code

6.2.13.1 Application

This code applies to development:

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

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

6.2.13.2 Purpose

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

6.2.13.3 Environmental management zone code – Specific benchmarks for assessment

Table 6.2.13.3.1—Benchmarks for assessable development

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

6.2.14 Conservation zone code

6.2.14.1 Application

This code applies to development:

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

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

6.2.14.2 Purpose

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

6.2.14.3 Conservation zone code – Specific benchmarks for assessment

Table 6.2.14.3.1—Benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
PO1 Development is for purposes that support or facilitate: (1) conservation and management activities; or (2) education or research that has a nexus to the values on the land; or (3) low key nature-based tourism and recreation activities that are compatible with the values of the land.	No acceptable outcome is nominated.
PO2 Development is of a small scale and low intensity, which maintains a natural, generally undeveloped character.	No acceptable outcome is nominated.
PO3 The operating characteristics of a development maintain a natural, generally undeveloped character, having regard to such aspects as noise, air and light emissions and traffic volumes.	No acceptable outcome is nominated.
PO4 Reconfiguration avoids further fragmentation of land.	**AO4.1** Reconfiguration does not result in a smaller lot size.
PO5 Development minimises the need for any clearing of vegetation or earthworks, and as far as possible, occurs within already cleared parts of the site.	**AO5.1** No clearing is associated with the development.
PO6 The environmental values, ecological functions and natural physical processes occurring on the site or in the locality are not adversely affected.	No acceptable outcome is nominated.
PO7 Development is designed and located so it is not visually prominent and does not substantially alter the scenic or landscape quality of the locality.	No acceptable outcome is nominated.
PO8 Development does not inhibit the movement of, or otherwise cause a risk to native animals.	No acceptable outcome is nominated.

6.2.15 Low impact industry zone code

6.2.15.1 Application

This code applies to development:

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

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

6.2.15.2 Purpose

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

6.2.15.3 Low impact industry zone code – Specific benchmarks for assessment

Table 6.2.15.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Food and drink outlet	
PO1 A food and drink outlet is small scale, and primarily serves the daily needs of the local workforce.	**AO1.1** Total gross floor area of food and drink outlets on the site does not exceed 150m^2.
Caretaker's accommodation and dwelling units	
PO2 Caretaker's accommodation and dwelling units do not compromise the productivity of the primary use.	**AO2.1** Gross floor area of the caretaker's accommodation or dwelling unit does not exceed 100m^2.
	AO2.2 There is only one caretaker's accommodation or dwelling unit on the premises.
PO3 Caretaker's accommodation and dwelling units provide a reasonable level of amenity for occupants.	**AO3.1** The caretaker's accommodation or dwelling unit is a permanent structure.
Amenity	
PO4 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	**AO4.1** Hours of operation are limited to 6am to 10pm Monday to Saturday.
PO5 Development minimises impacts on surrounding areas having regard to noise, odour, vibration, air or light emissions.	**AO5.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO5.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during operating hours: 25 lux; and (2) after operating hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO5.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in

Performance outcomes	Acceptable outcomes
	buildings (1-80Hz) when measured at the boundary of the site.
	AO5.4 Development achieves the air quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Air) Policy 2019*: Schedule 1.
	AO5.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
For assessable development	
Uses	
PO6 Non-industrial activities are generally limited to: (1) services primarily for local businesses and workers; or (2) service stations, trade or agricultural supplies and wholesale activities; or (3) indoor sport and recreation activities and community activities that are difficult to locate in any other zone.	No acceptable outcome is nominated.
PO7 Other than service station and agricultural supply stores, retail sales and display activities occur at a size and scale that is ancillary to and has a direct nexus with the primary industrial or trade related use of the site.	**AO7.1** Retail sales and display areas are ancillary to a trade supply or industrial use on the same site and have a gross floor area that does not exceed 200m^2.
PO8 Development does not constrain or conflict with the ongoing operation of industrial activities in the zone.	No acceptable outcome is nominated.
Built form	
PO9 Buildings and structures positively contribute to visual character and streetscape through: (1) the use of high quality materials; (2) variations in materials, patterns, textures and colours; (3) building articulation and variation; and (4) the use of non-reflective materials.	No acceptable outcome is nominated.
PO10 Buildings and structures have a height that is appropriate to the scale of industrial activities in the locality and transitions down to match	**AO10.1** Building height does not exceed:

Performance outcomes	Acceptable outcomes
building heights in adjoining non industrial zones.	(1) 8.5m within 10m of an adjoining low density, low-medium density or character residential zone; and (2) 15m otherwise.
PO11 Setbacks contribute to an attractive and consistent landscape appearance and are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby non-industrial uses.	**AO11.1** Buildings are set back: (1) at least 3m to street frontages; and (2) at least 3m from side and rear boundaries where adjoining land not in an industrial or mixed use zone, otherwise, no setback is required.
PO12 Site coverage of buildings retains sufficient space on the site to accommodate landscaping, services and parking.	**AO12.1** Site cover does not exceed 75%.
Amenity and streetscape	
PO13 Landscaping is provided to: (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas; and (4) buffer to adjoining land in other zones or nearby sensitive land use.	**AO13.1** A minimum 2m wide planted landscaped area is provided along street frontages.
	AO13.2 A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a non-industrial zone or sensitive land use.
	AO13.3 A minimum of 15% of all trees planted are capable of growing to the height of the eaves of the building.
	AO13.4 Utility elements and waste storage are screened by a 1.8m high solid wall or fence or landscaping having the same screening effect.
PO14 Site layout and building design maximises personal safety of users and discourages antisocial behaviour.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through environmental Design guidelines for Queensland.
PO15 The main entry to any building is easily identifiable and directly accessible from the street.	No acceptable outcome is nominated.
Environmental protection and public safety	
PO16 Development minimises impacts on the natural environment by: (1) minimising alteration of natural drainage patterns; and	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Environmental Codes of Practice for Industry.

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

6.2.16 Medium impact industry zone code

6.2.16.1 Application

This code applies to development:

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

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

6.2.16.2 Purpose

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

6.2.16.3 Medium impact industry zone code – Specific benchmarks for assessment

Table 6.2.16.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Food and drink outlet	
PO1 A food and drink outlet is small scale, and primarily serves the daily needs of the local workforce.	**AO1.1** Total gross floor area of food and drink outlets on the site does not exceed 150m^2.
Caretaker's accommodation and dwelling units	
PO2 Caretaker's accommodation and dwelling units do not compromise the productivity of the primary use.	**AO2.1** Gross floor area of the caretaker's accommodation or dwelling unit does not exceed 100m^2.
	AO2.2 There is only one caretaker's accommodation or dwelling unit on the premises.
PO3 Caretaker's accommodation and dwelling units provide a reasonable level of amenity for occupants.	**AO3.1** The caretaker's accommodation or dwelling unit is a permanent structure.
Amenity	
PO4 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	**AO4.1** Hours of operation are limited to 6am to 10pm Monday to Saturday.
PO5 Development minimises impacts on surrounding areas having regard to noise, odour, vibration, air or light emissions.	**AO5.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO5.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during operating hours: 25 lux; and (2) after operating hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO5.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in

Performance outcomes	Acceptable outcomes
	buildings (1-80Hz) when measured at the boundary of the site.
	AO5.4 Development achieves the air quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Air) Policy 2019*: Schedule 1.
	AO5.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
For assessable development	
Uses	
PO6 Non-industrial activities are generally limited to services primarily for local businesses and workers.	No acceptable outcome is nominated.
PO7 Retail sales and display activities occur at a size and scale that is ancillary to and has a direct nexus with the primary industrial or trade related use of the site.	**AO7.1** Retail sales and display areas are ancillary to an industrial use on the same site and have a gross floor area that does not exceed 200m^2.
PO8 Development does not constrain or conflict with the ongoing operation of industrial activities in the zone.	No acceptable outcome is nominated.
Built form	
PO9 Buildings and structures positively contribute to visual character and streetscape through: (1) the use of high quality materials; (2) variations in materials, patterns, textures and colours; (3) building articulation and variation; and (4) the use of non-reflective materials.	No acceptable outcome is nominated.
PO10 Buildings and structures have a height that is appropriate to the scale of industrial activities in the locality and transitions down to match building heights in adjoining non industrial zones.	**AO10.1** Building height does not exceed: (1) 8.5m within 10m of an adjoining low density, low-medium density or character residential zone; and (2) 15m otherwise.
PO11 Setbacks contribute to an attractive and consistent landscape appearance and are designed to avoid or mitigate the potential for	**AO11.1** Buildings are set back: (1) at least 3m to street frontages; and (2) at least 7.5m to side and rear boundaries where adjoining land which

Performance outcomes	Acceptable outcomes
adverse amenity impacts on adjoining or nearby non-industrial uses.	is not in an industrial or mixed use zone, otherwise no setback is required.
PO12 Site coverage of buildings retains sufficient space on the site to accommodate landscaping, services and parking.	**AO12.1** Site cover does not exceed 75%.
Amenity and streetscape	
PO13 Landscaping is provided to: (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas; and (4) buffer to adjoining land in other zones or nearby sensitive land use.	**AO13.1** A minimum 2m wide planted landscaped area is provided along street frontages.
	AO13.2 A densely planted 6m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a non-industrial zone or sensitive land use.
	AO13.3 A minimum of 15% of all trees planted are capable of growing to the height of the eaves of the building.
	AO13.4 Utility elements and waste storage are screened by a 1.8m high solid wall or fence or landscaping having the same screening effect.
PO14 Site layout and building design maximises personal safety of users and discourages antisocial behaviour.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through environmental Design guidelines for Queensland.
PO15 The main entry to any building is easily identifiable and directly accessible from the street.	No acceptable outcome is nominated.
Environmental protection and public safety	
PO16 Development minimises impacts on the natural environment by: (1) minimising alteration of natural drainage patterns; and (2) avoiding any potential for release of contaminants.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Environmental Codes of Practice for Industry.
PO17 Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause a public health or safety hazard or environmental harm or nuisance.	**AO17.1** Off site impacts do not exceed: (1) for any hazard scenario involving the release of gases or vapours: (a) AEGL2 (60 minutes) or if not available ERPG2; and (b) An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; and

Performance outcomes	Acceptable outcomes
	(2) for any hazard scenario involving fire or explosion: (a) where adjoining a non industrial zone: (i) 7kPa overpressure; and (ii) 4.7kW /m^2 heat radiation; or (b) where adjoining an industrial zone: (i) 14kPa overpressure; and (ii) 12.6kW/m^2 heat radiation. OR **AO17.2** The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year within industrial zoned land and 0.5 x 10-6/year otherwise.
PO18 Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored safely and spill containment systems are provided that are adequate to contain releases.	**AO18.1** Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored in accordance with AS1940 The Storage and Handling of Combustible Liquids.
PO19 Development does not involve the handling or storage of hazardous chemicals described in Schedule 11, Table 11.1 of the *Work Health and Safety Regulation 2011* at quantities that exceed the manifest quantity identified in column 5 of Schedule 11, Table 11.1 of the *Work Health and Safety Regulation 2011*.	No acceptable outcome is nominated.

6.2.17 Waterfront and marine industry zone code

6.2.17.1 Application

This code applies to development:

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

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

6.2.17.2 Purpose

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

6.2.17.3 Waterfront and marine industry zone code – Specific benchmarks for assessment

Table 6.2.17.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Caretaker's accommodation and dwelling units	
PO1 Caretaker's accommodation and dwelling units do not compromise the productivity of the primary use.	**AO1.1** Gross floor area of the caretaker's accommodation or dwelling unit does not exceed 100m^2.
	AO1.2 There is only one caretaker's accommodation or dwelling unit on the premises.
PO2 Caretaker's accommodation and dwelling units provide a reasonable level of amenity for occupants.	**AO2.1** The caretaker's accommodation or dwelling unit is a permanent structure.
Amenity	
PO3 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	**AO3.1** Hours of operation are limited to 6am to 10pm Monday to Saturday.
PO4 Development minimises impacts on surrounding areas having regard to noise, odour, vibration, air or light emissions.	**AO4.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO4.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during operating hours: 25 lux; and (2) after operating hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO4.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO4.4 Development achieves the air quality objectives stated in the Queensland

Performance outcomes	Acceptable outcomes
	Environmental Protection Act 1994: Environmental Protection (Air) Policy 2019: Schedule 1.
	AO4.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
For assessable development	
Uses	
PO5 Industrial activities have a strong nexus with a waterfront location.	No acceptable outcome is nominated.
PO6 Non-industrial activities are generally limited to: (1) port services; or (2) services primarily for local businesses, and workers; or (3) activities that are complementary to marine industry, port services or the seafood processing industry.	No acceptable outcome is nominated.
PO7 Development does not constrain or conflict with the ongoing operation of industrial activities or port services.	No acceptable outcome is nominated.
Built form	
PO8 Buildings and structures positively contribute to visual character and streetscape through: (1) the use of high quality materials; (2) variations in materials, patterns, textures and colours; (3) building articulation and variation; and (4) the use of non-reflective materials.	No acceptable outcome is nominated.
PO9 Buildings and structures have a height that is appropriate to the scale of industrial activities in the locality and transitions down to match building heights in adjoining non industrial zones.	**AO9.1** Building height does not exceed: (1) 8.5m within 10m of an adjoining low density, low-medium density or character residential zone; and (2) 20m otherwise.
PO10 Setbacks contribute to an attractive and consistent landscape appearance and are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby non-industrial uses.	**AO10.1** Buildings are set back: (1) at least 3m to street frontages; and (2) at least 7.5m to side and rear boundaries where adjoining land which is not in an industrial or mixed use zone, otherwise no setback is required.

Performance outcomes	Acceptable outcomes
PO11 Site coverage of buildings retains sufficient space on the site to accommodate landscaping, services and parking.	**AO11.1** Site cover does not exceed 75%.
Amenity and streetscape	
PO12 As far as possible, development is designed to maintain or improve the visual quality of foreshore and riparian areas.	No acceptable outcome is nominated.
PO13 In localities providing a water transport function for passengers, development makes a positive contribution to visual quality and gateway character.	No acceptable outcome is nominated.
PO14 Landscaping is provided to: (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas; and (4) buffer to adjoining land in other zones or nearby sensitive land use.	**AO14.1** A minimum 2m wide planted landscaped area is provided along street frontages.
	AO14.2 A densely planted 6m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a non-industrial zone or sensitive land use.
	AO14.3 A minimum of 15 % of all trees planted are capable of growing to the height of the eaves of the building.
	AO14.4 Utility elements and waste storage are screened by a 1.8m high solid wall or fence or landscaping having the same screening effect.
PO15 Site layout and building design maximises personal safety of users and discourages antisocial behaviour.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through environmental Design guidelines for Queensland.
PO16 The main entry to any building is easily identifiable and directly accessible from the street.	No acceptable outcome is nominated.
Environmental protection and public safety	
PO17 Development minimises impacts on the natural environment by: (1) minimising alteration of natural drainage patterns; and (2) avoiding any potential for release of contaminants.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Environmental Codes of Practice for Industry.
PO18	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Development protects the ecological values and natural functions of nearby coastal, tidal and sub-tidal areas to the greatest extent practicable.	
PO19 Development near Eprapah Creek does not necessitate further dredging; and facilitates consolidated slipping facilities and access arrangements.	No acceptable outcome is nominated.
PO20 Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause a public health or safety hazard or environmental harm or nuisance.	**AO20.1** Off site impacts do not exceed: (1) for any hazard scenario involving the release of gases or vapours: (a) AEGL2 (60 minutes) or if not available ERPG2; and (b) An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; and (2) for any hazard scenario involving fire or explosion: (a) where adjoining a non industrial zone: (i) 7kPa overpressure; and (ii) 4.7kW /m^2 heat radiation; or (b) where adjoining an industrial zone: (i) 14kPa overpressure; and (ii) 12.6kW/m^2 heat radiation. OR **AO20.2** The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year within industrial zoned land and 0.5 x 10-6/year otherwise.
PO21 Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored safely and spill containment systems are provided that are adequate to contain releases.	**AO21.1** Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored in accordance with AS1940 The Storage and Handling of Combustible Liquids.
Ship sourced pollutants	
PO22 Common user facilities for the handling and disposal of ship sourced pollutants including oil, garbage and sewage are provided at a suitable location in any development involving a marina or berthing facilities. Editor's note—Refer to: Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.	
PO23 Marinas or berthing facilities are designed and operated to ensure the risk of spillage from operations is minimised.	No acceptable outcome is nominated.
PO24 Equipment to contain and remove spillages is stored in a convenient position near marina or berthing facilities and is available for immediate use.	No acceptable outcome is nominated.
PO25 Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception infrastructure. Editor's note—Reception facilities require code assessment under the *Plumbing and Drainage Act 2002*. The plumbing code assessment process will ensure that the proposed facilities address peak load.	No acceptable outcome is nominated.

6.2.18 Mixed use zone code

6.2.18.1 Application

This code applies to assessable development:

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

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

6.2.18.2 Purpose

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

6.2.18.3 Mixed use zone code – Specific benchmarks for assessment

Table 6.2.18.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Caretaker's accommodation and dwelling units	
PO1 Caretaker's accommodation and dwelling units do not compromise the productivity of the primary use.	**AO1.1** Gross floor area of the caretaker's accommodation or dwelling unit does not exceed 100m^2.
	AO1.2 There is only one caretaker's accommodation or dwelling unit on the premises.
PO2 Caretaker's accommodation and dwelling units provide a reasonable level of amenity for occupants.	**AO2.1** The caretaker's accommodation or dwelling unit is a permanent structure.
Amenity	
PO3 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	**AO3.1** Hours of opening are limited to 6am to 10pm.
PO4 Development minimises impacts on surrounding areas having regard to noise, odour, vibration, air or light emissions.	**AO4.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO4.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) during opening hours: 25 lux; and (2) after opening hours, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO4.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO4.4 Development achieves the air quality objectives stated in the Queensland

Performance outcomes	Acceptable outcomes
	Environmental Protection Act 1994: Environmental Protection (Air) Policy 2019: Schedule 1.
	AO4.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
For assessable development	
Uses	
PO5 Shops and offices are limited to those which primarily provide services primarily for local businesses and workers, and do not detract from the intended function of designated centres.	No acceptable outcome is nominated.
Built form	
PO6 Development is designed to incorporate building elements that: (1) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (2) provide interesting, functional and attractive facades that contribute to the streetscape setting and pedestrian experience; and (3) incorporate articulated walls with horizontal and vertical variations, shadow detail and colour.	No acceptable outcome is nominated.
PO7 Buildings and structures have a height that is appropriate to the scale of activities in the locality and transitions down to match building heights in adjoining non industrial zones.	**AO7.1** Building height does not exceed: (1) 8.5m within 10m of an adjoining low density, low-medium density or character residential zone; and (2) 15m otherwise.
PO8 Setbacks contribute to an attractive and consistent landscape appearance and are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby non-industrial uses.	**AO8.1** Buildings are set back: (1) at least 3m to street frontages; and (2) at least 3m from side and rear boundaries where adjoining land not in an industrial or mixed use zone, otherwise, no setback is required.
PO9 Site coverage provides adequate space for pedestrian and vehicle access, car parking, service areas and landscaping.	**AO9.1** Site cover does not exceed 75%.
Amenity and streetscape	

Performance outcomes	Acceptable outcomes
PO10 Landscaping is provided to: (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas; and (4) buffer to adjoining land in other zones or nearby sensitive land use.	**AO10.1** At least 10% of the site area is provided as landscaped open space.
	AO10.2 A minimum 2m wide planted landscaped area is provided along street frontages.
	AO10.3 A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a non-industrial zone or sensitive land use.
	AO10.4 A minimum of 15% of all trees planted are capable of growing to the height of the eaves of the building.
	AO10.5 Utility elements and waste storage are screened by a 1.8m high solid wall or fence or landscaping having the same screening effect.
PO11 Site layout and building design maximises personal safety of users and discourages antisocial behaviour.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through environmental Design guidelines for Queensland.
PO12 The main entry to any building is easily identifiable and directly accessible from the street, and clear and legible street numbering is provided.	No acceptable outcome is nominated.
Environmental protection and public safety	
PO13 Development minimises impacts on the natural environment by: (1) minimising alteration of natural drainage patterns; and (2) avoiding any potential for release of contaminants.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Environmental Codes of Practice for Industry.
PO14 Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause a public health or safety hazard or environmental harm or nuisance.	**AO14.1** Off site impacts do not exceed: (1) for any hazard scenario involving the release of gases or vapours: (a) AEGL2 (60 minutes) or if not available ERPG2; and (b) An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; and (2) For any hazard scenario involving fire or explosion: (a) 7kPa overpressure; and

Performance outcomes	Acceptable outcomes
	(b) 4.7kW/m^2 heat radiation. OR **AO14.2** The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
PO15 Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored safely and spill containment systems are provided that are adequate to contain releases.	**AO15.1** Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored in accordance with AS1940 The Storage and Handling of Combustible Liquids.

6.2.19 Community facilities zone code

6.2.19.1 Application

This code applies to development:

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

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

6.2.19.2 Purpose

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

6.2.19.3 Community facilities zone code – Specific benchmarks for assessment

Table 6.2.19.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Caretaker's accommodation and dwelling units	
PO1 Caretaker's accommodation and dwelling units do not compromise the productivity of the primary use.	**AO1.1** Gross floor area of the caretaker's accommodation or dwelling unit does not exceed 100m^2.
	AO1.2 There is only one caretaker's accommodation or dwelling unit on the premises.
PO2 Caretaker's accommodation and dwelling units provide a reasonable level of amenity for occupants.	**AO2.1** The caretaker's accommodation or dwelling unit is a permanent structure.
Amenity	
PO3 Opening hours are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	**AO3.1** Opening hours are limited to 6am to midnight.
PO4 Development minimises impacts on sensitive land uses having regard to noise, odour, vibration, air or light emissions.	**AO4.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO4.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) before 11pm: 25 lux; and (2) after 11pm, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO4.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO4.4 Development achieves the air quality objectives stated in the Queensland *Environmental Protection Act 1994:*

Performance outcomes	Acceptable outcomes
	Environmental Protection (Air) Policy 2019: Schedule 1.
	AO4.5 Odour levels do not exceed 2.5 OU, 99.5%, 1 hour average. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
For assessable development	
Uses	
PO5 Development: (1) is for the community related activity identified for the precinct; or (2) facilitates the co-location of a complementary community related activity; or (3) is for a purpose that directly supports the community related activity on the site and is ancillary in scale and nature.	No acceptable outcome is nominated.
PO6 Development does not constrain or conflict with the ongoing operation of community related activity or otherwise prejudice the integrity of the zone.	No acceptable outcome is nominated.
Built form	
PO7 Development is designed to incorporate building elements that: (1) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (2) establish a human scale; (3) provide interesting, functional and attractive facades that contribute to the streetscape setting and pedestrian experience; and (4) incorporate articulated walls with horizontal and vertical variations, shadow detail and colour.	No acceptable outcome is nominated.
PO8 Buildings and structures have a height that is appropriate to the nature of the community related activity on the site and transitions down to match building heights in adjoining non industrial zones.	**AO8.1** Building height does not exceed: (1) 8.5m within 15m of an adjoining low density, low-medium density or character residential zone; (2) 8.5m in precincts CF1, CF4 and CF7; (3) 14m in precinct CF2 Wrightson Road (Kinross Road); and (4) 12m otherwise.
PO9	**AO9.1**

Performance outcomes	Acceptable outcomes
Setbacks contribute to an attractive and consistent landscape appearance and are designed to avoid or minimise the potential for adverse amenity impacts on adjoining or nearby land.	Buildings are set back: (1) 6m to street frontages; (2) 6m or half the height of that part of the building, whichever is the greater, to side and rear boundaries shared with land in a residential zone; and (3) 3m to side and rear boundaries otherwise.
PO10 Site coverage of buildings retains sufficient space on the site to accommodate public open space, landscaping, services and parking.	No acceptable outcome is nominated.
PO11 Fences and non-building walls: (1) are visually attractive and contribute to or blend with planted landscaping and building materials; (2) are designed and detailed to provide visual interest to the streetscape; and (3) provide an effective visual and acoustic screen to adjoining sensitive land uses.	No acceptable outcome is nominated.
PO12 Development provides clearly visible entries to the site, to buildings and to car parking areas. Directional signage assists users in navigating the site.	No acceptable outcome is nominated.
PO13 Development maximises accessibility for pedestrians and cyclists by providing safe and convenient links to public transport stops, external pedestrian and cycle paths and nearby centres and community facilities.	No acceptable outcome is nominated.
Amenity and streetscape	
PO14 Landscaping is provided to: (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas; (4) buffer to adjoining land in other zones or nearby sensitive land use; and (5) define building entrances and pedestrian paths.	**AO14.1** At least 10% of the site area is provided as landscaped open space.
	AO14.2 A minimum 2m wide planted landscaped area is provided along street frontages.
	AO14.3 A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a residential zone or sensitive land use.
	AO14.4 A minimum of 15% of all trees planted are capable of growing to the height of the eaves of the building.

Performance outcomes	Acceptable outcomes
	AO14.5 Utility elements and waste storage are screened by a 1.8m high solid wall or fence or landscaping having the same screening effect.
PO15 Site layout and building design maximises personal safety of users and discourages antisocial behaviour.	**AO15.1** No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime Prevention through environmental Design guidelines for Queensland.
PO16 Plant, equipment and waste storage areas do not detract from the streetscape.	**AO16.1** Plant, equipment and waste storage areas are not visible from a road or public open space.
PO17 In precinct CF2 Wrightson Road, (Kinross Road), development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 6.2.19.3.1 road movement network and 6.2.19.3.2 pedestrian, cycle, public transport and parks network.	**AO17.1** Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with Figures 6.2.19.3.1 road movement network and 6.2.19.3.2 pedestrian, cycle, public transport and parks network.
PO18 In precinct CF2 Wrightson Road, (Kinross Road), new streets provide sufficient width for on street parking on both sides.	**AO18.1** Streets have a minimum width of 18m.
Environmental protection and public safety	
PO19 Development minimises impacts on the natural environment by: (1) minimising alteration of natural drainage patterns; (2) minimising earthworks; (3) avoiding any potential for release of contaminants; and (4) maximising the retention of existing vegetation and ecological corridors.	No acceptable outcome is nominated.
PO20 Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause a public health or safety hazard or environmental harm or nuisance.	**AO20.1** Off site impacts do not exceed: (1) for any hazard scenario involving the release of gases or vapours: (a) AEGL2 (60 minutes) or if not available ERPG2; and (b) An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; and (2) for any hazard scenario involving fire or explosion:

Performance outcomes	Acceptable outcomes
	(a) 7kPa overpressure; and (b) 4.7kW/m^2 heat radiation. OR **AO20.2** The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
PO21 Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored safely and spill containment systems are provided that are adequate to contain releases.	**AO21.1** Fire-risk hazardous chemicals, flammable and combustible liquids, toxic and very toxic materials and corrosive substances are stored in accordance with AS1940 The Storage and Handling of Combustible Liquids.

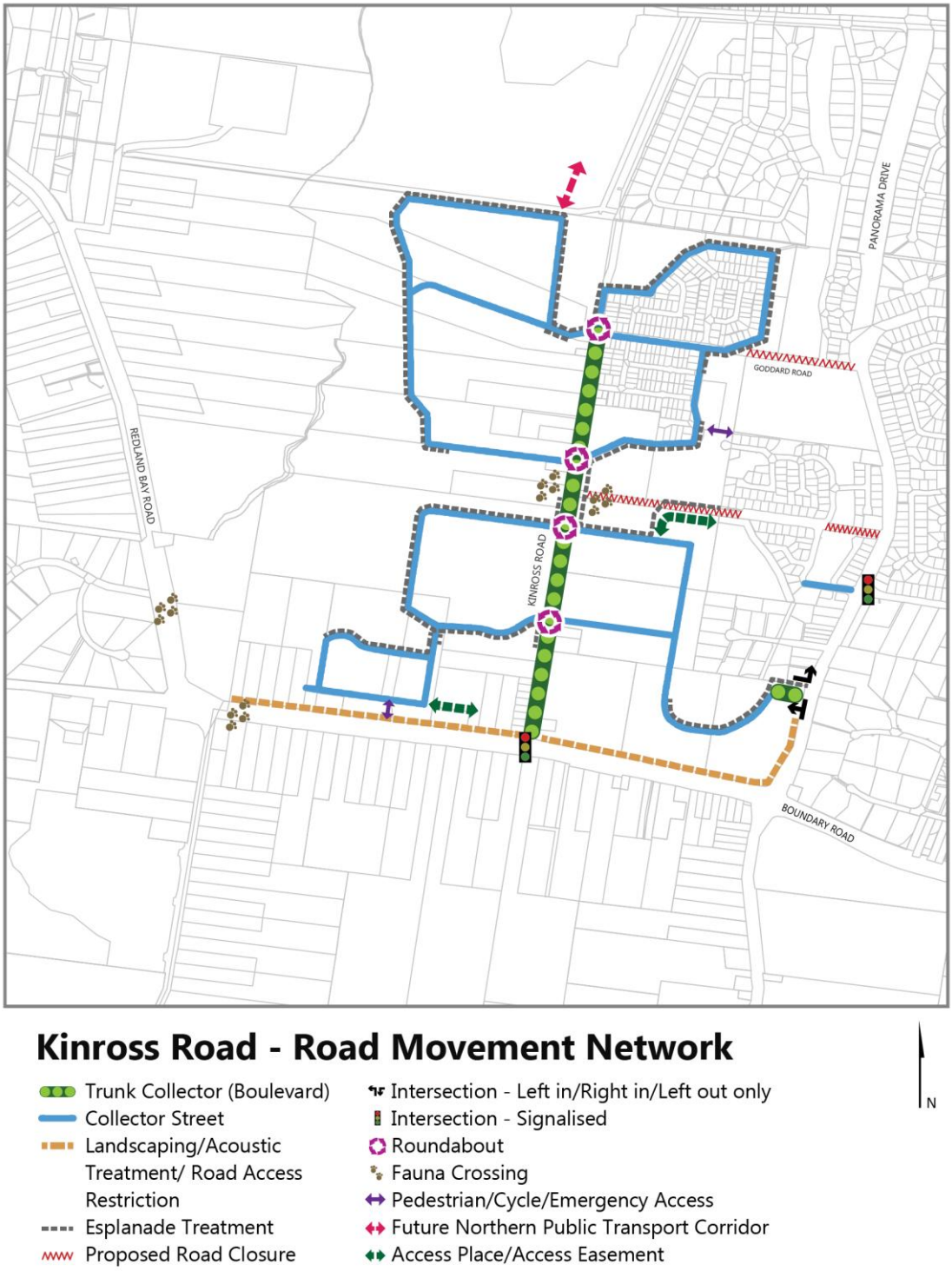


Figure 6.2.19.3.1—Kinross Road: road movement network

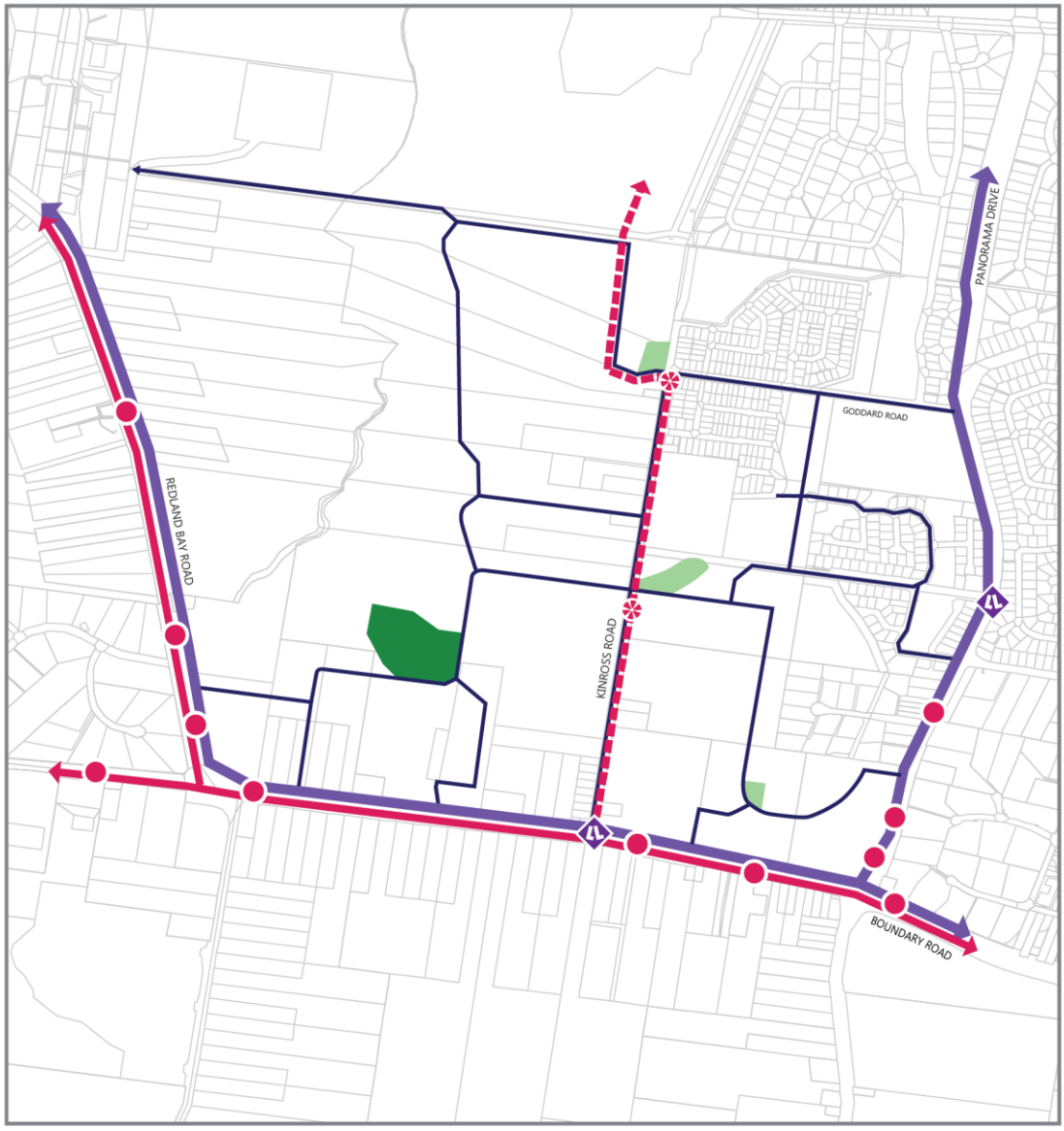


Figure 6.2.19.3.2—Kinross Road: pedestrian, cycle, public transport and parks network

6.2.20 Emerging community zone code

6.2.20.1 Application

This code applies to development:

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

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

6.2.20.2 Purpose

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

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

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

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

6.2.20.3 Emerging community zone code – Specific benchmarks for assessment

Table 6.2.20.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements	
Roadside stall	
PO1 The roadside stall is associated with an agricultural use on the land on which the road side stall is erected.	**AO1.1** Produce or goods sold are grown, made or produced on the land on which the roadside stall is erected.
PO2 The scale and operating characteristics of the use do not impact on the amenity and character of surrounding area or create a traffic problem.	**AO2.1** The roadside stall does not exceed 40m^2 in gross floor area.
	AO2.2 There is only one roadside stall on each lot.
	AO2.3 The opening hours of roadside stall are limited to between 7am to 6pm.
For assessable development	
Interim uses	
PO3 Development does not compromise the long term use of the site or nearby area for urban purposes or compromise the implementation of a structure plan for the co-ordinated and efficient development of the locality.	No acceptable outcome is nominated.
PO4 Reconfiguration does not fragment land prior to its planned development for urban purposes.	No acceptable outcome is nominated.
Future communities	
PO5 Development facilitates: (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) integration with surrounding communities, through connected movement and open space networks, and shared use of community infrastructure; (4) walkable neighbourhoods with high levels of accessibility for pedestrians, cyclists and public transport; (5) efficient use and integrated management of water; (6) net residential densities of between 12-15 dwellings per hectare;	No acceptable outcome is nominated. Editor's note—In order to demonstrate compliance with the performance outcome, a structure plan for the locality may be required.

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

Performance outcomes	Acceptable outcomes
PO10 Development minimises impacts on surrounding areas, including sensitive land uses, having regard to noise, vibration, odour, air or light emissions.	**AO10.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO10.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) before 11pm: 25 lux; and (2) after 11pm, 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO10.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO10.4 Development achieves the air quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Air) Policy 2019*: Schedule 1.
	AO10.5 Odour levels do not exceed 1.0 OU, 99.5%, 1 hour average. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
PO11 Landscaping is provided to: (1) make a positive contribution to the streetscape; (2) break up and soften the visual bulk of buildings and hardstand areas; (3) screen outdoor storage and servicing areas; and (4) buffer to adjoining land in other zones or nearby sensitive land use.	No acceptable outcome is nominated.
PO12 Site layout and building design maximises personal safety of users and discourages antisocial behaviour.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime prevention through environmental design guidelines for Queensland.
Environmental protection	

Performance outcomes	Acceptable outcomes
PO13 The site layout responds to topography, natural values and development constraints, such that: (1) impacts on ecological corridors and native vegetation are minimised and mitigated; (2) alteration to natural topography and drainage lines is minimised; and (3) interruption or change within areas of high scenic value is minimised.	No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.

6.2.21 Rural zone code

6.2.21.1 Application

This code applies to development:

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

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

6.2.21.2 Purpose

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

6.2.21.3 Rural zone code – Specific benchmarks for assessment

Table 6.2.21.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements	
Roadside Stall	
PO1 The roadside stall is associated with an agricultural use on the land on which the road side stall is erected.	**AO1.1** Produce or goods sold are grown, made or produced on the land on which the roadside stall is erected.
PO2 The scale and operating characteristics of the use do not impact on the amenity and character of surrounding area or create a traffic problem.	**AO2.1** The roadside stall does not exceed 40m^2 in gross floor area.
	AO2.2 There is only one roadside stall on each lot.
	AO2.3 The opening hours of roadside stall are limited to between 7am to 6pm.
	AO2.4 Space to accommodate 4 customer vehicles is provided.
For assessable development	
PO3 Reconfiguration does not result in further fragmentation of land.	**AO3.1** Reconfiguration does not result in a smaller lot size.
PO4 Development does not prejudice the ongoing operation or expansion of nearby farming activities.	No acceptable outcome is nominated.
PO5 Recreational and tourist facilities have a direct nexus with the natural environment or rural activities on or near the site or provide small scale food and drink outlets for day trippers.	No acceptable outcome is nominated.
PO6 Intensive horticulture and intensive animal industries establish where they will not adversely impact on urban areas.	No acceptable outcome is nominated.
PO7 Other enterprises are established only where they: (1) require a non urban setting or need to be isolated from urban activities; and (2) will not adversely impact on urban areas.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO8 Sensitive land uses (including tourist accommodation and educational uses) are not located where they would prejudice the ongoing operation of existing or approved intensive animal industries, intensive horticulture and other potentially impacting activities.	No acceptable outcome is nominated.
PO9 Development does not significantly impact on the residential amenity of lots less than 2 hectares, and minimises impacts on dwelling houses on other lots having regard to odour, noise, vibration, air or light emissions or other potential nuisance.	**AO9.1** Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO9.2 When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed: (1) before 11pm: 25 lux; and (2) after 11pm: 4 lux. Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.
	AO9.3 Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site.
	AO9.4 Development achieves the air quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Air) Policy 2019*: Schedule 1.
	AO9.5 Odour levels do not exceed: (1) 2.5 OU, 99.5%, 1 hour average for a sensitive land use site in a rural, conservation, environment management or recreation and open space zone; and (2) 1.0 OU, 99.5%, 1 hour average at the boundary of land within any other zone. Editor's note – for further information on odour reports and methodology refer to Planning Scheme Policy 6 – Environmental Emissions.
PO10	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
The extent of hardstand area is minimised on the site.	
PO11 Development is located and designed to: (1) minimise the need for excavation and fill; (2) prevent the unnecessary clearing of vegetation; (3) maintain natural drainage patterns; (4) maintain vegetated riparian corridors along drainage lines; and (5) minimise disruption to the movement of native fauna.	No acceptable outcome is nominated.
PO12 Landscaping and revegetation: (1) incorporates plants that are native to the local area; (2) recognises and enhances the landscape setting of the local area; and (3) supports the retention and rehabilitation of ecological corridors.	No acceptable outcome is nominated.

Part 7 Local plans

Editor's note—This section has not been used.

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Part 8 Overlays

8.1 Preliminary

(1) Overlays identify areas within the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:

(a) there is a particular sensitivity to the effects of development;
(b) there is a constraint on land use or development outcomes;
(c) there is the presence of valuable resources; or
(d) there are particular opportunities for development.

(2) Overlays are mapped and included in Schedule 2.

(3) The changed categories of development and assessment, if applicable, for development affected by an overlay are in Part 5.

(4) Some overlays may be included for information purposes only. This may result in no change to the categories of development and assessment or any additional assessment benchmarks.

(5) Assessment benchmarks for an overlay may be contained in one or more of the following:

(a) a map for an overlay;
(b) a code for an overlay;
(c) a zone code;
(d) a local plan code;
(e) a development code.

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

(6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.

(7) The overlays for the planning scheme are:

(a) Airport environs overlay code;
(b) Bushfire hazard overlay code;
(c) Coastal protection (erosion prone area) overlay code;
(d) Environmental significance overlay code;
(e) Extractive resources overlay code;
(f) Flood and storm tide hazard overlay code;
(g) Heritage overlay code;
(h) Landslide hazard overlay code;
(i) Regional infrastructure corridors and substations overlay code;
(j) Water resource catchments overlay code;
(k) Waterway corridors and wetlands overlay code.

(8) The following overlay for the planning scheme is for information purposes only and does not have a corresponding overlay code:

(a) Transport noise corridor overlay.

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

8.2 Overlay codes

8.2.1 Airport environs overlay code

8.2.1.1 Application

This code applies to development:

(1) within the airport environs overlay as identified on the overlay maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the airport environs overlay code by the tables of assessment in Part 5 (tables of assessment).

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

8.2.1.2 Purpose

(1) The purpose of the airport environs overlay code is to protect the safety and operation of the Brisbane Airport and aviation facilities located within Redland.

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

  (a) development does not create incompatible intrusions or compromise aircraft safety within the Brisbane Airport operational airspace;

  (b) aviation facilities are protected from development that may compromise their safe and efficient operation.

8.2.1.3 Airport environs overlay code – Specific benchmarks for assessment

Table 8.2.1.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes
For development that is accepted subject to requirements and assessable development	
Operational airspace	
PO1 Development does not create a permanent or temporary physical or transient obstruction within operational airspace. Editor's note—The Brisbane Airport is identified as a Commonwealth Airport under the *Airports Act (Airports Act) 1996* and the *Airports (Protection of Airspace) Regulations 1996*. Where a development proposal involves a building, structure, crane or other construction equipment which encroaches into the operational airspace of the Brisbane Airport, the development proposal must be referred to the airport manager for assessment, who will on refer the proposal to the Australian Government if required.	**AO1.1** Buildings, structures, ancillary rooftop objects such as satellite dishes and antennae, construction equipment and vegetation at its mature height do not exceed the OLS contour level shown on overlay map OM-001 (measured in metres AHD).
	AO1.2 Development involving transient aviation activities such as parachuting, hang gliding or hot air ballooning, does not occur on land within the OLS layer of overlay map OM-001.
PO2 Emissions do not adversely impact on air turbulence, aircraft engine operation or visibility in operational airspace.	**AO2.1** Development does not result in the release of the following emissions above the OLS contour level shown on overlay map OM-001 (measured in metres AHD): (1) gaseous plumes with a velocity exceeding 4.3m per second; (2) smoke, dust, ash or steam; (3) emissions with depleted oxygen content.
PO3 Wildlife, in particular flying vertebrates such as birds and bats, are not attracted into operational airspace in numbers that increase the risk of strike.	**AO3.1** Development does not involve the bulk handling or disposal of putrescible wastes, food processing industries, major sports facilities, aquaculture, cropping or intensive animal or horticultural uses within the 13km radius of the airport runway shown on overlay map OM-001.
Aviation facilities	
PO4 Development does not create interference with the functioning of the Mount Hardgrave surveillance radar and VHF tower or Birkdale SGS facility. Editor's note—A development proposal which encroaches into the building restricted area identified for either of these aviation facilities should be referred to Airservices Australia for assessment. It is recommended that advice is sought prior to lodgement of any application.	**AO4.1** Development does not generate a radio frequency, electrical or electromagnetic field, or create reflective surfaces that could interfere with functioning of the aviation facility.
	AO4.2 Development does not create a permanent or temporary obstruction within the following areas: (1) at the Mount Hardgrave VHF tower:

Performance Outcomes	Acceptable Outcomes
	(a) 100m of the tower (VHF zone A shown on the overlay map); or (b) between 100m and 600m of the tower(VHF zone A/B shown on the overlay map) and encroaching above an elevation created by an angle extending at 2 degrees measured from a point 10m above ground level as shown in Figure 8.2.1.3.1 Mount Hardgrave VHF tower building restriction area; Editor's note—Although not within the building restricted area, Airservices Australia should be advised of development proposals between 600m and 2,000m distance (the VHF area of interest shown on the overlay map) from the tower or below the elevation identified in (b) (within VHF zone A/B). (2) at the Mount Hardgrave Surveillance Radar: (a) 500m of the antenna (SR zone A shown on the overlay map) and above a horizontal plane measured from a point 4m below the base of the antenna as shown in Figure 8.2.1.3.2 Mount Hardgrave surveillance radar building restriction area; or (b) 4,000m of the antenna (SR zone A/B shown on the overlay map) and encroaching above an elevation created by an angle extending at 0.5% measured from a point 8m below the height of the antenna as shown in Figure 8.2.1.3.2 Mount Hardgrave surveillance radar building restriction area; or (c) 15,000m of the antenna (SR area of interest shown on the overlay map) and encroaching above an elevation created by an angle extending at 0.25 degrees measured from the height of the antenna as shown in Figure 8.2.1.3.2 Mount Hardgrave surveillance radar building restriction area; Editor's note – Applicants should refer to the "State Planning Policy – State interest guidance material – Strategic Airports and Aviation Facilities" to establish the height of the Mount Hardgrave surveillance radar. (3) At the Birkdale satellite ground station:, (a) within Area A shown on the overlay map; or

Performance Outcomes	Acceptable Outcomes
	(b) within Area B shown on the overlay map and encroaching above an elevation of 10m above ground level as shown in Figure 8.2.1.3.3 Birkdale satellite ground station building restriction area; or (c) within Area C shown on the overlay map and encroaching above an elevation of 15m above the base of the guyed mast; or (d) within Area D shown on the overlay map and encroaching above an elevation of 9m above the base of the tower; or (e) within Area E shown on the overlay map and encroaching above an elevation of 35m above the base of the tower.

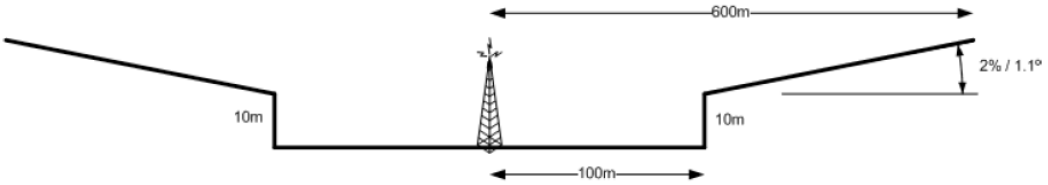
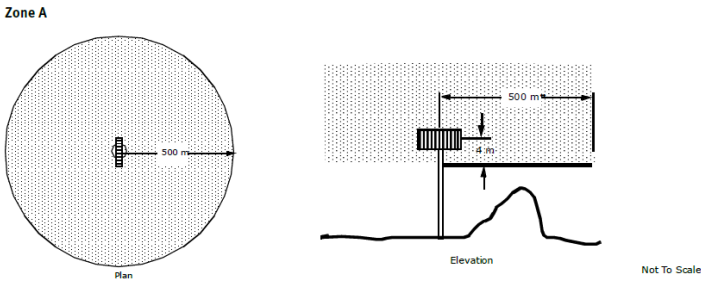


Figure 8.2.1.3.1—Mount Hardgrave VHF tower building restriction area



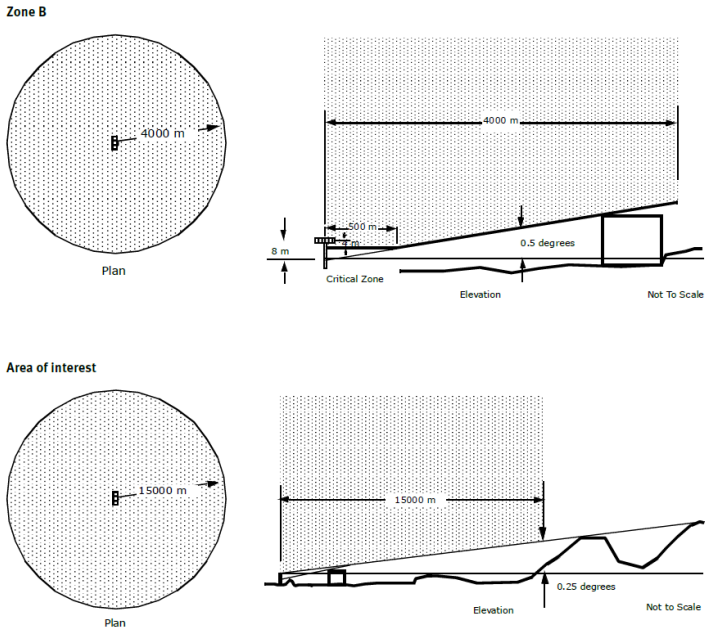


Figure 8.2.1.3.2—Mount Hardgrave surveillance radar building restriction area

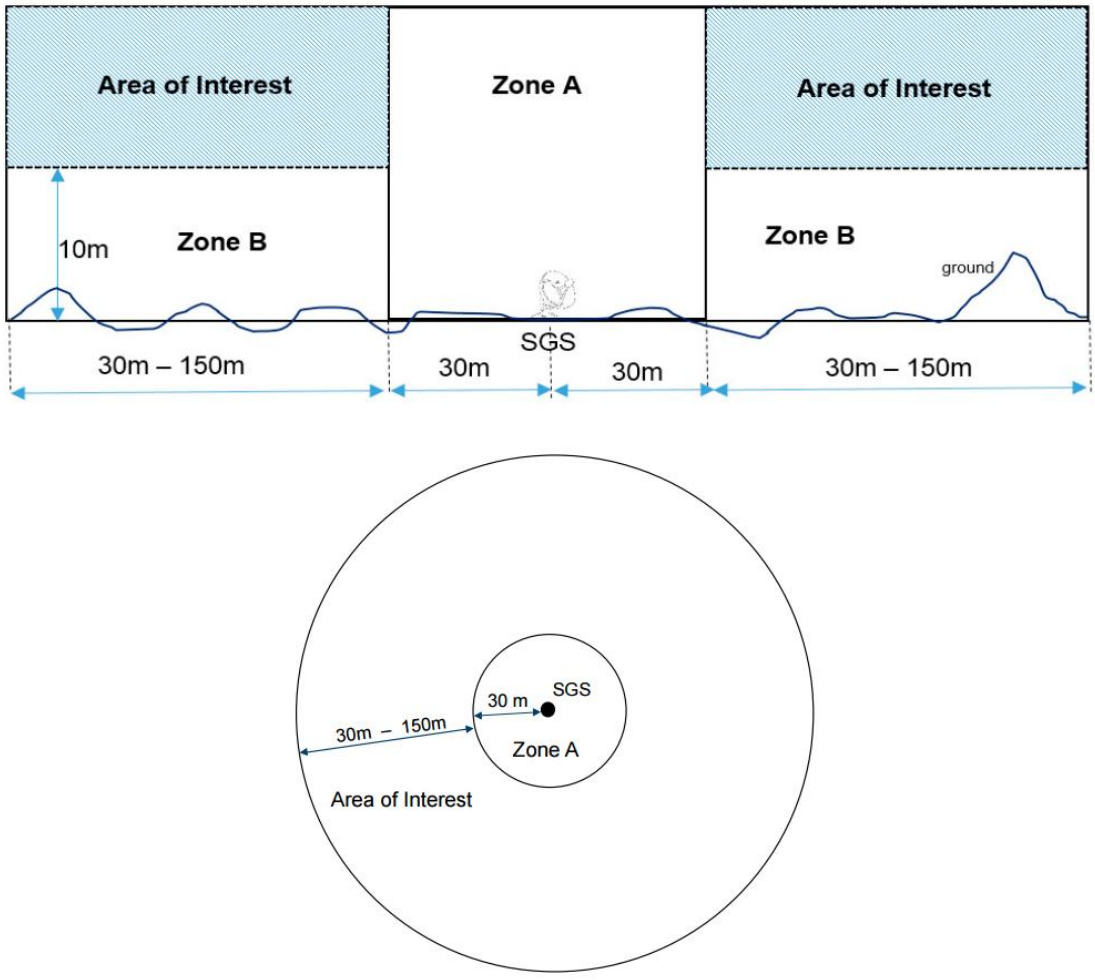


Figure 8.2.1.3.3—Birkdale satellite ground station building restriction area

8.2.2 Bushfire hazard overlay code

Editor's note – the bushfire hazard overlay mapping is sourced from the Queensland Government's *State Planning Policy 2017* (SPP) Interactive Mapping System (IMS). Review of the SPP IMS should be undertaken and may provide more recent bushfire hazard mapping (refer to section 8(4) of the *Planning Act 2016*).

Editor's note—Redland City Council designates the hazard area shown on the bushfire hazard overlay map as the bushfire prone area for the purposes of section 7 of the *Building Regulation 2021*. The bushfire hazard area (bushfire prone area) includes land covered by the very high, high and medium hazard areas as well as the buffer area category on the overlay map.

8.2.2.1 Application

This code applies to development:

(1) within the bushfire hazard overlay as identified on the overlay maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the bushfire hazard overlay code by the tables of assessment in Part 5 (tables of assessment).

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

8.2.2.2 Purpose

(1) The purpose of the bushfire hazard overlay code is to ensure that risk to life, property, and the environment as a result of bushfire is mitigated to an acceptable or tolerable level.

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

- (a) the establishment or intensification of uses involving the accommodation or congregation of vulnerable sectors of the community is avoided;
- (b) development in areas at risk from bushfire is designed and located to minimise risks to people and property;
- (c) development does not result in a material increase in the extent or severity of bushfire hazard;
- (d) bushfire risk mitigation treatments avoid or minimise impacts on the natural environment;
- (e) the cost to the public of measures to mitigate the risks of bushfire is minimised;
- (f) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
- (g) facilities with a role in emergency management and community support are located and designed to function effectively during and after a bushfire hazard event; and
- (h) development contributes to effective and efficient disaster management response and recovery capabilities.

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

8.2.2.3 Bushfire hazard overlay code – Specific benchmarks for assessment

Table 8.2.2.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Compatible development	
PO1 Development involving the accommodation or congregation of vulnerable sectors of the community such as childcare centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities, is not located on land subject to bushfire hazard, unless there is an overriding community need or the development is located in the specialised centre zone.	**AO1.1** The following uses do not occur within bushfire hazard area (bushfire prone area): (1) childcare centres; (2) community care centres; (3) educational establishments; (4) detention facilities; (5) hospitals; (6) rooming accommodation; (7) retirement facilities; and (8) residential care facilities.
PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	No acceptable outcome is nominated.
PO3 Development involving hazardous materials manufactured or stored in bulk is not located on land subject to bushfire hazard.	**AO3.1** The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard area (bushfire prone area).
Development design and separation from bushfire hazard – reconfiguration of lots	
PO4 Where reconfiguration creates lots of 2,000m^2 or less, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m^2 at the edge of the proposed lot(s). Editor's note—The radiant heat levels and separation distances are to be established in accordance with the methodology set out in the QFES Bushfire Resilient Communities document.	**AO4.1.1** No new lots are created within the bushfire hazard area (bushfire prone area). OR **AO4.1.2** Lots are separated from hazardous vegetation by a distance that achieves radiant heat flux level of 29kW/m^2 at all boundaries. Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. Editor's note—For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Editor's note—The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme seek the protection of certain ecological, slope, visual or character features or functions.
PO5 Where reconfiguration creates lots of more than 2,000m^2, a building envelope of reasonable dimensions is provided on each lot	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
which is separated from hazardous vegetation such that it achieves radiant heat flux level of 29kW/m^2 at any point.	
PO6 Where reconfiguration is undertaken in an urban area, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation, and is readily accessible at all times for urban fire fighting vehicles. The access is available for both fire fighting and maintenance/defensive works. Editor's note—Applicants should also have regard to the relevant standards set out in the reconfiguration of a lot code and infrastructure works codes in this planning scheme.	**AO6.1** Lot boundaries are separated from hazardous vegetation by a public road which: (1) has a two lane sealed carriageway; (2) contains a reticulated water supply; (3) is connected to other public roads at both ends and at intervals of no more than 500m; (4) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (5) has a minimum of 4.8m vertical clearance above the road; (6) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (7) incorporates roll-over kerbing.
	AO6.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005.
PO7 Outside an urban area, either a constructed perimeter road or a formed, all weather fire trail is established between the lots or building envelopes and the hazardous vegetation, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both fire fighting and maintenance/hazard reduction works.	**AO7.1** Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (1) a reserve or easement width of at least 20m; (2) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (3) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (4) a minimum of 4.8m vertical clearance; (5) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (6) a maximum gradient of 12.5%; (7) a crossfall of no greater than 10 degrees; (8) drainage and erosion control devices in accordance with the standards in Planning Scheme Policy 2 – Infrastructure works; (9) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (10) designated fire trail signage;

Performance outcomes	Acceptable outcomes
	(11) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and (12) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services.
PO8 The lot layout: (1) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (2) avoids the creation of potential bottle-neck points in the movement network; (3) establishes direct access to a safe assembly/evacuation area in the event of an approaching bushfire; and (4) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. Editor's note—For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.	No acceptable outcome is nominated. Editor's note—In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the QFES guide entitled Bushfire Resilient Communities. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate.
PO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are located underground.	No acceptable outcome is nominated.
Development design and separation from bushfire hazard – material change of use	
PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve the following radiant heat flux level at any point: (1) 10kW/m^2 where the use involves the accommodation or congregation of vulnerable sectors of the community such as childcare centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or (2) 29kW/m^2 otherwise. Editor's note—The radiant heat levels and separation distances are to be established in accordance with the methodology set out in the QFES Bushfire Resilient Communities document. The radiant heat flux of 10KW/m² does not relate to a specific Bushfire attack level (BAL) in the AS3959, but reflects the Critical Limit for emergency services (firefighters cannot operate) – Life threatening with less than 1 minute exposure in protective clothing *(Bushfire Resilient Communities Figure 5: Potential effects of radiant heat)*	**AO10.1** Buildings or building envelopes are separated from hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building or envelope respectively, of 10kW/m^2 for a use mentioned in the performance outcome, or 29kW/m^2 otherwise. Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. Editor's note—For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Editor's note—The achievement of a cleared separation distance must be achieved in a way that ensures compliance with other provisions within the planning scheme seeking protection of certain ecological, slope, visual or character features or functions.

Performance outcomes	Acceptable outcomes
PO11 Effective safety and evacuation procedures and measures are established.	No acceptable outcome is nominated. Editor's note—A bushfire management plan prepared by a suitably qualified professional may be required to demonstrate compliance with the performance outcome.
Performance outcomes	**Acceptable outcomes**
PO12 A constructed perimeter road or a formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.	**AO12.1** Development is separated from hazardous vegetation by a public road or fire trail which has: (1) a reserve or easement width of at least 20m; (2) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (3) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (4) a minimum of 4.8m vertical clearance; (5) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (6) a maximum gradient of 12.5%; (7) a cross fall of no greater than 10 degrees; (8) drainage and erosion control devices in accordance with the standards in Planning Scheme Policy 2 – Infrastructure works; (9) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (10) designated fire trail signage; (11) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and (12) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services.
All development	
PO13 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	**AO13.1** Private driveways: (1) do not exceed a length of 60m from the street to the building; (2) do not exceed a gradient of 12.5%; (3) have a minimum width of 3.5m; (4) have a minimum of 4.8m vertical clearance; (5) accommodate turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire

Performance outcomes	Acceptable outcomes
	Hydrant and Vehicle Access Guidelines; and (6) serve no more than 3 dwellings or buildings.
PO14 Development outside reticulated water supply areas, includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	**AO14.1** A water tank is provided within 10m of each building (other than a class 10 building) which: (1) is either below ground level or is constructed or screened by non combustible materials; Editor's note—Non-combustible is a defined in AS 3959:2018 Construction of buildings in bushfire prone areas and means: "not deemed combustible as determined by AS 1530.1 or not deemed combustible in accordance with the BCA." (2) has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (a) 10,000 litres for residential buildings; (b) 45,000 litres for industrial buildings; and (c) 20,000 litres for other buildings; (3) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (4) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (5) is clearly identified by directional signage provided at the street frontage.
PO15 Landscaping uses species that are not likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	**AO15.1** Low flammability plant species identified in Table 8.2.2.2 are used for any planted landscaping within 10m of a building or structure.
PO16 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality.	No acceptable outcome is nominated.

Table 8.2.2.3.2—Low flammability plant species

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

8.2.3 Coastal protection (erosion prone areas) overlay code

Editor's note – The coastal protection (erosion prone area) overlay mapping is sourced from the Queensland Government's State *Planning Policy 2017* (SPP) Interactive Mapping System (IMS). Review of the SPP IMS should be undertaken and may provide more recent mapping (refer to section 8(4) of the *Planning Act 2016*).

8.2.3.1 Application

This code applies to development:

(1) within the coastal protection (erosion prone areas) overlay as identified on the overlay maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the coastal protection (erosion prone areas) overlay code by the tables of assessment in Part 5 (tables of assessment).

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

8.2.3.2 Purpose

(1) The purpose of the coastal protection (erosion prone areas) overlay code is to ensure that development in erosion prone areas is designed, constructed and operated to:

- (a) mitigate risk to life and property to an acceptable or tolerable level;
- (b) minimise the need for and the cost of coastal protection works; and
- (c) protect coastal resources and allow for the fluctuations of natural coastal processes as far as possible.

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

- (a) within the low density residential zone in the erosion prone area and inside the coastal management district at Amity, North Stradbroke Island, development does not occur, unless it cannot feasibly be located elsewhere on the site and:
  - (i) it is coastal-dependent development; or
  - (ii) it is temporary, readily relocatable or able to be abandoned;
- (b) elsewhere, development does not occur within erosion prone areas inside the coastal management district, unless it cannot feasibly be located elsewhere on the site and:
  - (i) it is coastal-dependent development; or
  - (ii) it is temporary, readily relocatable or able to be abandoned; or
  - (iii) it does not extend closer to the erosion hazard than existing buildings and infrastructure on or adjacent to the site;
- (c) development within the erosion prone area but outside the coastal management district minimises the risk from the erosion hazard to an acceptable level;
- (d) the number of lots within the erosion prone area is not increased;
- (e) development mitigates the coastal erosion risk through private erosion control works;
- (f) development and erosion control works do not interfere with physical coastal processes beyond the development site, having regard to changes associated with climate change;
- (g) the costs to the public of erosion control works are minimised;
- (h) public access to the foreshore is maintained and enhanced for current and future generations;
- (i) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in the event of coastal erosion; and
- (j) facilities with a role in emergency management and vulnerable community services are located outside erosion prone areas.

Editor's note—The term coastal-dependent development is defined in the State Planning Policy.

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

Table 8.2.3.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Development in the Low Density Residential Zone inside the coastal management district at Amity, North Stradbroke Island	
PO1 Development is not located within the erosion prone area unless it is: (1) for coastal-dependent development; or (2) temporary, readily relocatable or able to be abandoned.	**AO1.1** Development is not located within the erosion prone area unless it is: (1) for coastal-dependent development; or (2) not anticipated to remain in place for more than 10 years or is capable of being disassembled and removed.
All other development	
PO2 Development is not located within the erosion prone area unless it is: (1) consistent with the intentions for the relevant zone and there is no part of the lot outside the erosion prone area that is capable of accommodating the development; or (2) for coastal-dependent development; or (3) temporary, readily relocatable or able to be abandoned. Editor's note—Coastal-dependent development is defined in the State Planning Policy.	**AO2.1** Development: (1) is for a dwelling house, dwelling unit or caretaker's residence; or (2) is for multiple dwelling, rooming accommodation or short term accommodation and the land is in the tourist accommodation zone; or (3) involves a gross floor area of less than 500m^2; and buildings or structures cannot fit within parts of the lot outside the erosion prone area. OR **AO2.2** Development is for coastal dependent development. Editor's note—Development within the waterfront and marine industry zone that is consistent with the intentions for that zone will be taken to be coastal-dependent development. OR **AO2.3** Development is not anticipated to remain in place for more than 10 years or is capable of being easily disassembled and removed.
All development (whether or not at Amity, North Stradbroke Island)	
PO3 Buildings and structures are not established further seaward or closer to the coastal erosion hazard than existing buildings on the site or on a site in the immediate vicinity, unless they are: (1) for coastal-dependent development; or	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(2) temporary, readily relocatable or able to be abandoned. Editor's note—Coastal-dependent development is defined in the State Planning Policy. Development within the waterfront and marine industry zone that is consistent with the intentions for that zone will be taken to be coastal-dependent development.	
PO4 Development does not increase the number of lots within the erosion prone area.	**AO4.1** No new lots are created.
PO5 Risks to permanent buildings, structures and infrastructure are minimised through design and, where necessary, erosion control structures or works.	No acceptable outcome is nominated. Editor's Note—A report certified by a registered professional engineer with coastal engineering experience may be needed to demonstrate compliance with this and other performance outcomes.
PO6 Erosion control structures or works undertaken pursuant to PO5 are located wholly on private land.	No acceptable outcome is nominated.
PO7 Erosion control structures or works are designed to ensure physical coastal processes outside the development footprint are maintained.	No acceptable outcome is nominated.
PO8 Erosion control structures or works are consistent with any shoreline erosion management plan that has been adopted for the area.	No acceptable outcome is nominated.
PO9 Development provides for safe and convenient public access to and along the foreshore where ever practicable.	No acceptable outcome is nominated.

8.2.4 Environmental significance overlay code

Editor's note – The MSES overlay mapping is sourced from the Queensland Government's State *Planning Policy 2017* (SPP) Interactive Mapping System (IMS). Review of the SPP IMS should be undertaken and may provide more recent MSES mapping (refer to section 8(4) of the *Planning Act 2016*).

8.2.4.1 Application

This code applies to development:

(1) within the environmental significance overlay as identified on the overlay maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the environmental significance overlay code by the tables of assessment in Part 5 (tables of assessment).

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

8.2.4.2 Purpose

(1) The purpose of the environmental significance overlay code is to manage development to avoid or minimise and mitigate significant impacts on matters of national, state and local environmental significance.

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

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

Editor's note—Applicants should be aware that in addition to the requirements of this planning scheme, obligations for the protection of many matters of environmental significance are established by the Commonwealth and Queensland governments. Additional approvals or referrals may be required as a consequence. Any environmental offset for matters of state or local significance are to be consistent with the Queensland Government's *Environmental Offsets Act 2014*.

8.2.4.3 Environmental significance overlay code – Specific benchmarks for assessment

Table 8.2.4.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

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

Performance Outcomes	Acceptable Outcomes
For development that is accepted subject to requirements	
PO1 Development does not result in a significant reduction in the level or condition of biodiversity and ecological processes in the locality. Editor's note— See Planning Scheme Policy 1 – Environmental significance for advice on achieving compliance with this outcome.	**AO1.1** Compensatory planting is undertaken on-site that is equal in area to the area of the vegetation cleared.
For assessable development	
Values to be protected	
PO2 Development does not result in a significant reduction in the level or condition of biodiversity and ecological processes in the locality.	No acceptable outcome is nominated.
PO3 Development does not cause substantial fragmentation of habitat areas.	No acceptable outcome is nominated.
PO4 Connections between habitat areas are retained, so that: • movement of species is not inhibited or made less safe: and • normal gene flow between populations is continued. Connections may include both continuous corridors and "stepping stone" patches and refuges. .	No acceptable outcome is nominated.
Minimising and mitigating impacts	
PO5 Edge effects on retained habitat areas are minimised by providing the smallest possible perimeter to area ratio.	No acceptable outcome is nominated.
PO6 The design, scale and intensity of development minimises impacts on retained habitat.	No acceptable outcome is nominated.

Performance Outcomes	Acceptable Outcomes
PO7 Retained habitat is protected to ensure its on-going condition and resilience, and to avoid degradation as a result of edge effects.	No acceptable outcome is nominated.
PO8 Barriers restricting the movement and dispersal of wildlife are removed, except where they are necessary for the safety of people or animals.	No acceptable outcome is nominated. Editor's note—Guidance on fencing design, fauna movement structure and the like is provided in Planning Scheme Policy 1 – Environmental significance.
PO9 Development does not result in the introduction of pest species (plant or animal), that pose a risk to ecological integrity or disturbance to native species.	No acceptable outcome is nominated. Editor's note—Weed species are identified in Council's Pest Management Plan 2012 – 2016, Part B.
PO10 Development minimises alterations to natural landforms, flow regimes, groundwater recharge and surface water drainage patterns.	No acceptable outcome is nominated.
PO11 Development minimises potential for disturbance of wildlife as a result of noise, light, vibration or other source.	No acceptable outcome is nominated.
PO12 Roads and public access within and adjacent to areas of ecological significance are located and designed to avoid disturbance of ecological values or danger to wildlife.	No acceptable outcome is nominated.
Corridors and enhancement planting	
PO13 Development contributes to the restoration of waterway or land based ecological corridors, where they would significantly enhance the condition and resilience of habitat and wildlife on and near the site.	No acceptable outcome is nominated.
PO14 Corridors have sufficient width to maintain viable wildlife or habitat linkages.	**AO14.1** Ecological corridors have a minimum width of 100m.
PO15 Development incorporates opportunities for revegetation to enhance habitat condition, biodiversity and wildlife movement.	No acceptable outcome is nominated.
PO16 Enhancement plantings and landscaping utilise endemic native species which replicate or complement the composition of the habitat it is connected to, unless this would increase bushfire risk.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Regional Ecosystem Mapping

Performance Outcomes	Acceptable Outcomes
PO17 Where clearing occurs, it is sequenced and undertaken in a manner that provides opportunities for fauna to vacate affected land.	No acceptable outcome is nominated. Editor's note—It is likely that a wildlife habitat management plan, prepared by an ecologist with suitable experience may be needed to address survival and ongoing access to habitat trees during construction and operation of the development.
Offsets	
PO18 Where development results in, or is likely to result in, a significant residual impact on matters of local environmental significance, despite all reasonable on-site mitigation measures, the impact will be offset.	**AO18.1** Offsets are provided in accordance with offset arrangements set out in Planning Scheme Policy 1 – Environmental significance.

8.2.5 Extractive resources overlay code

8.2.5.1 Application

This code applies to development:

(1) within the extractive resources overlay as identified on the overlay maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the extractive resources overlay code by the tables of assessment in Part 5 (tables of assessment).

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

8.2.5.2 Purpose

(1) The purpose of the extractive resources overlay code is to protect key resource areas and associated haulage routes and separation areas, and to ensure development is compatible with existing or future extractive industry.

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

- (a) sensitive uses are not intensified near extractive resource areas or their haulage routes;
- (b) development does not impair the operation of existing or potential extractive industries;
- (c) development near a transport route for an extractive resource does not constrain or otherwise conflict with the safe and efficient transportation of the extractive resource; and
- (d) the negative impacts of extractive industries on sensitive land uses are minimised.

8.2.5.3 Extractive resources overlay code – Specific benchmarks for assessment

Table 8.2.5.3.1—Benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
Resource processing area	
PO1 Development within an identified resource processing area does not compromise: (1) the ability to extract natural resources in a safe and efficient manner; or (2) the potential of the extractive industry to expand in the future.	No acceptable outcome is nominated.
PO2 Development within an identified resource processing area does not introduce or increase uses that are sensitive to the impacts of extractive industry operations.	No acceptable outcome is nominated.
Extractive resource separation area or transport route separation area	
PO3 Except where on land included in a residential zone, development does not materially increase the number of people living in an extractive resource separation area or transport route separation area.	**AO3.1** Within an extractive resource separation area or transport route separation area, development does not: (1) result in an increase in the number of lots unless the land is included in a residential zone and all lots meet the nominated acceptable outcome for minimum lot size; and (2) involve more than one dwelling being established on an existing lot.
PO4 Development within an extractive resource separation area or transport route separation area is established in a manner that ensures impacts from existing or future extractive operations are minimised.	No acceptable outcome is nominated.
PO5 Noise attenuation measures utilised: (1) do not restrict access or movement for people or native animals; (2) are integrated with the streetscape and landscape setting; (3) are designed and constructed for longevity and a low level of maintenance.	No acceptable outcome is nominated.
Transport routes	
PO6 Development does not adversely affect the safe and efficient transportation of extractive materials along an identified transport route.	**AO6.1** The number of access points to an identified haulage route is not increased.

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

8.2.6 Flood and storm tide hazard overlay code

Editor's note—Redland City Council designates land shown as flood and storm tide hazard areas on the overlay map as the flood hazard area for the purposes of section 8 of the *Building Regulation 2021* and declares the defined flood level to be the level to which flood waters would reasonably be expected to rise within the flood hazard area during the defined flood event or defined storm tide event. The requirements of the Queensland Development Code will apply in the hazard area subject to river or creek flooding.

8.2.6.1 Application

This code applies to development:

(1) within the flood and storm tide hazard overlay as identified on the overlay maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the flood and storm tide hazard overlay code by the tables of assessment in Part 5 (tables of assessment).

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

8.2.6.2 Purpose

(1) The purpose of the flood and storm tide hazard overlay code is to ensure that risk to life, property, and the environment as a result of flood and storm tide inundation, as well as drainage constraints on the southern Moreton Bay Islands, is mitigated to an acceptable or tolerable level, and that risks are managed having regard to changes associated with climate change.

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

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

8.2.6.3 Flood and storm tide hazard overlay code – Specific benchmarks for assessment

Table 8.2.6.3.1—Benchmarks for assessable development

Editor's note—To demonstrate compliance with the performance outcomes in this code, a flood or storm tide inundation report, prepared by a suitably qualified professional in accordance with Planning Scheme Policy 3 – Flood, storm tide and drainage constrained land may be required.

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 In areas affected by the defined flood event or defined storm tide event, development which results in the creation of additional lots or an increase in the number of dwellings on the land only occurs on land zoned for residential, commercial or industrial purposes. Note—Zones for residential, commercial or industrial include the low density residential, low-medium density residential, medium density residential, principal centre, specialised centre, major centre, district centre, local centre, neighbourhood centre, low impact industry, medium impact industry, waterfront and marine industry and mixed use zones. To remove any doubt, it does not include the community facilities, emerging community, rural, recreation and open space, environmental management or conservation zones.	No acceptable outcome is nominated.
PO2 Development involving the accommodation or congregation of vulnerable sectors of the community such as childcare centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities, is not located within flood or storm tide hazard areas.	No acceptable outcome is nominated.
PO3 Infrastructure that is likely to become a public asset is designed to withstand hydrodynamic forces of a defined flood event or defined storm tide event.	No acceptable outcome is nominated.
PO4 Development does not increase the number of people living on the site unless it is provided with at least one road route that is trafficable for evacuation by a motor vehicle during a reasonable period prior to the defined flood event or defined storm tide event.	No acceptable outcome is nominated.
PO5 The extent of filling utilised to achieve the necessary finished floor levels, evacuation routes and flood immunity for infrastructure is minimised.	No acceptable outcome is nominated

Performance outcomes	Acceptable outcomes
PO6 Development does not change inundation characteristics outside the subject site in ways that result in: (1) loss of flood storage; (2) loss of or changes to flow paths; (3) acceleration or retardation of flows; (4) any reduction in flood warning times elsewhere on the floodplain; (5) any other worsening of inundation impacts on other properties or public infrastructure.	No acceptable outcome is nominated.
PO7 Development on land shown as drainage constrained on the southern Moreton Bay islands only occurs where floor levels are established above the water level affecting the site.	No acceptable outcome is nominated. Editor's note—To demonstrate compliance with this performance outcome, a drainage report prepared by a suitably qualified professional may be required to establish the relevant flow paths and water table conditions affecting the site.
PO8 Any structures or works intended to mitigate the risk or impacts of inundation on a development site are located wholly on private land.	No acceptable outcome is nominated.
PO9 Emergency services and uses providing community support services are able to function effectively during and immediately after inundation events.	**AO9.1** The following are not established within flood and storm tide hazard areas: (1) emergency services; (2) stores of valuable records, heritage or cultural items; (3) substations; (4) major electricity infrastructure; (5) telecommunications facilities; and (6) utility installations.
PO10 Minor electricity infrastructure which supplies new subdivision is designed and located to be able to function effectively during and immediately after inundation events.	**AO10.1** Pad mount transformers for the subdivision are located on land that is above the defined flood level.
PO11 Development involving hazardous materials manufactured or stored in bulk is not located in areas at risk of inundation.	**AO11.1** The manufacture or storage of hazardous material in bulk does not occur within flood or storm tide hazard areas.
PO12 Development contributes to effective and efficient disaster management response and recovery capabilities.	No acceptable outcome is nominated.

8.2.7 Heritage overlay code

8.2.7.1 Application

This code applies to development:

(1) within the heritage overlay as identified on the overlay maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the heritage overlay code by the tables of assessment in Part 5 (tables of assessment).

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

8.2.7.2 Purpose

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

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

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

(a) identified local heritage places are not demolished, removed or altered in a way that removes or reduces their heritage values; and

(b) local heritage places are used in a way that is compatible with their cultural heritage values.

8.2.7.3 Heritage overlay code – Specific benchmarks for assessment

Table 8.2.7.3.1—Benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
PO1 A building or structure on a local heritage place is not demolished or relocated unless: (1) it is structurally unsound and is not reasonably capable of being made structurally sound; or (2) the change does not result in the loss of the particular heritage values of the place.	**AO1.1** Development does not result in the partial or total demolition or removal of a building or structure on the site. Editor's note—Where an alternative outcome is proposed, a structural report or heritage impact statement, prepared by suitably qualified persons may be needed to demonstrate compliance with PO1.
PO2 Vegetation of heritage value is retained unless it is in poor health and a safety hazard, and is not reasonably capable of being restored to good health.	**AO2.1** Vegetation of heritage value on the site is retained and is not damaged by new development. Editor's note—A report prepared by an Australian Qualification Framework level 5 qualified aboriculturalist may be required to demonstrate compliance with PO2.
PO3 Development does not alter, remove, damage or conceal the heritage features or values of the place.	No acceptable outcome is nominated.
PO4 New building elements: (1) are sympathetic to, but do not reproduce traditional building forms; (2) are visually subservient to a heritage building; (3) incorporate similar proportions and building lines, such as window shape, size and positioning and eaves heights; and (4) utilise materials and finishes that do not detract from or draw attention away from the existing building.	**AO4.1** Alterations to existing buildings or structures do not alter the external appearance of the building.
PO5 Filling and excavation does not diminish the heritage or streetscape values, including: (1) reducing public access or views to and from the local heritage place; or (2) causing the removal of significant landscape features; or (3) introducing large incongruent or overbearing retaining walls.	No acceptable outcome is nominated.
PO6 Reconfiguration of land does not diminish the heritage, character, context and streetscape values of the place, including by:	No acceptable outcome is nominated.

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

8.2.8 Landslide hazard overlay code

8.2.8.1 Application

This code applies to development:

(1) within the landslide hazard overlay as identified on the overlay maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the landslide hazard overlay code by the tables of assessment in Part 5 (tables of assessment).

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

8.2.8.2 Purpose

(1) The purpose of the landslide hazard overlay code is to ensure that risk to life, property, and the environment as a result of landslide is mitigated to an acceptable or tolerable level.

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

- (a) development in areas at risk from landslide is designed and located to protect people and property;
- (b) development does not result in a material increase in the extent or severity of landslide hazard;
- (c) landslide risk mitigation treatments do not have a significant impact on the natural environment;
- (d) the cost to the public of measures to mitigate the risks of landslide are minimised;
- (e) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a landslide hazard event;
- (f) facilities with a role in emergency management and community support are located and designed to function effectively during and after a landslide event; and
- (g) development contributes to effective and efficient disaster management response and recovery capabilities.

8.2.8.3 Landslide hazard overlay code – Specific benchmarks for assessment

Table 8.2.8.3.1—Benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
PO1 Development does not result in an increase in risk to people and buildings from landslide hazard.	No acceptable outcome is nominated. Editor's note—A geotechnical engineering report prepared by an experienced geotechnical professional may be required to demonstrate compliance with the performance outcome. Planning Scheme Policy 4 – Landslide hazard will provide applicants with guidance in meeting requirements of this code.
PO2 Access is available to the site during and after a landslide event.	**AO2.1** Vehicular and pedestrian access to the site does not traverse medium, high or very high hazard areas.
PO3 Landslide control structures or works are located wholly on private land.	No acceptable outcome is nominated.
PO4 Landslide risk mitigation treatments do not have a significant impact on the natural environment.	No acceptable outcome is nominated.
PO5 Development involving hazardous materials manufactured or stored in bulk is not located in areas at risk of landslide.	**AO5.1** The manufacture or storage of hazardous material in bulk does not occur within or adjoining medium, high or very high hazard areas.
PO6 Emergency services and uses providing community support services are able to function effectively during and immediately after landslide events.	**AO6.1** The following uses do not occur within or adjoining low, medium, high or very high hazard areas: (1) emergency services; (2) stores of valuable records, heritage or cultural items; (3) substations; (4) major electricity infrastructure; (5) telecommunications facilities; and (6) utility installations.

8.2.9 Regional infrastructure corridors and substations overlay code

8.2.9.1 Application

This code applies to development:

(1) within the regional infrastructure corridors and substation overlay as identified on the overlay maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the regional infrastructure corridors and substation overlay code by the tables of assessment in Part 5 (tables of assessment).

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

8.2.9.2 Purpose

(1) The purpose of the regional infrastructure corridors and substations overlay code is to ensure that development does not undermine the safe, efficient and unencumbered operation or expansion of key infrastructure corridors and sites, including:

  (a) electricity transmission lines;
  (b) electricity substations;
  (c) water supply pipelines;
  (d) water treatment plants, water quality facilities, pump stations and reservoirs; and
  (e) wastewater treatment plants.

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

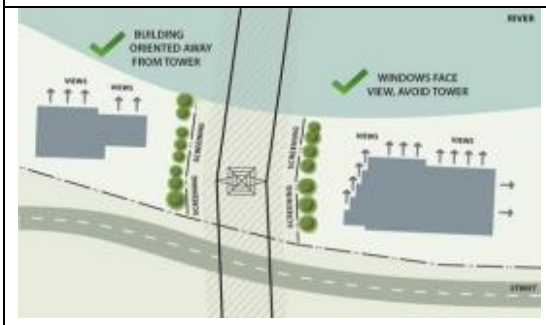
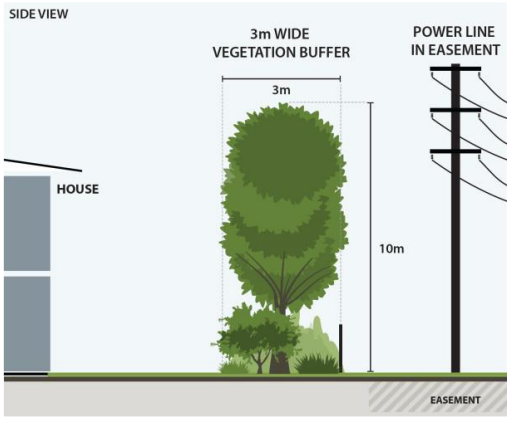
  (a) existing and planned regional infrastructure facilities and corridors are protected from encroachment by sensitive land uses or incompatible development;
  (b) development does not create any threat to the provision of a safe and reliable supply of services to all users, and avoids any potential interference with the ongoing operation, maintenance and augmentation of the infrastructure;
  (c) development does not increase the potential for safety concerns, nuisance and complaints and minimises the need for measures to be introduced in the operation of the infrastructure to reduce potential impacts on surrounding areas; and
  (d) development minimises overlooking of and visual exposure to the infrastructure sites and corridors.

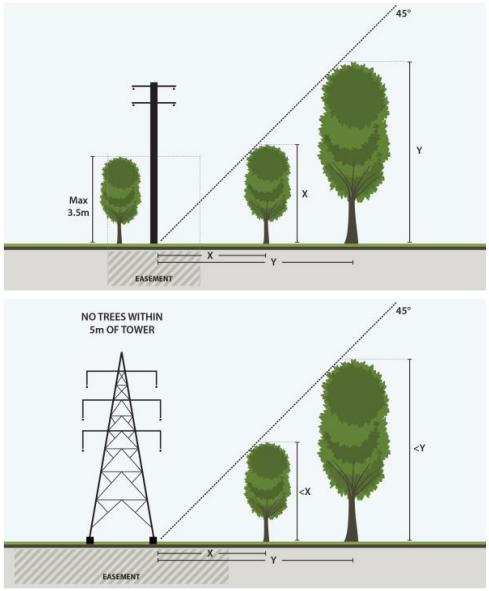
Editor's note—Additional requirements relating to electricity infrastructure are contained in the reconfiguration of a lot code.

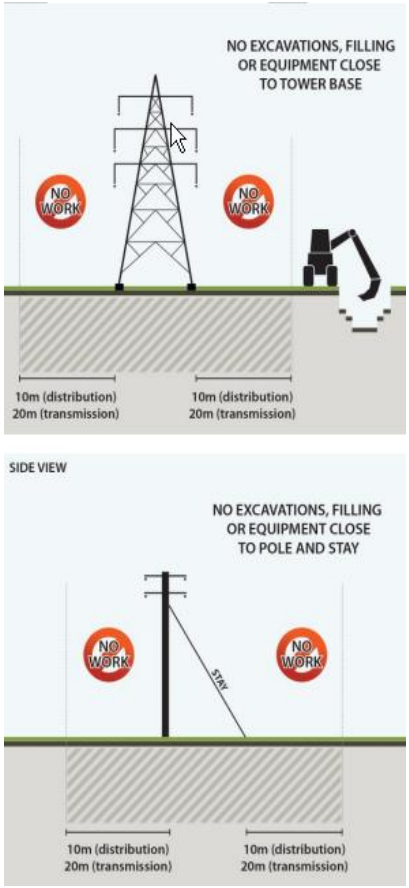
8.2.9.3 Regional infrastructure corridors and substations overlay code – Specific benchmarks for assessment

Table 8.2.9.3.1—Benchmarks for assessable development

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

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

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

Performance outcomes	Acceptable outcomes
PO11 There is no worsening of flooding, drainage or erosion conditions affecting the infrastructure.	No acceptable outcome is nominated.
PO12 Any earthworks are undertaken in a way which: (1) ensures stability of the land on or adjoining the infrastructure; (2) does not otherwise impact on the safety and reliability of the infrastructure; and (3) does not restrict the placement or use of the infrastructure provider's equipment.	For electricity infrastructure (no acceptable outcome is nominated for other infrastructure): **AO12.1** No earthworks are undertaken for overhead distribution infrastructure, within 10m of a tower, pole or stay. Figure 8.2.9.3.4 illustrates the concept.  **Figure 8.2.9.3.4—Earthworks near infrastructure**
PO13 Other services and infrastructure works (such as stormwater, sewerage, water and the like) do not impact on the safety and reliability of substations or major electricity infrastructure.	**AO13.1** Underground services are not located within 20m of a tower, pole, stay or substation boundary.
	AO13.2 No valve pits occur within: (1) for transmission infrastructure, 60m of a tower, pole or stay; or (2) for distribution infrastructure, 20m of a tower, pole or stay.

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

8.2.10 Water resource catchments overlay code

8.2.10.1 Application

This code applies to development:

(1) within the water resource catchments overlay as identified on the overlay maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the water resource catchments overlay code by the tables of assessment in Part 5 (tables of assessment).

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

8.2.10.2 Purpose

(1) The purpose of the water resource catchments overlay code is to protect the following water supply catchments:

  (a) Leslie Harrison Dam;
  (b) North Stradbroke Island groundwater; and
  (c) Herring Lagoon.

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

  (a) the quality of surface and ground water within the catchments is not reduced;
  (b) development is managed to prevent contaminants or sedimentation from entering surface water or groundwater;
  (c) development is managed to prevent leaching or discharging of solid and liquid waste into ground or surface waters; and
  (d) the physical integrity of waterways, wetlands, lakes, springs, riparian areas and natural ecosystems that support water quality are protected.

8.2.10.3 Water resource catchments overlay code – Specific benchmarks for assessment

Table 8.2.10.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Development is separated from the high water level of ponded water supply and other waterways within a catchment, and from water supply bores and wells, sufficient to minimise risk to water supply.	**AO1.1** Development complies with the horizontal separation distances (setbacks) specified in the Seqwater Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments.
PO2 Stormwater quality, quantity and velocity is managed to ensure there is no adverse impact on water quality within the catchments.	No acceptable outcome is nominated. Editor's note—Applicants will also need to address the Healthy waters code contained within section 9 of this planning scheme.
PO3 The retention of vegetation within the catchment is maximized.	**AO3.1** Development does not involve clearing of vegetation.
PO4 Drainage lines are retained in their natural state.	**AO4.1** Development does not alter natural drainage lines in any way.
PO5 Changes to landform by way of excavation or fill are minimized.	**AO5.1** Development does not involve cutting and filling.
PO6 Potential contaminants are managed to ensure they do not leach or are not discharged within the catchment, and minimise risk to water supply.	**AO6.1** Potential contaminants stored on a site do not exceed 25 litres and are stored in an area that is: (1) roofed and has an impermeable floor surface; (2) bunded; and (3) of a sufficient size to contain, in an impermeable area/system, a spill of equivalent volume to the total volume of material being stored, until removal from the site by an approved means.
PO7 Wastewater is managed so that there is no worsening of surface or ground water quality.	**AO7.1** Development is connected to a reticulated wastewater network.
PO8 Development does not result in the introduction or spread of weed species.	No acceptable outcome is nominated.

8.2.11 Waterway corridors and wetlands overlay code

8.2.11.1 Application

This code applies to development:

(1) within the waterway corridors and wetlands overlay as identified on the overlay maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the waterway corridors and wetlands overlay code by the tables of assessment in Part 5 (tables of assessment).

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

8.2.11.2 Purpose

(1) The purpose of the waterway corridors and wetlands overlay code is to manage development to avoid significant impacts on matters of national, state and local environmental significance, specific to the environmental values of waterways and wetlands.

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

(a) development is compatible with the environmental values of a waterway or wetland;

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

(b) water quality in waterways and waterbodies is maintained or improved;

(c) riparian vegetation, in-stream aquatic ecology and biodiversity along waterway corridors and around wetlands are maintained or enhanced;

(d) natural hydrological and geomorphological processes (including bank stability) are maintained;

(e) impacts on waterways and wetlands are minimised and mitigated; and

(f) development does not increase long term maintenance or management costs of natural or man-made water bodies to the community.

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

Editor's note—Applicants should be aware that in addition to the requirements of this planning scheme, obligations for the protection of many matters of ecological significance are established by the Commonwealth and Queensland governments. Additional approvals or referrals may be required as a consequence. Any environmental offsets are to be consistent with the Queensland Government's *Environmental Offsets Act 2014*.

8.2.11.3 Waterway corridors and wetlands overlay code – Specific benchmarks for assessment

Table 8.2.11.3.1—Benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
PO1 Development does not adversely impact on the hydrological regime or recharge of a wetland or waterway.	No acceptable outcome is nominated.
PO2 A riparian buffer is maintained along and around waterways and wetlands that is vegetated, development free, and is of a sufficient width to: (1) protect water quality; (2) protect the stability of stream bank and bed; (3) allow for natural hydrological and geomorphological processes; (4) minimise erosion; (5) maintain or achieve healthy water temperatures and in-stream conditions; and (6) support viable wildlife habitat and movement.	**AO2.1** A development free, vegetated buffer area is provided in accordance with Table 8.2.11.3.2. **AO2.2** No clearing occurs within the buffer area provided in accordance with Table 8.2.11.3.2.
PO3 Riparian vegetation provides sufficient shade over the stream to protect in-stream habitat, biodiversity and ecological processes.	**AO3.1** Vegetation achieves 70% canopy cover over streams 10m or less in width and 70% canopy cover over riparian areas along other streams.
PO4 Development maximises opportunities for natural filtration of sediments, nutrients and other pollutants, and slowing of overland flow.	No acceptable outcome is nominated.
PO5 The development is designed to avoid any worsening of water quality in a waterway or wetland. Editor's note—Applicants must also have regard to the Healthy waters code.	No acceptable outcome is nominated.
PO6 Bank erosion and slumping is avoided and hydrological and geomorphological processes of a waterway or wetland are maintained by: (1) providing an area either side of the existing channel to allow for natural lateral and longitudinal movement; (2) restoring riparian vegetation and large woody debris within the channel;	No acceptable outcome is nominated. Editor's note—An environmental management plan may be required to support any proposed hydrology re-instatement works.

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

Table 8.2.11.3.2—Minimum buffer distances and riparian vegetation requirements

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

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

Part 9 Development codes

9.1 Preliminary

(1) Development codes are codes for assessment where identified as an applicable code in Part 5.
(2) Use codes and other development codes are specific to each planning scheme area.
(3) The following are the use codes for the planning scheme:

- (a) Extractive industry use code;
- (b) Home-based business use code;
- (c) Telecommunications facilities, substations and utilities use code.

(4) The following are the other development codes for the planning scheme:

- (a) Healthy waters code;
- (b) Infrastructure works code;
- (c) Landscape code;
- (d) Reconfiguring a lot code;
- (e) Transport, servicing, access and parking code.

9.2 Use codes

9.2.1 Extractive industry use code

9.2.1.1 Application

This code applies to assessable development for extractive industry.

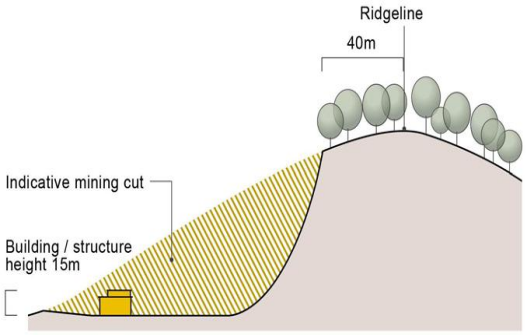
When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.2.1.2 Purpose

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

9.2.1.3 Extractive industry use code – Specific benchmarks for assessment

Table 9.2.1.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Where on a site identified on overlay map OM-009 or OM-010	
PO1 Extractive industry minimises and mitigates impacts on the visual character of the locality.	**AO1.1** Buildings and structures are setback from any site boundary by minimum of 10m and screened by a densely planted buffer.
	AO1.2 Extractive and processing activities are not carried out within 250m of any boundary of the site.
	AO1.3 Extraction is carried out at least 40m below any ridgeline on the site, as measured horizontally from the ridge peak.  **Figure 9.2.1.3.1—Extraction below ridgeline**
PO2 Extractive industry incorporates measures to minimise the impacts of air blast overpressure and ground vibration.	**AO2.1** Blasting and other operations are undertaken in a manner which complies with Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz), and AS2187.2 Explosives storage and use.
	AO2.2 Blasting operations are confined to the hours of 9am to 5pm Monday to Friday.
	AO2.3 Notices of blasting operations are placed at any road boundary of the site.
PO3 Extractive industry incorporates measures to minimise the impacts of air, noise and light emissions on nearby sensitive uses.	No acceptable outcome is nominated. Editor's note—Applicants should have regard to the Environmental Protection (Air) Policy 2019, Environmental Protection (Noise) Policy 2019 and relevant legislation for further information on noise and air quality impacts.

Performance outcomes	Acceptable outcomes
PO4 Loss of or impact on environmental values on the site are minimised, having particular regard to: (1) maximising the retention of existing vegetation and ecological corridors; (2) controlling the spread of weeds; and (3) providing buffers to protect the ecological functions of waterways.	No acceptable outcome is nominated.
Where not on a site identified on overlay map OM-009 or OM-010	
PO5 Extractive industry does not significantly impact on the visual character of the locality.	No acceptable outcome is nominated.
PO6 Extractive industry does not significantly impact on the amenity of surrounding areas, having regard to air blast overpressure and ground vibration, noise, air or light emissions or other source.	No acceptable outcome is nominated.
PO7 Extractive industry does not significantly impact on environmental values on the site or in the surrounding area.	No acceptable outcome is nominated.
All extractive industry (whether or not on a site identified on overlay map OM-009 or OM-010) Editor's note—The preparation of suitable technical reports detailing the following may be requested to assist in demonstrating achievement of performance outcomes. Such reporting may include: • Ecological assessment of environmental values of the site and surrounding area; • Geotechnical and geological reports and plans; • Air and noise assessments; • Visual impact assessment; • Economic and need assessment where the site is not identified on overlay map OM-009 or OM-010; • Environmental management plans including vegetation management, stormwater quality management, air and noise management, scenic amenity, landscaping, monitoring; • Safety and hazard management plan; • Haulage route management plan; and • Staging and rehabilitation plan.	
PO8 Nearby uses are protected from foreseeable hazard scenarios.	No acceptable outcome is nominated.
PO9 The site is fenced to prevent unauthorised or accidental public entry.	**AO9.1** A 1.8m high chain wire fence is provided around all operational, storage, and processing areas.
PO10 Extractive industry is undertaken to: (1) maintain surface and groundwater quality outside the site; (2) provide opportunities to recycle water for use in extractive or processing operations including the washing and screening of extracted material; and	No acceptable outcome is nominated. Editor's note—Applicants should be aware that the Healthy waters code will also apply to development.

Performance outcomes	Acceptable outcomes
(3) maximise retention of natural drainage patterns.	
PO11 Rehabilitation of the site occurs in a manner that provides for progressive or staged rehabilitation of excavated areas which includes: (1) remediation of any contamination of soil or water; (2) reinstatement of landforms and soil profiles that are suitable for an appropriate end use for the site; and (3) the restoration of ecological and landscape values of the site, to the extent possible.	No acceptable outcome is nominated.
PO12 Vehicle access and movement arrangements: (1) is adequate for the type and volume of traffic generated by the operation; and (2) makes adequate provision for safe and efficient haulage of materials.	No acceptable outcome is nominated. Editor's note—Applicants should be aware that the transport, servicing, access and parking code will also apply to development.
PO13 The transport of materials is managed to ensure impacts arising from dust and air emissions are minimised.	**AO13.1** Internal and external vehicle haulage roads are sealed.
	AO13.2 Extractive material in haulage vehicles is covered.

9.2.2 Home-based business code

9.2.2.1 Application

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

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

9.2.2.2 Purpose

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

9.2.2.3 Home-based business code – Specific benchmarks for assessment

Table 9.2.2.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Home-based business	
PO1 The use is consistent with the character of the locality and does not impact on neighbouring sensitive land uses or local character to a greater degree than the primary residential use of the dwelling.	**AO1.1** The use is contained within the dwelling or associated outbuildings, and does not use more than 60m^2 of gross floor area.
	AO1.2 The use is carried out by permanent residents of the dwelling and involves no more than: (1) 3 non resident employees where in the rural or environmental management zones; and (2) 1 non-resident employee otherwise.
	AO1.3 Other than where a bed and breakfast or home based child care, the number of customers or clients visiting the site will be a maximum of: (1) 2 present at any one time; (2) 8 present in any one day; and (3) 40 maximum per week.
	AO1.4 The use does not involve the display of goods or materials related to the use that can be seen from outside the building.
	AO1.5 The use does not emit noticeable vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio, electrical interference, or other similar emissions.
	AO1.6 Development achieves the acoustic quality objectives stated in the Queensland *Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2019*: Schedule 1.
	AO1.7 Other than where a bed and breakfast, customer or client visits only occur between 7am to 6pm Monday to Friday and 8am to 4pm on Saturday.
	AO1.8

Performance outcomes	Acceptable outcomes
	Where for home based child care, the use has a maximum of 7 below school age children on the premises at any time, including children who permanently reside in the house. Editor's note —Commercial child care activities are to comply with the relevant child care regulations established by other levels of government.
PO2 Traffic and parking generated by the use is compatible with the residential environment.	**AO2.1** When the dwelling is located: (1) in the rural zone, not more than two heavy vehicles of 4.5 tonnes gross vehicle mass (GVM) or more are kept on the site; or (2) in all other zones, only one vehicle of up to 4.5 tonnes gross vehicle mass (GVM) associated with the use is kept on site.
	AO2.2 A car parking space is provided on-site for each non-resident employee. These spaces are in addition to the spaces required for the residential use of the property.
	AO2.3 Where a bed and breakfast, one visitor space per guest bedroom is provided on-site. For other home-based businesses, one visitor car parking space is provided. These spaces are in addition to the spaces required for the residential use of the property.
	AO2.4 On-site car parking (other than the spaces required for the residential use of the property) is not provided within the front setback.
	AO2.5 Other than in the rural zone, the use generates a maximum of 2 delivery vehicle visits per week by a delivery vehicle that has a GVM of 4.5 tonnes or more.
	AO2.6 Vehicles associated with the business: (1) are not operated between the hours of 10pm and 6am; (2) are not left idling for more than 5 minutes at any one time; and (3) do not have a refrigeration unit running.
PO3 The home-based business is compatible with the level of infrastructure provided to a	**AO3.1** The use does not impose a significantly greater load on stormwater, water supply,

Performance outcomes	Acceptable outcomes
dwelling unit under normal residential circumstances.	gas, sewerage or waste collection services than a single dwelling on the site.
	AO3.2 The use does not generate wastes which are: (1) regulated, infectious or clinical wastes; or (2) contaminated wastes requiring collection by a licensed waste collector.
Bed and breakfast	
PO4 The scale of the use and intensity of activity are not substantially greater than that expected at a private residence.	**AO4.1** The maximum number of guests and rooms is: (1) 4 guests and 2 bedrooms where in a dwelling that is not a dwelling house (such as a dual occupancy or unit in a multiple dwelling); or (2) 12 guests and 6 bedrooms where on land within the rural or emerging community zones; and (3) 6 guests and 3 bedrooms otherwise.

9.2.3 Telecommunications facilities, substations and utilities code

9.2.3.1 Application

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

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

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

9.2.3.2 Purpose

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

9.2.3.3 Overall Outcomes

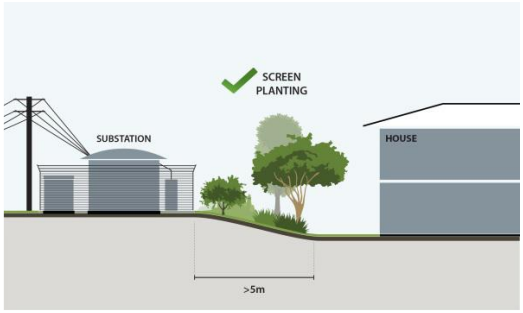
The purpose of the code will be achieved through the following overall outcomes:

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

9.2.3.4 Telecommunications facilities, substation and utilities code – Specific benchmarks for assessment

Table 9.2.3.4.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Telecommunications facilities	
PO1 Telecommunications facilities are sited and designed to minimise their visual obtrusiveness and proliferation, and to maximise opportunities for co-location.	**AO1.1** Telecommunications facilities are either: (1) mounted flush on community infrastructure, such as water supply reservoirs, sports complexes or light poles; or (2) on building rooftops; or (3) within existing underground conduits or ducts; or (4) co-located on existing carrier infrastructure.
	AO1.2 Where attached to existing structures, telecommunications facilities are located at the centre of rooftops or mounted flush on the sides of buildings and not protruding above the side edges of the building.
PO2 Freestanding telecommunications towers do not unduly detract from the continued use and enjoyment of land included in a residential zone or of any other existing sensitive land use.	**AO2.1** Towers are not located within: (1) 200m of a residential zone; or (2) 300m of education facilities, childcare centres, aged and special needs housing, or other sensitive land use.
	AO2.2 Towers do not exceed a height of 25m above ground level, unless surrounding vegetation or structures are higher, in which case the height may exceed 5m above the tree canopy or structure, to a maximum of 35m.
	AO2.3 Towers are installed with outriggers rather than head frames.
All development	
PO3 Corridors and facilities are co-located wherever practicable to minimise impacts on landscapes, the natural environment and communities.	No acceptable outcome is nominated.
PO4 As far as possible, equipment, buildings, poles, towers and other structures are located on the site to minimise their visual prominence.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO5 Where buildings are proposed: (1) they have similar height, scale, roofline and articulation to development intended in the locality; and (2) are set back from the street at a similar distance to surrounding development.	No acceptable outcome is nominated.
PO6 As far as possible, buildings are constructed of materials and colours which minimise their visual prominence.	No acceptable outcome is nominated.
PO7 Development is provided with landscaping of a sufficient type and design to substantively screen equipment from surrounding areas.	**AO7.1** Minimum 3m wide strip of dense planting along all front, side and rear boundaries.  **Figure 9.2.3.4.1—Landscape screening**
PO8 Fencing is of a style and materials that are compatible with surrounding development.	No acceptable outcome is nominated.
PO9 Buildings, structures and equipment are located and designed to minimise overshadowing of adjoining land, glare and reflectivity.	No acceptable outcome is nominated.
PO10 Development minimises impacts on natural environmental values.	No acceptable outcome is nominated.
PO11 Development does not adversely impact on the health and safety of the public.	For telecommunications facilities: **AO11.1** Telecommunications facilities are designed and operated to restrict electromagnetic emissions (EME) in accordance with: (1) radio communications (Electromagnetic Radiation - Human Exposure) Standard 2003; and (2) radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3kHz to 300GHz. For other development: No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO12 Security fencing and signage is provided at the boundaries of the land to prevent unauthorised access.	**AO12.1** The site is securely fenced along all boundaries, including areas used for vehicle parking and storage.
	AO12.2 Safety and warning signage to discourage unauthorised access is established.
PO13 Development minimises the generation of any noise such that no nuisance is caused and ambient noise levels are maintained.	**AO13.1** Development achieves the acoustic quality objectives stated in the *Queensland Environmental Protection Act 1994:* Environmental Protection (Noise) Policy 2019: Schedule 1.
PO14 Access is safe and unobtrusive, minimises the number and width of crossovers and, wherever possible, locates entries to the side of the facility.	No acceptable outcome is nominated.
PO15 Upon cessation of the use, decommissioned or obsolete facilities, including structures are removed and the site is restored to an acceptable condition, including: (1) remediation of any contamination of soil or water; (2) reinstatement of landforms and soil profiles that are suitable for an appropriate end use for the site; and (3) the restoration of ecological and landscape values of the site, to the extent possible.	No acceptable outcome is nominated.

9.3 Other Development Codes

9.3.1 Healthy waters code

9.3.1.1 Application

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

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

9.3.1.2 Purpose

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

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

9.3.1.3 Healthy waters code – Specific benchmarks for assessment

Table 9.3.1.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Stormwater Drainage Design Editor's note—In order to demonstrate compliance with the performance outcomes in this section, a stormwater management plan is likely to be required. This should be prepared in accordance with the matters specified in Planning Scheme Policy 2 – Infrastructure works.	
PO1 To the extent practicable, natural drainage lines are retained, and their hydraulic capacity and channel characteristics are maintained or re-established.	**AO1.1** All existing natural waterways and overland flow paths are retained.
	AO1.2 The stormwater management system is designed in accordance with Planning Scheme Policy 2 – Infrastructure works.
PO2 On-site stormwater management systems do not rely on the retention of existing artificial water bodies, except where such water bodies: (1) perform significant ecological, water quality or recreation functions; (2) do not pose a significant risk to stream health or water quality; (3) are structurally sound; (4) do not pose any risk to community health and safety; and (5) will not impose a significant maintenance or cost burden on the community in the short or long terms.	No acceptable outcome is nominated. Editor's note—Council would generally expect that such waterbodies are not retained as many are currently in poor condition and need substantial remediation. Where an existing waterbody is proposed to be retained as an integral component of water management on the site, an assessment should be done in accordance with Planning Scheme Policy 2 – Infrastructure works. This assessment should be done in conjunction with an ecological assessment report so that conflicts between competing environmental values can be identified and resolved.
PO3 The stormwater drainage system maintains pre-development velocity and volume of run-off external to the site and does not otherwise worsen or cause nuisance to adjacent, upstream and downstream land.	**AO3.1** Stormwater drainage is designed in accordance with Planning Scheme Policy 2 – Infrastructure works.
PO4 Stormwater drainage is designed and constructed to convey stormwater flow resulting from the relevant design storm event under normal operating conditions.	**AO4.1** Stormwater drainage design meets the stormwater flow capacity requirements of the following design storm events: (1) where for the minor drainage system - as detailed in Table 9.3.1.3.2 - Minor Drainage System Design Storm Event by Road Frontage Classification and Zone; or (2) where for the major drainage system – 1% AEP. Editor's note—Refer to section 7 of the Queensland Urban Drainage Manual for descriptions of major and minor drainage systems.
PO5	**AO5.1**

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

Performance outcomes	Acceptable outcomes
PO12 Development avoids unnecessary disturbance to soil, waterways or drainage channels.	No acceptable outcome is nominated.
PO13 All soil surfaces are effectively stabilised against erosion.	No acceptable outcome is nominated.
PO14 The functionality of the stormwater treatment train is protected from the impacts of erosion, turbidity and sedimentation, both within and external to the development site.	No acceptable outcome is nominated.
PO15 Areas outside the development site are not adversely impacted by erosion or sedimentation.	No acceptable outcome is nominated.
Water quality – acid sulfate soils	
PO16 Within the areas identified as potential acid sulfate soils on Figure 9.3.1.3.1 Potential acid sulfate soils, the generation or release of acid and metal contaminants into the environment is avoided by: (1) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, and not undertaking filling that results in actual acid sulfate soils being moved below the water table or previously saturated acid sulfate soils being aerated; or (2) where disturbance of acid sulfate soils will not be avoided, development: (a) neutralises existing acidity and prevents the generation of acid and metal contaminants; and (b) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment. Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils, it is likely that an on-site acid sulfate investigation will be requested. Such an investigation should conform to the Queensland Sampling Guidelines and the Laboratory Methods Guidelines or Australian Standard 4969. Where acid sulfate soils will be disturbed, an environmental management plan must be prepared which outlines how the release of acid and metal contaminants will be prevented.	**AO16.1** Development does not involve: (1) excavating or otherwise removing 100m^3 or more of soil or sediment at or below 5m AHD; or (2) permanently or temporarily extracting groundwater resulting in the aeration of previously saturated acid sulfate soils; or (3) filling in excess of 500m^3 with an average depth of 0.5m or greater that results in: (a) actual acid sulfate soils being moved below the water table; or (b) previously saturated acid sulfate soils being aerated.

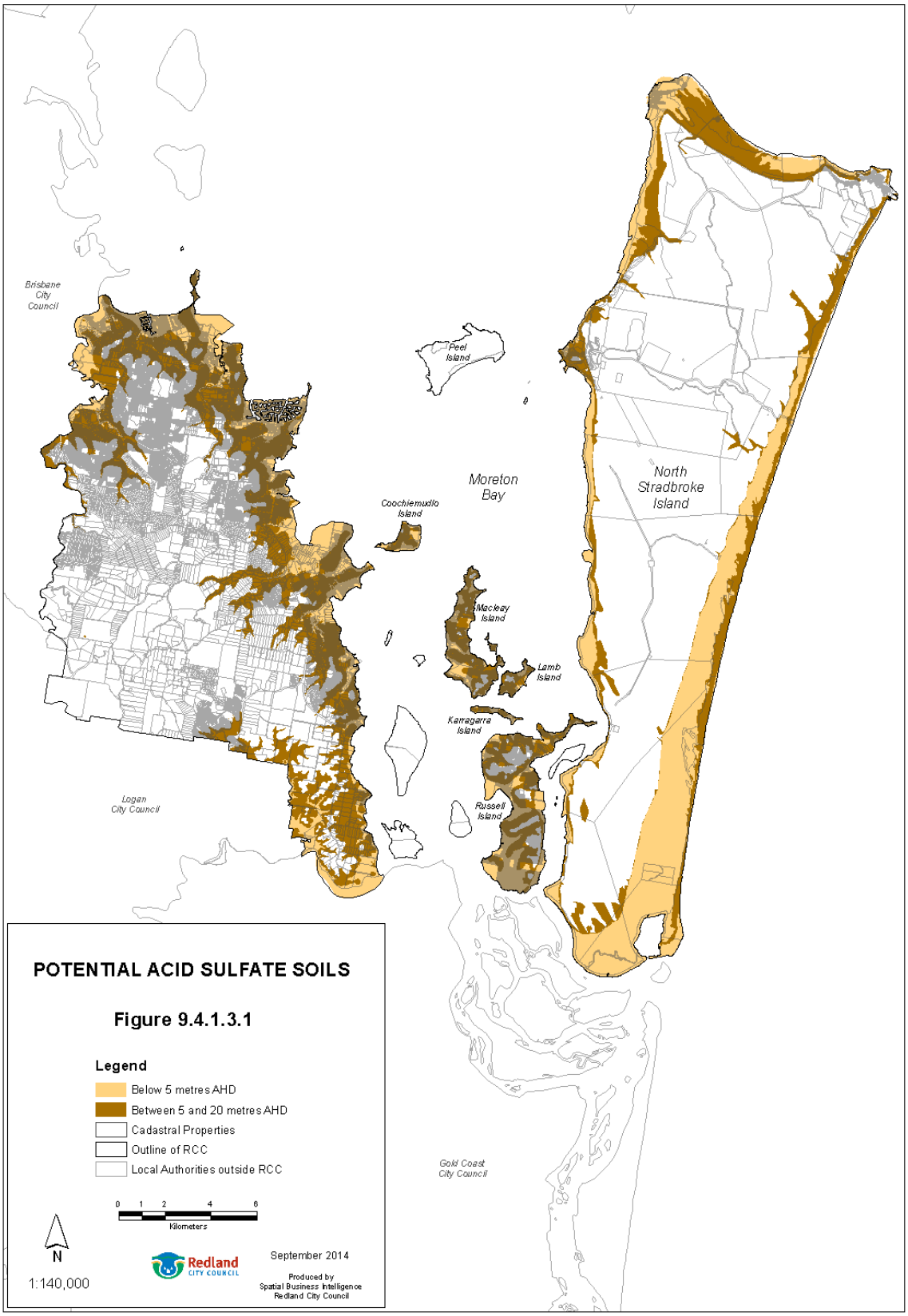


Figure 9.3.1.3.1—Potential acid sulfate soils

Table 9.3.1.3.2—Minor drainage system design storm event by road frontage classification and zone

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

9.3.2 Infrastructure works code

9.3.2.1 Application

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

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

9.3.2.2 Purpose

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

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

9.3.2.3 Infrastructure works code – Specific benchmarks for assessment

Table 9.3.2.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Excavation and filling	
PO1 Excavation and filling is minimised and does not reduce the amenity of adjoining properties or of individual lots or dwellings within a development site.	**AO1.1** Excavation and filling does not exceed: (1) a depth of 750mm either alone or combined with any previous excavation or filling; (2) an area of 600m^2; and (3) a volume of 50m^3.
PO2 Excavation and filling involving retaining walls or structures ensures that they: (1) are of an appropriate scale so they do not overbear or dominate buildings/structures and land uses in the locality; and (2) where they are visible from a public place, are constructed of materials that are of a high quality appearance and/or incorporate landscaping or other features to assist in reducing their visual prominence.	**AO2.1** Retaining walls or structures do not exceed 1m in height.
PO3 Excavation and filling result in landforms and structures which are stable and designed to minimise the potential for failure over the long term.	**AO3.1** Retaining walls or structures are: (1) designed in accordance with Section 3 of Australian Standard 4678:2002 - Earth Retaining Structures; (2) have a design life of not less than 60 years; and (3) where associated with reconfiguration, are not constructed of timber materials.
	AO3.2 Earthworks are carried out in accordance with Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.
PO4 Excavation and filling does not result in land or water contamination, or the spread of vermin or pest species. Editor's note—Applicants should note that where the development requires the disturbance of soil within a fire ant restricted area, a risk management plan may be required by approved by Biosecurity Queensland within the Department of Agriculture, Fisheries and Forestry.	**AO4.1** Excavation or filling involves the controlled use of clean, dry, solid, inert building material in accordance with section 4 of Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.

Performance outcomes	Acceptable outcomes
In addition, where a site contains contaminated material, additional requirements under the *Environmental Protection Act 1994* may apply.	
For assessable development	
General	
PO5 All infrastructure is connected to existing networks in a safe, efficient and functional way, and does not impose loads on those networks that exceed their capacity.	No acceptable outcome is nominated.
PO6 All infrastructure is designed and constructed in a manner that minimises whole of lifecycle costs, including short and long term maintenance requirements.	No acceptable outcome is nominated.
PO7 All infrastructure is designed and located to be easily and safely accessed for repair and maintenance purposes.	No acceptable outcome is nominated.
PO8 All infrastructure remains fit for purpose throughout its design life.	No acceptable outcome is nominated.
Water supply	
PO9 A reliable water supply is provided that is sufficient to meet the anticipated use of the premises, including potable and non-potable requirements.	**AO9.1** Premises are connected to a reticulated water supply system.
	AO9.2 Water reticulation and connections are designed and constructed in accordance the South East Queensland Water Supply and Sewerage Design and Construction Code as applicable to Redland City Council.
Fire services in development accessed by common title	
PO10 Developments accessed by common private title have appropriate fire hydrant infrastructure and unimpeded access to emergency services vehicles. Editor's note—The term common private title covers areas such as access roads in community title developments or strata title unit access which are private and under group or body corporate control.	**AO10.1** Where part of the development or any dwelling is more than 90m from the nearest located fire hydrant: (1) if the development is for residential purposes, hydrants are placed at intervals of no more than 120m; or (2) if the development is for other purposes hydrants are placed at intervals of no more than 90m.
	AO10.2 Internal road access has minimum clearances of 3.5m wide and 4.8m high.

Performance outcomes	Acceptable outcomes
	AO10.3 Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~/media/busind/techstdpubs /trum/125Amend18.pdf
Sewage management	
PO11 Wastewater is treated and disposed of in a manner that is sufficient for the volume of wastewater generated on the site and to a level that ensures risks to public health, water quality and the environment are minimised.	**AO11.1** Premises are connected to a reticulated sewage supply system where within a planned service area.
	AO11.2 Where a reticulated system is not available, an on-site wastewater disposal system is provided in accordance with the Queensland Plumbing and Wastewater Code (as amended).
	AO11.3 Sewerage reticulation and connections are designed and constructed in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code as applicable to Redland City Council.
Streetscape works	
PO12 Kerb, channel, street trees, street furniture, footpaths and pavement treatments are established or reinstated along the full frontage of the development site, and any redundant crossovers are removed.	No acceptable outcome is nominated.
Electricity and telecommunications	
PO13 Electrical infrastructure is provided that meets the needs of the intended use and telecommunications infrastructure ensures access to conduits for fibre optics or secure wireless networking enabling the development of high speed broadband services.	**AO13.1** Underground electrical reticulation infrastructure is provided in accordance with the standards of the relevant authority and Planning Scheme Policy 2 – Infrastructure works.
	AO13.2 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant authority.
Street and path lighting	
PO14 Street and path lighting is provided to enhance the safety of pedestrians, cyclists and road users.	**AO14.1** New public or private roads, pedestrian or cycle paths or public open space are provided with street and path lighting in

Performance outcomes	Acceptable outcomes
	accordance with AS1158 – Road Lighting (as amended) and Planning Scheme Policy 2 – Infrastructure works.
Waste management	
PO15 Waste management facilities are provided such that: (1) there is a dedicated, sealed waste and recycling container storage area that is convenient and safe to use; (2) there is adequate volume and separate containers for waste and recyclables likely to be generated; (3) spills or wash down from waste containers can be adequately contained; and (4) nuisance to adjoining properties is minimised.	**AO15.1** Waste management is provided in accordance with Planning Scheme Policy 2 – Infrastructure works.
PO16 For non residential development: (1) access and manoeuvring for waste collection vehicles is unobstructed, safe and efficient; (2) all bulk waste and recycling containers are serviced off-street; and (3) sufficient vertical clearance is provided for collection of wastes.	**AO16.1** Waste management is provided in accordance with Planning Scheme Policy 2 – Infrastructure works.
Excavation and filling – additional requirements for assessable development	
PO17 Excavation or filling does not worsen any flooding or drainage problems on the site or on neighbouring properties.	No acceptable outcome is nominated.
PO18 On slopes in excess of 10%, excavation and filling is minimised to the extent practicable by avoiding slab on ground construction methods in preference of post supported construction methods.	No acceptable outcome is nominated.
Construction management	
PO19 Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of traffic, noise, lighting, waste material or other cause.	No acceptable outcome is nominated. Editor's note—The Planning Scheme Policy 2 – Infrastructure works contains guidance on what an appropriate construction management plan may contain.
PO20 Emissions to air (including dust, odour or pollutants) as a result of construction are not discernable outside the site boundaries.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO21 Council's infrastructure is not damaged by construction activities and infrastructure to be contributed to Council following construction is provided in a safe and functional condition.	No acceptable outcome is nominated. Editor's note—The Planning Scheme Policy 2 – Infrastructure works contains guidance on Council's security bonding requirements.
Kinross Road – integrated water management	
PO22 Development is designed and located to incorporate trunk potable water, sewer and stormwater management infrastructure in locations generally as depicted on Figure 9.3.2.3.1 Kinross Road: integrated water management.	No acceptable outcome is nominated.

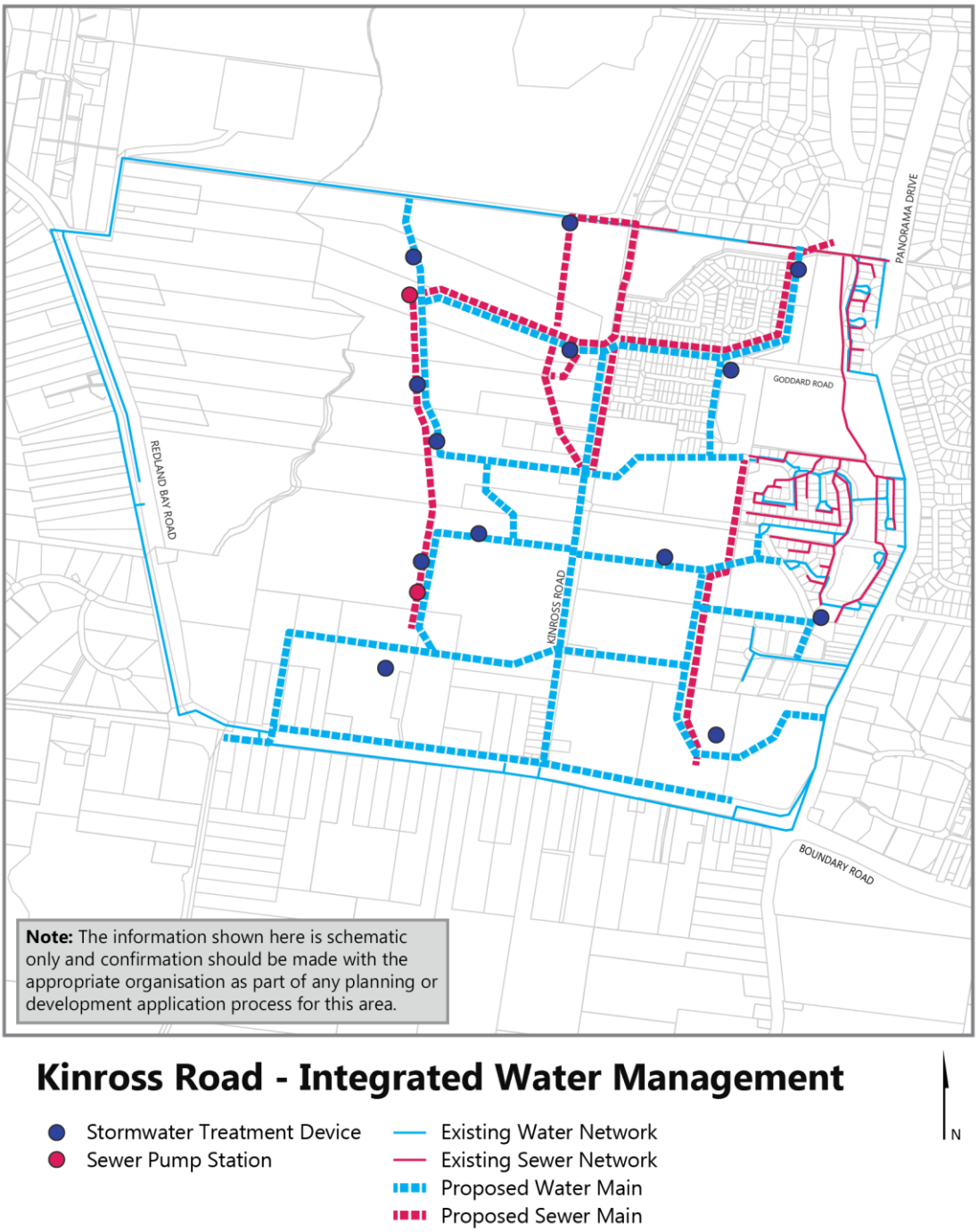


Figure 9.3.2.3.1—Kinross Road: integrated water management

9.3.3 Landscape code

9.3.3.1 Application

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

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

9.3.3.2 Purpose

(1) The purpose of the landscape code to ensure that landscaping is designed and constructed to a high standard, provides a strong contribution to Redlands' image, is responsive to the local character, site and sub-tropical climatic conditions and remains fit for purpose over the long-term.

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

- (a) landscaping:
  - (i) makes a positive contribution to the local streetscape character and landscape setting;
  - (ii) is appropriate to user requirements and its intended function;
  - (iii) is suited to Redlands' sub-tropical climate;
- (b) landscaping design contributes to the creation of accessible, safe and comfortable places;
- (c) plant species, landscape material and surface treatments are designed to remain attractive and easy to maintain over the long term; and
- (d) landscaping work does not include any pest species.

9.3.3.3 Landscape code – Specific benchmarks for assessment

Table 9.3.3.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
All landscaping	
PO1 Landscaping is undertaken to be consistent with the streetscape and landscape setting.	No acceptable outcome is nominated.
PO2 Landscaping provides for sensory interest through form, texture, fragrance and variations in seasonal colour.	No acceptable outcome is nominated.
PO3 Landscaping within on-site open space areas is fit for purpose, is predominantly comprised of soft landscape elements and provides substantial shading for users.	**AO3.1** Landscaping in open space areas achieves: (1) planted landscaping (other than turf) over a minimum of 50% the area; and (2) tree canopies which cover a minimum of 30% of the area within 8 years.
PO4 Fences and walls: (1) provide visual interest to the streetscape and complement the built form; (2) assist in highlighting entrances and pedestrian paths; and (3) allow casual surveillance of all public areas, pedestrian and cycle paths.	No acceptable outcome is nominated.
PO5 Landscaping responds to climatic conditions and provides comfortable and pleasant spaces for users by: (1) providing summer shade, especially to west-facing windows and open car parking areas; (2) allowing winter sun to outdoor and indoor living areas; (3) allowing summer breezes; and (4) screening cold winter winds.	No acceptable outcome is nominated.
PO6 Landscaped surfaces are stable, non-slip and useable in all weather conditions.	No acceptable outcome is nominated.
PO7 Landscape design reduces the potential for crime and vandalism by: (1) maintaining sightlines to public and semi-public spaces, and along the entire length of pedestrian and cycle paths; (2) avoiding the creation of concealment spots and ‘blind’ corners; and	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(3) incorporating adequate lighting, particularly: (a) at site and building entries; (b) in driveways; (c) in car parking areas; and (d) along pedestrian and cycle paths.	
PO8 Landscaping and planting is located and designed so that it does not interfere with or adversely affect structural integrity of buildings and structures or the function of existing or proposed utility infrastructure.	No acceptable outcome is nominated.
PO9 Plant species used are suited to: (1) the function of the open space area; (2) the local climate and soil conditions; (3) optimum long term survival and easy maintenance; (4) minimisation of water use; and (5) contribution to local ecological functions wherever possible.	**AO9.1** Plant species used are selected from the species list contained in Planning Scheme Policy 2 – Infrastructure works.
PO10 Landscape design ensures maximum plant growth and health, having regard to: (1) access to sunlight; (2) clearance from buildings, hardstand areas and infrastructure; and (3) soil conditions.	No acceptable outcome is nominated.
PO11 Landscaping is designed for efficient and effective maintenance, with turfed areas accessible by standard lawn maintenance equipment, and where the area is not readily accessible, incorporates hardy plant species with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements.	No acceptable outcome is nominated.
PO12 Landscaping avoids the introduction or spread of weed species and pests.	No acceptable outcome is nominated. Editor's note—Planning Scheme Policy 2 – Infrastructure works contains guidance regarding the risk of pest and weed species. Applicants may also refer to Council's pest management plan.
PO13 Landscaping is designed to: (1) be adequately drained; (2) avoid alteration to natural drainage flow paths; (3) minimise water usage; and (4) maximise permeable surfaces and water infiltration on site.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
PO14 Where incorporating podium and container planting, connection is made to stormwater outlets to allow for flush out and clearance of blockages.	No acceptable outcome is nominated.
PO15 Retained vegetation is to be protected from damage during construction.	**AO15.1** Retained planting is protected by in accordance with AS 4970 2009 (as amended) – Protection of Trees on Development Sites.
Street trees	
PO16 Street trees are provided in road reserves to: (1) reinforce the character and identity of a locality; (2) provide shade for pedestrians; (3) soften the appearance of hard stand areas and the built form; and (4) avoid interfering with overhead and underground infrastructure.	**AO16.1** Street trees: (1) are provided at whichever is the greater of: (a) 1 tree per 10m of road frontage; or (b) 1 tree per 400m^2 of site area; (2) are selected from Planning Scheme Policy 2 – Infrastructure works, Street Trees; and (3) are planted in accordance with Planning Scheme Policy 2 – Infrastructure works.
Street furniture	
PO17 Street furniture is provided to: (1) reinforce the character and identity of a locality; (2) create a safe, convenient and comfortable environment for pedestrians; (3) avoid interfering with overhead and underground infrastructure; and (4) be durable and low maintenance.	**AO17.1** Street furniture is provided in accordance with the standards set out in Planning Scheme Policy 2 – Infrastructure works.
Car parks and accessways	
PO18 Car parking and movement areas are provided with landscaping which provides substantial shade and softens the appearance of hardstand areas.	**AO18.1** Landscaping consists of: (1) shade trees: (a) provided at a rate of a minimum of one shade tree for every 4 car parking spaces as shown in Figure 9.3.3.3.1 landscaping in car parking areas; and (b) that achieve maximum shade coverage within 10 years; and (2) planted landscaping areas which include (as shown in Figure 9.3.3.3.1 landscaping in car parking areas):

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

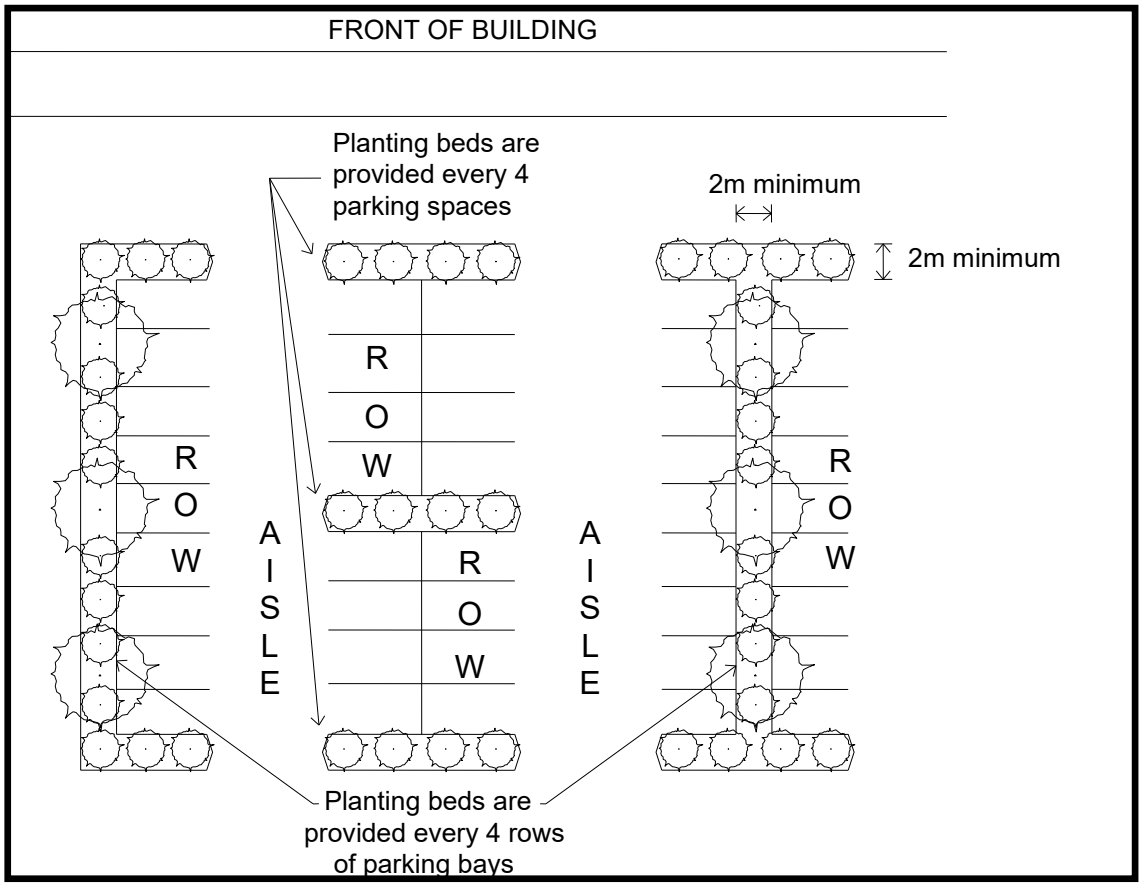


Figure 9.3.3.3.1—Landscaping in car parking areas

9.3.4 Reconfiguring a lot code

9.3.4.1 Application

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

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

9.3.4.2 Purpose

(1) The purpose of the reconfiguring a lot code is to ensure that reconfiguration results in the creation of new lots of appropriate size, shape and density to support the outcomes for the zone and is sensitive to the environment, topography and landscape features of the land.

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

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

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

9.3.4.3 Reconfiguring a lot code – Specific benchmarks for assessment

Table 9.3.4.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Design	
PO1 Reconfiguration results in the creation of lots that: (1) are of a size and dimensions which facilitate the uses, character and other outcomes intended for the zone or precinct; (2) have practical, generally regular shapes; and (3) have a width and depth that can easily accommodate the intended end use, associated infrastructure, on-site open space and vehicular access.	**AO1.1** New lots comply with Table 9.3.4.3.2—Lot size and dimensions. **AO1.2** New lots are rectangular in shape.
PO2 The size of lots in the environmental management, conservation, tourist accommodation or character residential zones is maintained or increased.	**AO2.1** Reconfiguration does not result in a smaller lot size.
PO3 The design and layout of the reconfiguration: (1) avoids or minimises alteration to natural features such as drainage lines and waterways; (2) minimises the need for vegetation clearing; (3) retains or provides viable ecological corridors for wildlife movement; (4) minimises alteration to the natural topography and the amount of excavation and filling; and (5) avoids increasing the risks associated with natural hazards.	No acceptable outcome is nominated. Editor's note—Applicants will also need to have regard to any relevant overlays applicable to the development site.
PO4 Street and lot orientation facilitates energy-efficient buildings and site design by: (1) maximising solar access to the north in winter; (2) minimising solar access to the west in summer; (3) maximising access to prevailing summer breezes; and (4) minimising exposure to prevailing winter winds.	No acceptable outcome is nominated.
PO5 The reconfiguration integrates with the surrounding locality and creates an attractive,	No acceptable outcome is nominated.

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

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

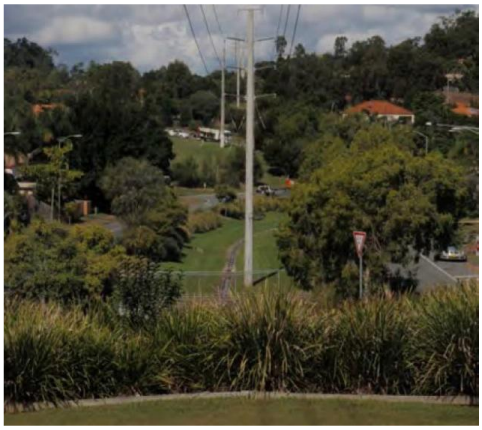
Performance outcomes	Acceptable outcomes
(5) does not incorporate gates to residential development.	
Movement network	
PO13 Lots are provided with safe and efficient access for vehicles, cyclists and pedestrians, which maintain the safety and efficiency of the road hierarchy. Wherever possible, reconfiguration enables alternative access for lots adjoining major roads.	**AO13.1** All lots have legal road access that provides clear sight lines for pedestrians, cyclists and vehicles entering and exiting the lot. **AO13.2** New access points are not created on trunk collector, sub arterial or arterial roads.
PO14 The movement network provides: (1) a high level of internal access and external connections for pedestrians, cyclists, vehicles and public transport; (2) safe conditions for pedestrians, cyclists and vehicles for day and night usage; (3) a connected and legible street network; (4) safe and efficient access for service vehicles; (5) as far as possible, continuous road adjacent to foreshore and open space areas; and (6) connections for future development that do not compromise the ability to achieve the outcomes listed above.	No acceptable outcome is nominated. Editor's note—The servicing, access and parking code also contains relevant requirements for new development.
PO15 Development maximises use of a grid pattern layout and avoids the use of culs-de-sac.	No acceptable outcome is nominated.
PO16 Rear laneways are designed to: (1) provide enough width to enable safe vehicle movement, including service vehicles; (2) connect to other streets at both ends; (3) enable safe access into and out of garages without doors opening into the laneway; (4) ensure any rear boundary treatment does not create concealed recesses, obstructed access or allow uninvited access opportunities into rear yards; and (5) prevent visitor parking within the laneway.	No acceptable outcome is nominated.
South East Thornlands – movement networks	
PO17 In the South East Thornlands precincts, safe, permeable, legible and functional movement network that is generally in accordance with	**AO17.1** Roads, intersections, paths and public transport stops and associated treatments are established in accordance with Figures

Performance outcomes	Acceptable outcomes
Figures 9.3.4.3.3 road movement network and 9.3.4.3.4 pedestrian, cycle and public transport network.	9.3.4.3.3 road movement network and 9.3.4.3.4 pedestrian, cycle and public transport network.
PO18 Development adjoining Cleveland Redland Bay Road and Boundary Road accommodates a road cross section that incorporates: (1) substantive landscaping to retain a heavily vegetated landscape character; (2) fauna friendly fencing and crossings; and (3) an appropriate level of noise attenuation.	**AO18.1** In addition to any widening of the road reserve required by the Queensland Government, development provides a 15m wide strip to the frontage of Cleveland Redland Bay Road and Boundary Road which is densely vegetated by trees and shrubs.
PO19 Where development involves esplanade roads adjoining open space, the road design: (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation.	No acceptable outcome is nominated.
PO20 Where development involves or adjoins nominated boulevard roads, the road design: (1) creates a grand avenue character, being 50m wide for the central boulevard and 25m wide for the southern boulevard; (2) incorporates very wide landscaped medians that are of a sufficient width to support fauna movement; and (3) wide shoulders and verges which accommodate separated pedestrian and cyclist paths and dense landscaping.	**AO20.1** Total width of the boulevard is: (1) central boulevard - 50m; and (2) southern boulevard - 25m.
PO21 Access streets in the medium density residential zone are capable of accommodating substantial street parking on both sides of the street.	**AO21.1** Reserve width of access streets in the medium density residential zone are 18m.
Kinross Road area – movement network	
PO22 Development does not create any additional vehicular access points to Boundary Road or Panorama Drive. New lots are provided with access from internal roads.	**AO22.1** No new access points from lots are provided to Boundary Road or Panorama Drive.
PO23	**AO23.1** No new access points from lots are provided to Kinross Road for a distance of 835m from

Performance outcomes	Acceptable outcomes
Development does not create any additional vehicular access points to Kinross Road for a distance of 835m from the intersection of Kinross Road and Boundary Road. New lots are provided with access from internal roads.	the intersection of Kinross Road and Boundary Road.
PO24 Development facilitates the establishment of a safe, permeable, legible and functional movement network that is generally in accordance with Figures 9.3.4.3.5 road movement network and 9.3.4.3.6 pedestrian, cycle, public transport and parks network.	**AO24.1** Roads, road closures, intersections, paths, fauna crossings, public transport stops and associated treatments are established in accordance with Figures 9.3.4.3.5 road movement network and 9.3.4.3.6 pedestrian, cycle, public transport and parks network.
PO25 Development adjoining Boundary Road or Panorama Drive accommodates acoustic treatments and substantial landscaping.	**AO25.1** A 10m wide setback is provided along Boundary Road. No acceptable outcome is nominated for Panorama Drive.
PO26 Development adjoining Boundary Road or Panorama Drive attenuates noise to a level that achieves a high level of residential amenity. Any acoustic walls: (1) are screened by landscaping; and (2) incorporate breaks to allow for pedestrian and cyclist permeability.	No acceptable outcome is nominated.
PO27 Development adjoining Boundary Road or Panorama Drive provides landscaping to create a heavily vegetated, high visual quality environment.	No acceptable outcome is nominated.
PO28 Kinross Road extending from the intersection at Boundary Road to Goddard Road is designed to operate safely and efficiently and create a grand avenue character.	**AO28.1** Kinross Road is designed as a boulevard style trunk collector having a reserve width of 32m, including: (1) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (2) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (3) one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; and (4) a 6m central median incorporating native canopy trees and water sensitive urban design features.
PO29 The nominated trunk collector / boulevard providing access to Panorama Drive is	**AO29.1** The road is designed as a boulevard style trunk collector, having:

Performance outcomes	Acceptable outcomes
designed to operate safely and efficiently and create a grand avenue character.	(1) a minimum road width of 20m; (2) no direct vehicular access from new uses and lots adjoining the trunk collector; and (3) a left in, right in and left out only intersection to Panorama Drive.
PO30 Where development involves nominated esplanade roads treatments adjoining open space, the road design: (1) creates a low speed environment; (2) facilitates safe, shared use for vehicles, pedestrians and cyclists; (3) incorporates grassed swales instead of kerb and channel adjacent to the open space; and (4) minimises disturbance to vegetation.	No acceptable outcome is nominated.
PO31 New streets within or adjoining land in the neighbourhood centre, community facilities or medium density residential zones are capable of accommodating substantial street parking on both sides of the street.	**AO31.1** Reserve width of access streets in the medium density residential zone are 18m.
Kinross Road – Hilliards Creek open space network	
PO32 Neighbourhood and community parks are provided within the open space network in locations that minimise requirements for clearing and interruptions to fauna movement, and that are appropriate to community needs.	**AO32.1** One community park and three neighbourhood parks are provided generally in the locations shown on Figure 9.3.4.3.6 pedestrian, cycle, public transport and parks network.
PO33 The open space network prioritises protection of habitat and fauna movement corridors, and opportunities for enhancement of ecological functions are maximised.	No acceptable outcome is nominated. Editor's note—The environmental significance overlay, waterway corridors and wetlands overlay and bushfire hazard overlay apply to this area.
PO34 A local east-west koala and native fauna movement corridor linking Hilliards Creek with stands of remnant vegetation to the east is established and maintained.	No acceptable outcome is nominated.
PO35 Development is designed to provide safe koala movement opportunities and minimise impediments to a koala traversing the landscape.	No acceptable outcome is nominated.
PO36 To the extent practical, development minimises the amount of clearing and fragmentation of koala habitat.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Infrastructure	
PO37 New lots provided with services including water supply, wastewater infrastructure, stormwater drainage, waste disposal, electricity and telecommunications that are designed and located to: (1) meet the needs of end users; (2) minimise risk of adverse environmental and amenity impacts; (3) to be cost effective over the life cycle of that infrastructure; (4) make effective use of existing infrastructure; (5) allow orderly and efficient infrastructure extensions and upgrades; and (6) minimise whole of lifecycle costs of the infrastructure.	No acceptable outcome is nominated. Editor's note—The infrastructure works, healthy waters and transport, servicing, access and parking codes also contain relevant requirements for new development.
PO38 Development promotes integrated management of the total water cycle, so that water is used efficiently and hydrological regimes and water quality are protected.	No acceptable outcome is nominated. Editor's note—The healthy waters and waterway corridors and wetlands overlay codes also contain relevant requirements for new development.
PO39 Reconfiguration integrates major electricity infrastructure and substations within the overall neighbourhood layout. In particular, the neighbourhood design: (1) ensures land of sufficient size and suitability is allocated to accommodate the existing and future electricity infrastructure network; (2) as far as possible, minimises the likely visual prominence of electricity infrastructure; (3) provides for an interface or relationship with surrounding uses that minimises the potential for nuisance, health and safety concerns; and (4) as far as possible, facilitates the incorporation of major electricity infrastructure corridors within a useable open space network. Editor's note—Applicants should consult with the electricity providers early in the master planning process to determine electricity infrastructure requirements.	No acceptable outcome is nominated.
PO40 Where major electricity infrastructure or substations are located within public open space, the dimensions and characteristics of the open space area are sufficient to accommodate the electricity easement or site, in combination with compatible	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
recreational facilities and landscaping, so that: (1) it has an open and expansive character, with landscape design which assists in breaking up the linear and vertical dominance of the infrastructure; (2) landscaping is located outside the easement area and substantially screens and softens the appearance of poles, towers or other structures; and (3) recreational facilities and landscaping are compatible with the electricity infrastructure, having regard to safety, height, the conductivity of materials and access to the electricity infrastructure by the electricity provider. Figures 9.3.4.3.1 and 9.3.4.3.2 provide an example of a well integrated transmission corridor. **Figure 9.3.4.3.1—Integrated transmission corridor**  **Figure 9.3.4.3.2—Integrated transmission corridor 2**	
PO41 Where major electricity infrastructure is located in a road: (1) an attractive, functional and safe streetscape is achieved;	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
(1) enables the retention and buffering of wetlands, waterways and significant habitat areas; and (2) retains or enhances habitat links to facilitate wildlife movement.	
Boundary realignment	
PO47 The realignment of lot boundaries results in a use and its associated infrastructure being located on the same lot.	No acceptable outcome is nominated.
Creation of rear lots	
PO48 Access to rear lots is safe and convenient.	**AO48.1** Minimum widths for accessways are: (1) in a residential zone category – 4.5m where serving one lot or 6m where serving more than one lot; or (2) 10m in any other zone.
Volumetric subdivision	
PO49 Reconfiguration of the space above or below ground level facilitates efficient delivery of development that is consistent with the intent of the zone.	No acceptable outcome is nominated.
PO50 Access to infrastructure and services is not compromised for the development site and surrounding premises.	No acceptable outcome is nominated.
Reconfiguration for the creation of an access easement	
PO51 An access easement: (1) is fit for its particular purpose; (2) has a safe access point; and (3) does not adversely affect the useability, privacy or access to adjoining premises.	No acceptable outcome is nominated.
Reconfiguration for a townhouse	
PO52 Reconfiguration of a townhouse development to establish freehold lots only occurs where: (1) the townhouse development is designed to be freehold titled by ensuring: (a) the townhouse development remains in compliance with the development approvals following reconfiguration; (b) each townhouse remains a self-contained residence following reconfiguration;	No acceptable outcome is nominated

Performance outcomes	Acceptable outcomes
(c) that dependant activities of the development are not separated by freehold titling; (2) the lots are created following construction of the townhouses; (3) equitable sharing and ongoing maintenance of any shared facilities or infrastructure is established like waste collection, water meters. Editor's note- material change of use and reconfiguration applications should be submitted together to allow concurrent assessment.	

Table 9.3.4.3.2—Lot size and dimensions

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

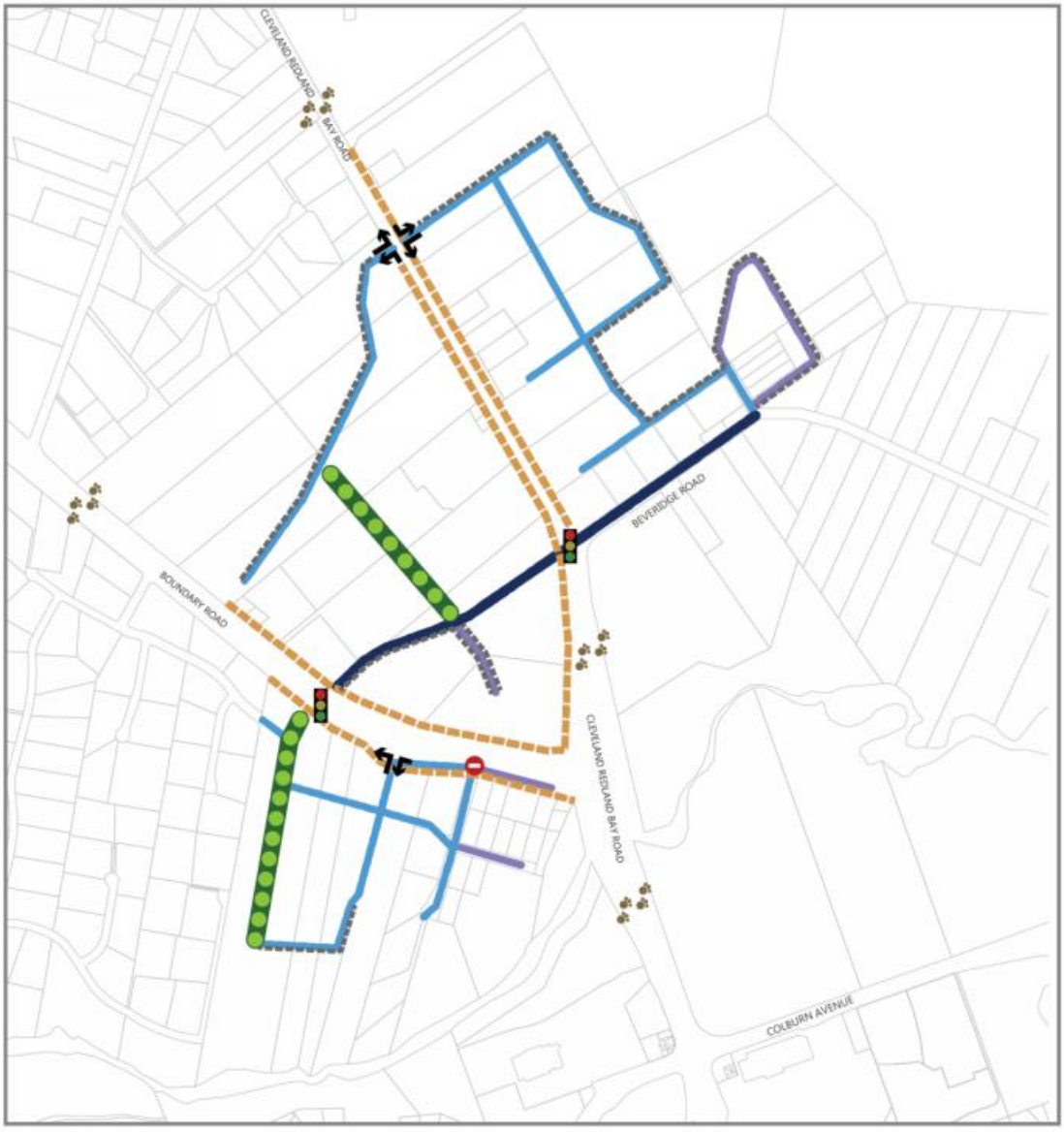


Figure 9.3.4.3.3—South East Thornlands: road movement network

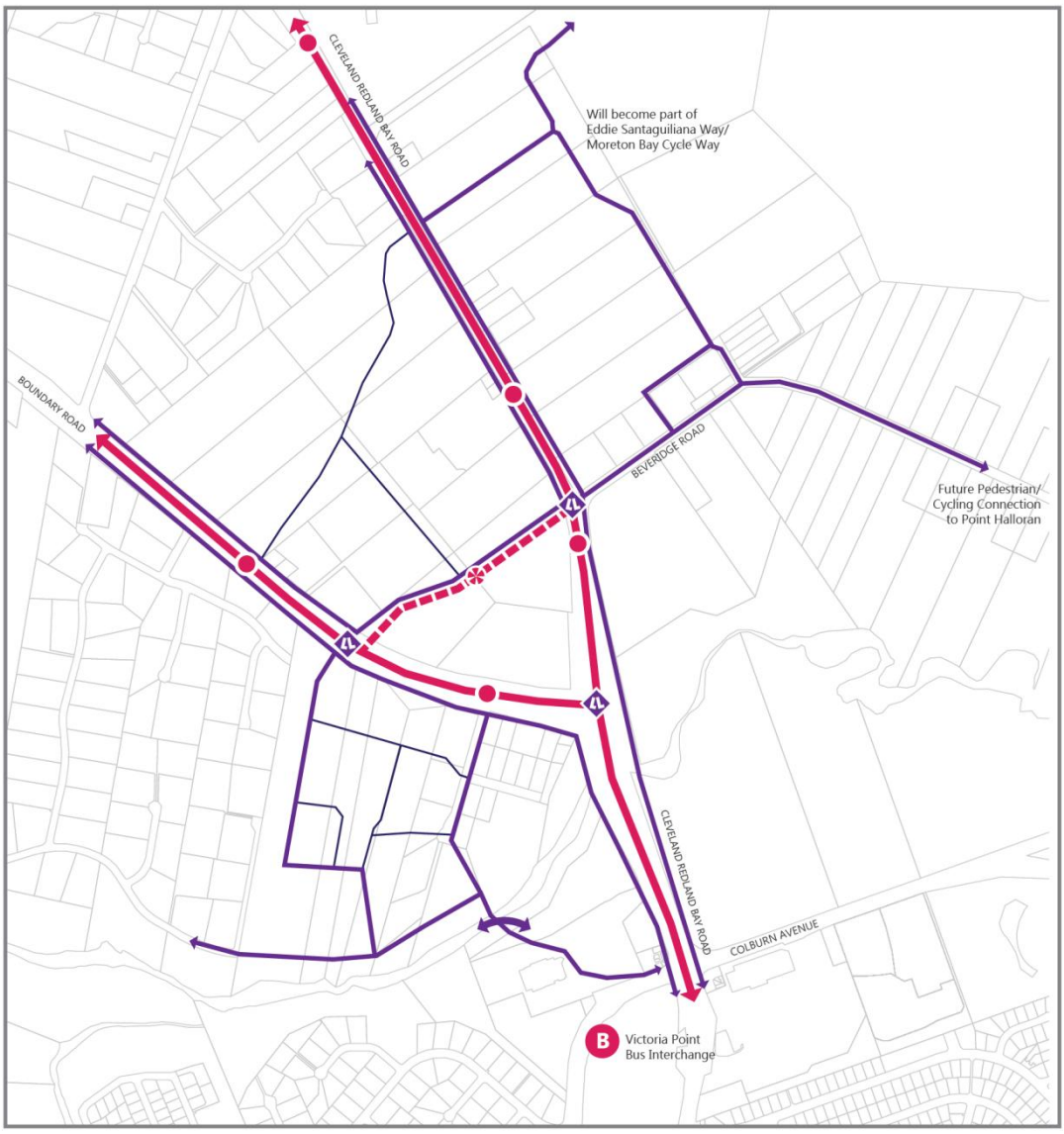


Figure 9.3.4.3.4—South East Thornlands: pedestrian, cycle and public transport network

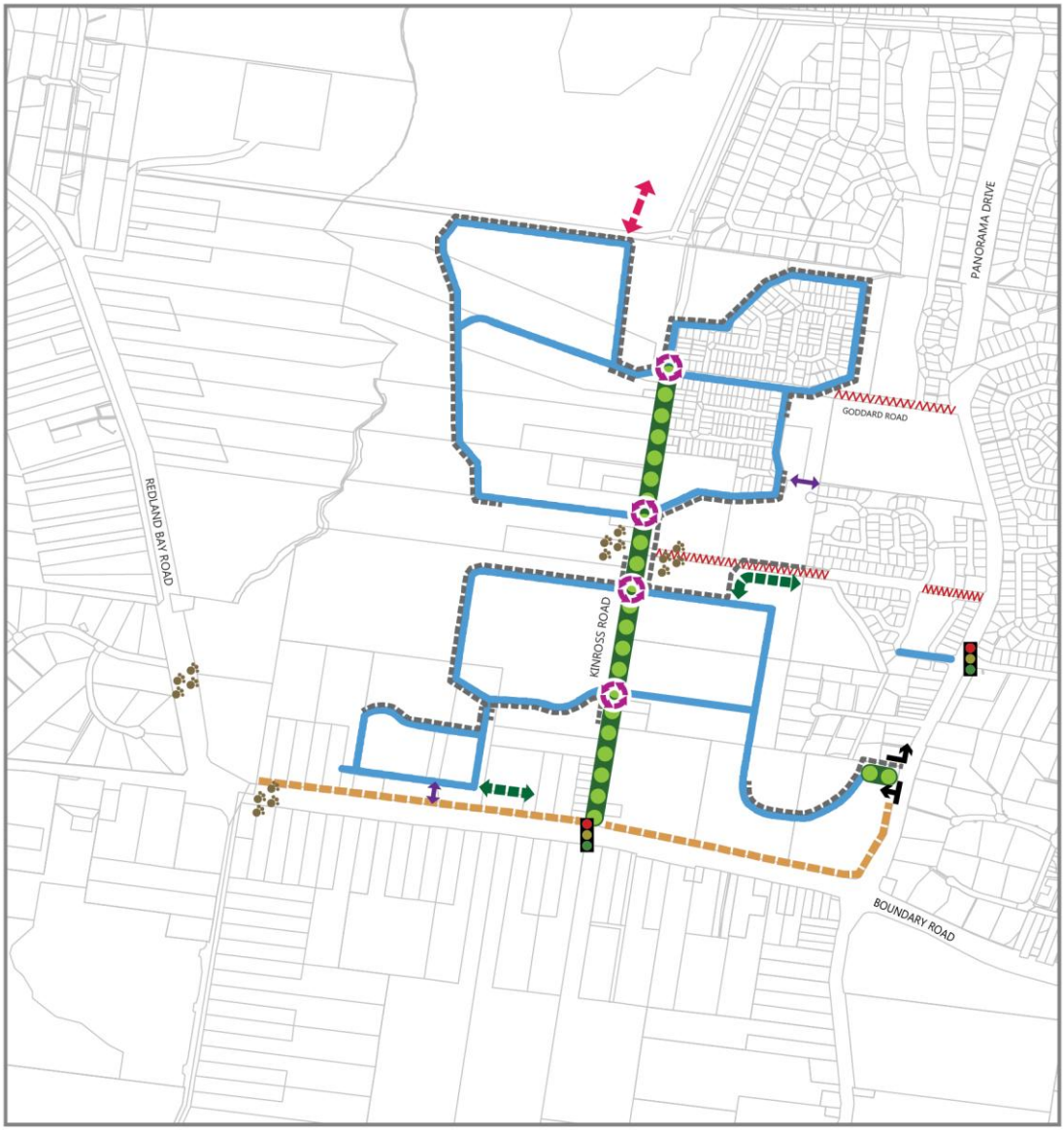


Figure 9.3.4.3.5—Kinross Road: road movement network

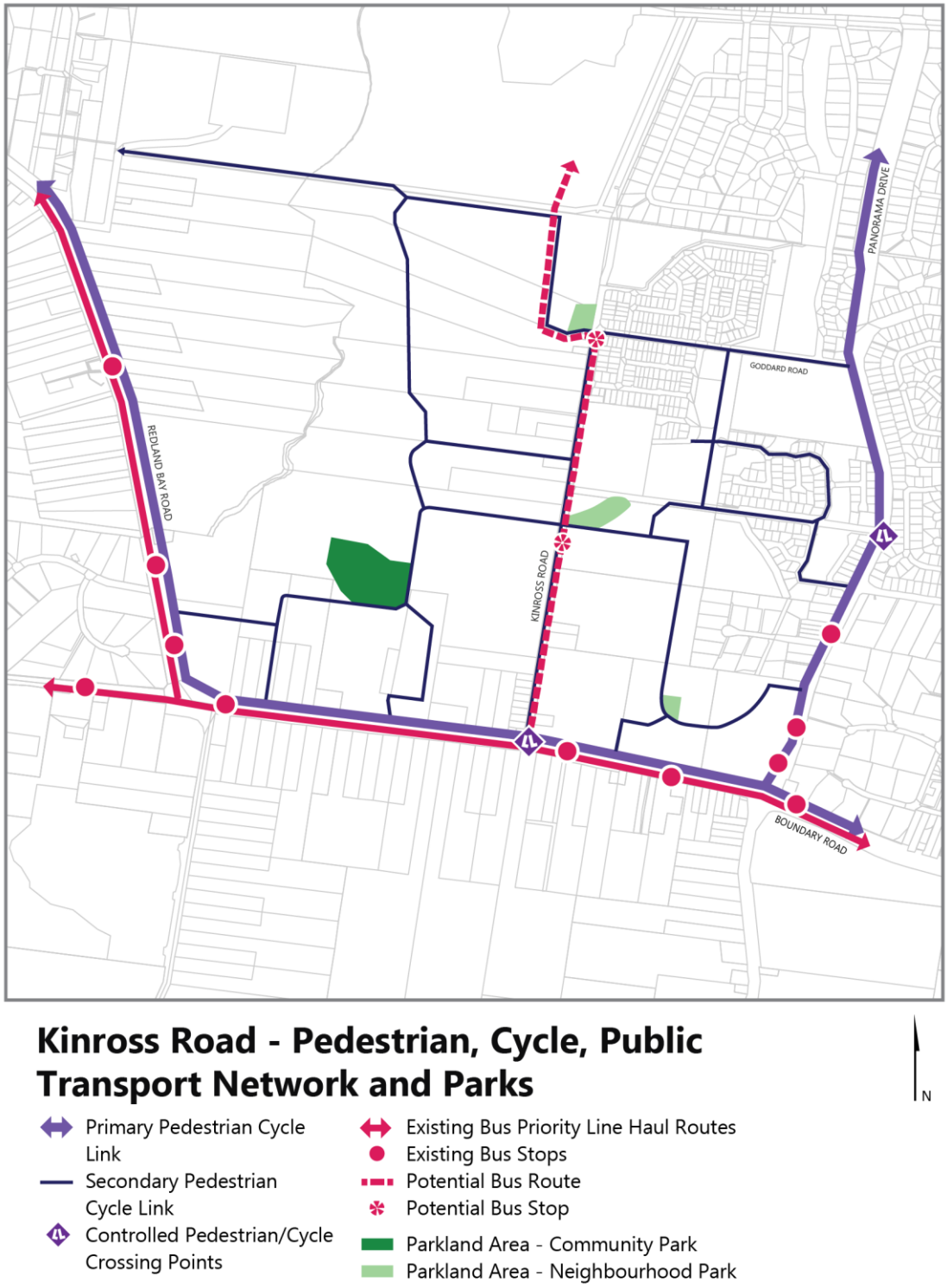


Figure 9.3.4.3.6—Kinross Road: pedestrian, cycle, public transport and parks network

9.3.5 Transport, servicing, access and parking code

9.3.5.1 Application

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

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

9.3.5.2 Purpose

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

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

9.3.5.3 Transport, servicing, access and parking code – Specific benchmarks for assessment

Table 9.3.5.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Driveways	
PO1 Driveways are located and designed having regard to: (1) public safety and convenience; (2) volume and type of traffic and parking generated by the use; (3) servicing requirements; (4) the characteristics of the frontage road including: (a) road type; (b) road target speed; (c) existing and future traffic volumes; (d) vertical and horizontal geometry; (e) queue and turn lane lengths; (5) minimising loss of on-street parking opportunities; and (6) ensuring adequate visibility between vehicles on a driveway and pedestrians on the verge.	**AO1.1** Driveway location and design complies with driveway access location and the standard drawings contained in Planning Scheme Policy 2 – Infrastructure works.
PO2 Driveway crossovers and their splays/kerb tapers do not protrude across adjoining property boundaries.	**AO2.1** All parts of a driveway are entirely contained within the width of the lot frontage.
For assessable development	
Transport networks and traffic impact	
PO3 Development maintains or improves the safe and efficient operation of transport networks having regard to (amongst other things): (1) the existing or planned function of the roads affected; (2) available sight distances and the location and design of access points; (3) accessibility by public transport, pedestrians and cyclists; (4) the potential for conflict between vehicles, pedestrians and cyclists; (5) the loss or increase of on-street parking; (6) the location, construction and maintenance of utility infrastructure; and	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(7) the nature and intensity of traffic and parking generated by the development. Editor's note–To demonstrate compliance with this performance outcome a traffic report in accordance with Planning Scheme Policy 2 – Infrastructure Works – Section 3 – Transport Servicing Access and Parking may be required.	
PO4 Where new roads are constructed, their design and construction is sufficient to accommodate: (1) their intended function; (2) safe and efficient movement of all users, including pedestrians and cyclists; (3) on-street parking; (4) bus movement and public transport stops; (5) street tree planting and streetscaping; (6) utility infrastructure, including stormwater management; and (7) treatments that prevent excessive speeds.	**AO4.1** The roads are designed in accordance with Planning Scheme Policy 2 – Infrastructure works.
Internal accessways for large residential developments	
PO5 Internal accessways in residential developments provide safe and efficient internal traffic operations.	**AO5.1** Development complies with internal accessways for large residential developments in Planning Scheme Policy 2 – Infrastructure works.
Pedestrian and cyclist facilities	
PO6 Safe and convenient pedestrian and cycle infrastructure is provided and, as far as possible, is integrated with external networks to maximise accessibility by walking and cycling.	No acceptable outcome is nominated.
PO7 Pedestrian and cycle path infrastructure is designed and constructed to: (1) provide for convenient and direct movement within and external to the site; (2) have a stable, smooth unobstructed surface; (3) have a width and gradient to cater for all users; (4) create a safe environment for users and discourage antisocial behaviour; and (5) be easily maintained.	**AO7.1** Development complies with standards for pedestrian and cyclist networks in Planning Scheme Policy 2 – Infrastructure works.

Performance outcomes	Acceptable outcomes
On-site parking	
PO8 On-site vehicle parking: (1) is clearly defined, safe and easily accessible; (2) accommodates a sufficient number of vehicles, having regard to: (a) the type and size of development; (b) expected resident, employee and customer movements; (c) the location of the use; (d) the capacity of the existing road network to accommodate on-street parking; and (e) access to public transport; (3) includes dedicated parking spaces for people with a disability, motor cycles and bicycles.	**AO8.1** Parking is provided in accordance with Table 9.3.5.3.2—Minimum On-Site Vehicle Parking Requirements. Editor's note – the calculation of required accessible car parking spaces should be in accordance with the provisions outlined in the Building Code of Australia.
	AO8.2 Where more than 50 car spaces are required, 2% of the number of spaces is provided for motorcycles, each measuring 2.5m by 1.2m, located immediately adjacent to major pedestrian access points.
	AO8.3 Parking areas comply with Australian Standard 2890.1 – Parking Facilities.
PO9 Car parking and internal circulation is designed and constructed to: (1) provide a clear internal movement hierarchy; (2) separate servicing and customer parking and circulation functions as far as possible; (3) discourage high vehicular speed and short-cutting; (4) be clearly distinguishable from pedestrian entries and paths; (5) be easily negotiated by vehicles and pedestrians, including persons with a disability; (6) ensure vehicles do not reverse into areas of high pedestrian activity; and (7) optimise safety and security of users.	**AO9.1** Parking is provided in accordance with minimum on-site vehicle parking requirements, minimum circulation road width in car parking areas and maximum longitudinal grades in car parking areas in Planning Scheme Policy 2 – Infrastructure works.
	AO9.2 The layout of car parking areas and structures complies with the internal movement system in Section 3.7.1 in Planning Scheme Policy 2 – Infrastructure works.
	AO9.3 Parking areas comply with: (1) Australian Standard 2890.1: 2004 - Parking Facilities – Off-Street Car Parking; and (2) the standards set out in Planning Scheme Policy 2 – Infrastructure works
PO10 Parking areas are lit to provide security for night-time users where likely to be used by the public or employees at night time.	**AO10.1** Lighting is provided in accordance with Australian Standard 1158.1:1997 - Road Lighting - Vehicular Traffic (Category V) Lighting - Performance Installation and Design Requirements.
PO11	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Signage or pavement markings are established on-site to: (1) control traffic movement and driver behaviour; (2) warn of any potential safety hazards; (3) clearly indicate the existence and location of access points to car parking areas where not visible from the frontage road or access driveway.	
PO12 Car parking areas accommodate landscaping that: (1) provides shade; (2) breaks up and softens the extent of hardstand area; and (3) optimises infiltration of stormwater run-off.	No acceptable outcome is nominated. Editor's note—The landscape code also contains requirements for development.
PO13 Car parking areas and structures are designed and located so they do not dominate the streetscape.	No acceptable outcome is nominated.
On-street parking	
PO14 Road design and access location accommodates on-street parking that is appropriate to the function of the street and the demand generated by surrounding uses.	No acceptable outcome is nominated.
PO15 The carriageway width, verge width and driveway dimensions allow for unobstructed and efficient access to properties when a vehicle is parked on the opposite side of the road.	No acceptable outcome is nominated.
Site access	
PO16 Site access is located and designed to avoid adverse impact on existing or intended: (1) utility infrastructure, such as power poles, street lighting, gully pits and the like; (2) bus stops, taxi ranks, traffic control devices; and (3) pedestrian and cycle paths and crossings; and (4) street trees.	No acceptable outcome is nominated.
PO17 Access to trunk collector, sub-arterial and arterial roads is restricted to optimise the safety and efficiency of those roads, having regard to (amongst other things):	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(1) opportunities for shared access arrangements; (2) the ability for vehicles to enter and leave the premises in a forward direction; (3) turning movements and the need for medians and other traffic control devices; (4) the need for queuing, deceleration or passing lanes; and (5) any future road improvement intentions.	
PO18 Provision is made for any queuing to be accommodated within the development site, so that external traffic operations are not obstructed, and designed to avoid conflict with internal intersections or manoeuvring areas. Editor's note—Entry queues are of primary importance since they have the potential to most readily obstruct external traffic operations, but exit queues can also disrupt internal circulating traffic thereby blocking entry lanes.	**AO18.1** Queuing is accommodated in accordance with Section 3.8.1 and the standards contained in Planning Scheme Policy 2 – Infrastructure works.
Servicing and manoeuvring areas	
PO19 Non residential development accommodates all servicing and manoeuvring areas on-site, including provision for loading, unloading and waste collection, as appropriate to the use.	**AO19.1** Servicing and manoeuvring complies with minimum on-site vehicle parking requirements and design dimensions for service aisles and loading/unloading bays in Planning Scheme Policy 2 – Infrastructure works.
PO20 Servicing and manoeuvring areas are located and designed to: (1) be clearly defined, safe and easily accessible; (2) be separated from areas of pedestrian movement within the premises or on adjoining premises; (3) provide for the vehicle dimensions and turning paths for the design vehicles expected to access the site; (4) maintains clear access to waste containers for collection vehicles; (5) ensures that service vehicles entering a site do not queue across footpaths or onto external roads; and (6) prevents any manoeuvring occurring within the defined queuing area.	**AO20.1** Servicing and manoeuvring complies with minimum on-site vehicle parking requirements and design dimensions for service aisles and loading/unloading bays in Planning Scheme Policy 2 – Infrastructure works. **AO20.2** Servicing and manoeuvring complies with: (1) Australian Standard 2890.1: 2004 - Parking Facilities – Off-Street Car Parking; and (2) the standards set out in Planning Scheme Policy 2 – Infrastructure works.
PO21 Servicing and manoeuvring areas do not detract from the streetscape or visual amenity of the area.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Crime prevention through environmental design	
PO22 Parking, access, pathways and other transport network infrastructure is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance; (2) ensuring places are well lit and well signed; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	No acceptable outcome is nominated. Editor's note—Guidance to assist applicants is contained within the Queensland Government's Crime prevention through environmental design guidelines for Queensland.

Table 9.3.5.3.2—Minimum on-site vehicle parking requirements

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

Use	Acceptable outcome
	1 space per employee (on duty)
Community residence	2 spaces per dwelling; plus 1 space per employee (on duty)
Community use	Community centre or community hall
	1 space per 10m^2 gross floor area
	Other
	3 spaces per 100m^2 gross floor area
Crematorium	1 space per 10m² gross floor area
Detention facility	No acceptable outcome nominated
Dwelling unit	1 space per unit
Educational establishment	Primary
	Setdown - 1 space per 20 students (maximum capacity); plus Employee - 1 space per employee (on duty); plus Ancillary - 1 space where a bus can stand without impeding other vehicle movements
	Secondary
	Setdown - 1 space per 100 students (maximum capacity); plus Student - 1 space per 10 students over the age of 17; plus Employee - 1 space per employee (on duty); plus Ancillary - 1 space where a bus can stand without impeding other vehicle movements
	Tertiary
	Setdown - 1 space per 100 students (maximum capacity); plus Student - 1 space per 5 students. Employee - 1 space per employee (on duty). Ancillary - 1 space where a bus can stand without impeding other vehicle movements
Emergency services	No acceptable outcome nominated
Environmental facility	No acceptable outcome nominated
Extractive industry	No acceptable outcome nominated
Food and drink outlet	1 space per 10m^2 gross floor area
Function facility	1 space per 10m^2 gross floor area
Funeral parlour	1 space per 10m^2 gross floor area
Garden centre	1 space per 25m^2 of sales area; plus 0.75 spaces per 100m^2 of indoor and outdoor garden display area; plus 1 space per employee
Hardware and trade supplies	1 space per 40m^2 of gross floor area or

Use	Acceptable outcome
	in the case where the gross floor area does not exceed 300m^2: 1 space per 30m^2 gross floor area
Healthcare services	Whichever is the greater of: 1 space per 3 beds; OR 1 space per employee (on duty); plus 1 space per practitioner; plus 2 spaces per consulting room
High impact industry	2 spaces per tenancy; plus 1 space per 100m^2 of gross floor area
Hospital	1 space per 2 beds; plus 0.8 spaces per employee (on duty); plus Ambulance parking spaces determined based on the expected throughput
Hotel	6 spaces per 100m^2 gross floor area
Indoor sport and recreation	Gym (where 24 hours and no classes)
	1 space per 20m^2 of gross floor area
	Gym (other)
	1 space per 10m^2 of gross floor area
	Bowling Alley
	3 spaces per lane
	Indoor Cricket/Soccer
	20 spaces per court
	Indoor tennis/squash
	4 spaces per court
	Swimming pool
	15 spaces; plus 1 space per 100m^2 of gross floor area
	Other
	3 spaces per 100m^2 of gross floor area
Intensive animal industry	No acceptable outcome nominated
Intensive horticulture	No acceptable outcome nominated
Low impact industry	2 spaces per tenancy; plus 1 space per 100m^2 of gross floor area
Major electricity infrastructure	No acceptable outcome nominated
Major sport, recreation and entertainment facilities	No acceptable outcome nominated
Marine industry	2 spaces per tenancy; plus 1 space per 100m^2 of gross floor area
Market	1 per stall; plus

Use	Acceptable outcome
	1 per 20m^2 of market area
Medium impact industry	2 spaces per tenancy; plus 1 space per 100m^2 of gross floor area
Motor sport facility	No acceptable outcome nominated
Multiple dwelling	Where any part of the site is within: (1) Capalaba Principal Centre, Cleveland Principal Centre or Victoria Point Major Centre; or (2) 800m walking distance of a pedestrian entry to a railway station; or (3) 400m walking distance of a bus stop that provides a minimum of 10 return services during normal business hours per day including Saturdays
	1 visitor space per 10 units (tandem parking is not acceptable); plus 1 space per 1 bedroom unit; or 1.5 spaces per 2 bedroom unit; or 2 spaces per unit with 3 bedrooms or more
	All other areas
	1 visitor space per 4 units (tandem parking is not acceptable); plus 1.5 space per 1 bedroom unit; or 2 spaces per unit with 2 bedrooms or more
Nature-based tourism	1 space per site; plus 1 space per 2 employees (on duty)
Nightclub entertainment facility	1 space per 100m^2 gross floor area; plus 1 spaces per employee (on duty)
Non-resident workforce accommodation	No acceptable outcome nominated
Office	Where any part of the site is within Capalaba Principal Centre, Cleveland Principal Centre or Victoria Point Major Centre
	1 per 60m^2 gross floor area
	All other areas
	1 space per 30m^2 gross floor area
Outdoor sport and recreation	Sports field
	50 spaces per field
	Golf Course
	Whichever is the greater of: 4 spaces per tee; plus 3 spaces per 100m^2 of club house gross floor area; or 6 spaces per 100m^2 of club house gross floor area
	Lawn bowls
	30 spaces for the first green plus 20 spaces for each additional green

Use	Acceptable outcome
	Swimming
	15 spaces; plus 1 space per 100m^2 of gross floor area
	Tennis court
	4 spaces per court
	Other
	20 spaces per court
Outstation	No acceptable outcome nominated
Permanent plantation	No acceptable outcome nominated
Place or worship	15 spaces per 100m^2 of gross floor area
Port service	No rate provided
Relocatable home park	1 space per site; plus 1 visitor space per 4 sites; plus 1 space for the manager
Renewable energy facility	No acceptable outcome nominated
Research and technology industry	2 spaces per tenancy or lot; plus 1 space per 100m^2 of gross floor area
Residential care facility	1 visitor space per 10 beds; plus 1 space per employee (on duty); plus 1 space where a bus or ambulance can stand without impeding other vehicle movements
Resort complex	1 visitor space per room; plus 1 space per 2 employees (on duty)
Retirement facility	Semi-dependent or dependent living
	1 space per 3 residents; plus 1 space per 2 employees (on duty); plus 1 visitor space per 10 units; plus 1 space where a bus or ambulance can stand without impeding other vehicle movements
	Independent living
	1 space per unit; plus 1 space per 2 employees (on duty); plus 1 visitor space per 10 units
Rooming accommodation	1 space per room; plus 1 space per 2 employees (on duty); plus 1 visitor space per 10 units
Rural industry	1 per employee in addition to parking provided for primary dwelling; plus 1 visitor space
Rural workers' accommodation	1 space per bedroom
Service industry	1 spaces per 20m^2 of gross floor area

Use	Acceptable outcome
Service station	1 per 20m^2 gross floor area; plus 1 per 10m^2 gross floor area restaurant; plus 4 per service bay; plus 0.75 per utility, trailer or other vehicle for hire
Shop	Where any part of the site is within Capalaba Principal Centre, Cleveland Principal Centre or Victoria Point Major Centre
	1 spaces per 30m^2 gross floor area
	All other areas
	1 spaces per 20m^2 gross floor area
Shopping centre	Where any part of the site is within Capalaba Principal Centre, Cleveland Principal Centre or Victoria Point Major Centre
	1 per 30m^2 gross floor area
	All other areas
	1 spaces per 20m^2 gross floor area
Short-term accommodation	1 space per room; plus 1 space per employee (on duty)
Showroom	1 space per 40m^2 of gross floor area; or 1 space per 30m^2 gross floor area – where <300m^2 gross floor area
Special industry	2 spaces per tenancy or lot; plus 1 space per 100m^2 gross floor area
Substation	No acceptable outcome nominated
Telecommunications facility	No acceptable outcome nominated
Theatre	1 space per 5 seats
Tourist attraction	No acceptable outcome nominated
Tourist park	1 space per site; plus 1 visitor space per 4 sites; plus 1 space per employee
Transport depot	1 space per vehicle; plus 0.75 spaces per employee
Utility installation	No acceptable outcome nominated
Veterinary service	1 space per employee; plus 1 space per practitioner; plus 3 spaces per consulting room
Warehouse	Whichever is the greater of: 1 space per 2 employees; or 1 space per 100m^2 of gross floor area
Wholesale nursery	1 space per 100m^2 gross floor area
Winery	1 space per 20m^2 gross floor area open to the public; plus

Use	Acceptable outcome
	1 space per employee associated with viticultural activities
Any other use	No acceptable outcome nominated

Note—If the number of parking spaces calculated is not a whole number, then the number of spaces provided is to be rounded up to the next whole number from the calculated number.

Part 10 Other plans

Editor's note—This section has not been used.

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Schedule 1 Definitions

SC1.1 Use definitions

Note – As prescribed by section 7 of the Planning Regulation the use terms and their definitions are located in schedule 3, columns 1 and 2 of the Regulation.

You can access the Planning Regulation here

SC1.1.1 Defined activity groups

There are no defined activity groups for the planning scheme

SC1.1.2 Industry thresholds

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

Table SC1.1.2.1—Industry thresholds

Use	Additional examples include
Low impact industry	(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting (2) Repairing and servicing lawn mowers and outboard engines (3) Fitting and turning workshop (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting (5) Assembling wood products not involving cutting, routing, sanding or spray painting (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	(1) Metal foundry producing less than 10 tonnes of metal castings per annum (2) Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the *Work Health and Safety Act 2011* (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum (5) Enamelling workshop using less than 15 000 litres of enamel per annum (6) Galvanising works using less than 100 tonnes of zinc per annum (7) Anodising or electroplating workshop where tank area is less than 400m^2 (8) Powder coating workshop using less than 500 tonnes of coating per annum (9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum (10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components

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

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

Use	Additional examples include
	(12) Manufacturing fertilisers involving ammonia (13) Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative definitions

(1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.

(2) A term listed in table SC1.2.1 column 1 has the meaning set out beside that term in column 2 under the heading.

(3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Note—As prescribed by section 8(1) of the Planning Regulation the administrative terms and their definitions are located in schedule 4 columns 1 and 2 of the Regulation.'

'Note – As prescribed by section 8(2) of the Planning Regulation, the Redland City Plan includes administrative terms, other than terms in schedule 4, column 1 of the Regulation. These additional administrative terms and their definitions are provided in Table SC1.2.1 – Additional administrative terms and their definitions'.

Table SC1.2.1—Additional administrative terms and their definitions

Column 1 Administrative Term	Column 2 Definition
Adult store sensitive use area	Means the area from the boundary of land occupied by a child care centre, educational establishment or place of worship (Adult Store Sensitive Use) which is within the greater of the following: • 200 metres of an Adult Store Sensitive Use according to the shortest route a person may lawfully take, by vehicle or on foot; or • 100 metres of an Adult Store Sensitive Use measured in a straight line.
Articulation	The treatment of a building form or façade that creates or contributes to visual character and an active frontage. Articulation may include: - vertical and horizontal detail and/or projections; - variations in colours, materials, patterns and textures; or - architectural elements such as openings, entry statements, directional signage, exposure of fittings, distinction between levels of a building, awnings, planters, balconies and stepping of built form.
Apartment Development (Multiple Dwelling)	The use of a premises for three or more dwelling units in a building that generally: - is two or more storeys in height; - has a common entrance; and - has communal facilities including outdoor spaces, car parking and waste storage areas.
Building envelope	The three-dimensional extent of where a building and associated structure may be built on a site after consideration of assessment criteria for building height, front, side and rear boundary set-backs, any height transitions and other assessment criteria.
Building footprint	The two-dimensional extent of built development, including balconies, covered private outdoor living areas and enclosed spaces but excluding the part of a building or structure that is: - an eave or a roof; or - a sunhood or the like attached to the wall of a building or structure to provide shade or shelter to the wall.

Deep Planting Areas	Areas open to the sky for the retention of existing native trees or the introduction of native trees that at maturity will complement the scale and height of the built form that: - are in soil profile of sufficient supporting volume for the native trees to be retained or established; - are used exclusively for native trees and other landscaping; - do not contain driveways, manoeuvring or hardstand areas or surface structures like water tanks and utilities; and - do not contain sub-surface structures or infrastructure, like basement car parking or wastewater infrastructure.
Defined flood event	The 1% annual exceedance probability (AEP) flood event.
Defined storm tide event	The 1% annual exceedance probability (AEP) storm tide event, including allowance for 10% increase in storm intensity and a sea level rise of 0.8m.
Low-rise	One to two storeys.
Mid-rise	Three to six storeys.
Rear lot	A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
Temporary use	Means a use that – (a) Is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structure. Note: 'provisions for temporary use timeframes for defined uses are provided within section 1.7 Local government administrative matters.'
Townhouse Development (Multiple Dwelling)	The use of a premises for three or more dwelling units generally in separate buildings that: - have individual entrances; and - have car parking either incorporated into the dwelling or immediately accessible to the dwelling.

Schedule 2 Mapping

SC2.1 Map index

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

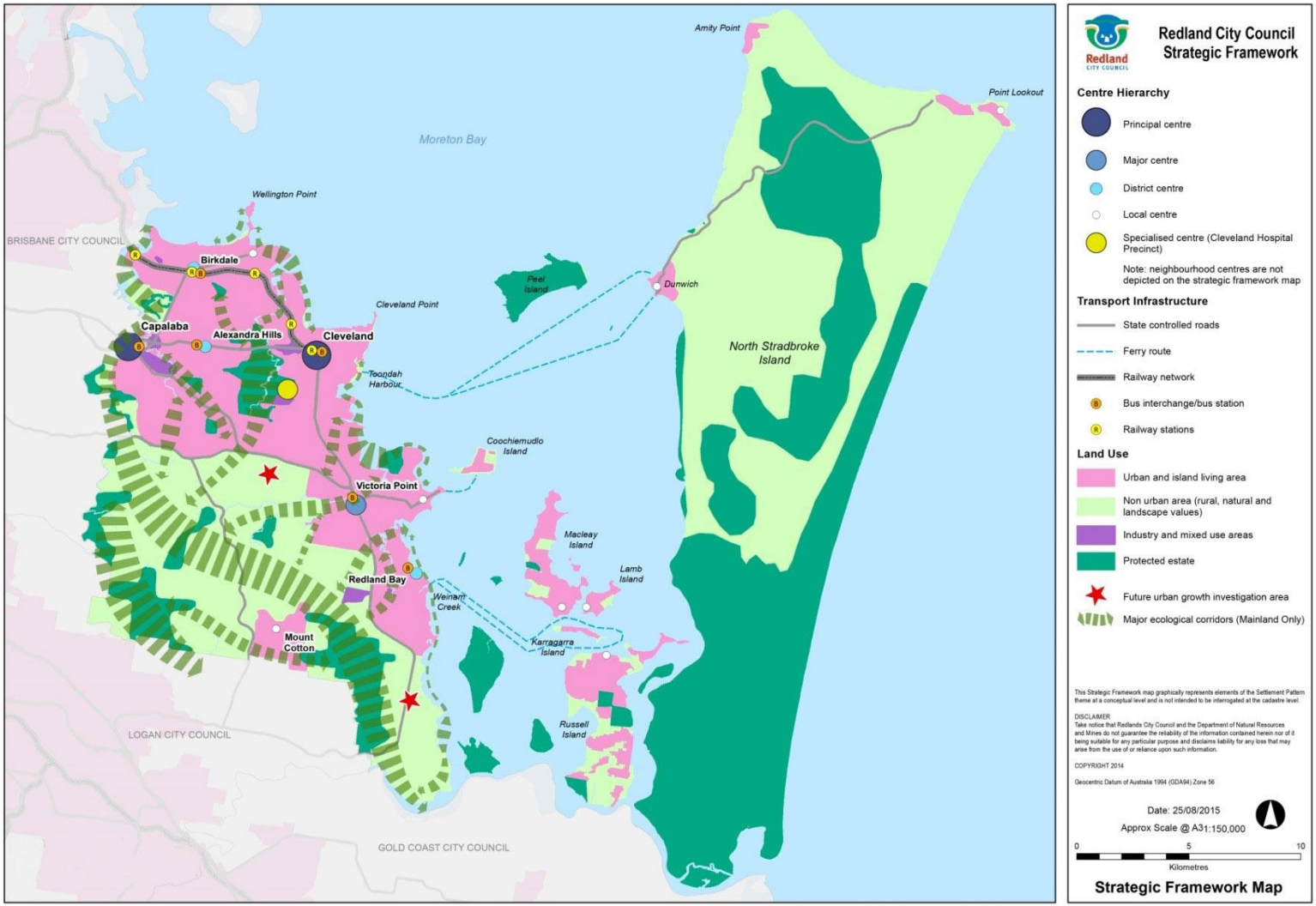
Editor's note—Mapping for the LGIP is contained within Schedule 3 of the planning scheme.

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework map		
SFM-001	Strategic framework map	18 November 2020
Zone maps		
ZM-001	City wide zoning map (mainland with island insets)	9 February 2022
ZM-002	Mainland north zoning map (sheet 1/3)	9 February 2022
ZM-003	Mainland central zoning map (sheet 2/3)	9 February 2022
ZM-004	Mainland south zoning map (sheet 3/3)	9 February 2022
ZM-005	North Stradbroke Island zoning map	8 October 2018
ZM-006	Southern Moreton Bay Islands zoning map	9 February 2022
Local plan maps		
There are no local plans		
Overlay maps		
OM-001	Airport environs overlay – Mainland (sheet 1/2)	8 October 2018
OM-002	Airport environs overlay – Islands (sheet 2/2)	8 October 2018
OM-003	Bushfire hazard overlay – Mainland (sheet 1/2)	9 February 2022
OM-004	Bushfire hazard overlay – Islands (sheet 2/2)	9 February 2022
OM-005	Coastal protection (erosion prone areas) overlay – Mainland (sheet 1/2)	9 February 2022
OM-006	Coastal protection (erosion prone areas) overlay – Islands (sheet 2/2)	9 February 2022
OM-007A	Environmental significance overlay – Matters of State Environmental Significance Mainland (sheet 1/2)	5 April 2023
OM-007B	Environmental significance overlay – Matters of State Environmental Significance Islands (sheet 2/2)	5 April 2023
OM-008A	Environmental significance overlay – Matters of Local Environmental Significance – Mainland (sheet 1/2)	5 April 2023
OM-008B	Environmental significance overlay – Matters of Local Environmental Significance – Islands (sheet 2/2)	5 April 2023
OM-009	Extractive resources overlay – Mainland (sheet 1/2)	8 October 2018
OM-010	Extractive resources overlay – Islands (sheet 2/2)	8 October 2018
OM-011	Flood and storm tide hazard overlay – Mainland (sheet 1/2)	18 November 2020
OM-012	Flood and storm tide hazard overlay –Islands (sheet 2/2)	8 October 2018
OM-013	Heritage overlay – Mainland (sheet 1/2)	9 November 2022
OM-014	Heritage overlay – Islands (sheet 2/2)	5 October 2022

Map number	Map title	Gazettal date
OM-015	Landslide hazard overlay – Mainland (sheet 1/2)	9 February 2022
OM-016	Landslide hazard overlay – Islands (sheet 2/2)	8 October 2018
OM-017	Regional infrastructure corridors and substations overlay – Mainland (sheet 1/2)	8 October 2018
OM-018	Regional infrastructure corridors and substations overlay – Islands (sheet 2/2)	8 October 2018
OM-019	Transport noise corridor overlay – Mainland (sheet 1/2)	9 February 2022
OM-020	Transport noise corridor overlay – Islands (sheet 2/2)	9 February 2022
OM-021	Water resource catchments overlay – Mainland (sheet 1/2)	8 October 2018
OM-022	Water resource catchments overlay – Islands (sheet 2/2)	8 October 2018
OM-023	Waterway corridors and wetlands overlay – Mainland (sheet 1/2)	8 October 2018
OM-024	Waterway corridors and wetlands overlay – Islands (sheet 2/2)	8 October 2018

SC2.2 Strategic framework map



SFM-001: Strategic framework map

SC2.3 Zone maps

Table SC2.3.1—Zone maps

Map number	Map title
ZM-001	City wide zoning map (mainland with island insets)
ZM-002	Mainland north zoning map (sheet 1/3)
ZM-003	Mainland central zoning map (sheet 2/3)
ZM-004	Mainland south zoning map (sheet 3/3)
ZM-005	North Stradbroke Island zoning map
ZM-006	Southern Moreton Bay Islands zoning map

SC2.4 Local plan maps

There are no local plans in this planning scheme.

SC2.5 Overlay maps

Table SC2.5.1—Overlay maps

Map number	Map title
OM-001	Airport environs overlay – Mainland (sheet 1/2)
OM-002	Airport environs overlay – Islands (sheet 2/2)
OM-003	Bushfire hazard overlay – Mainland (sheet 1/2)
OM-004	Bushfire hazard overlay – Islands (sheet 2/2)
OM-005	Coastal protection (erosion prone areas) overlay – Mainland (sheet 1/2)
OM-006	Coastal protection (erosion prone areas) overlay – Islands (sheet 2/2)
OM-007A	Environmental significance overlay – Matters of State Environmental Significance Mainland (sheet 1/2)
OM-007B	Environmental significance overlay – Matters of State Environmental Significance Islands (sheet 2/2)
OM-008A	Environmental significance overlay – Matters of Local Environmental Significance Mainland (sheet 1/2)
OM-008B	Environmental Significance overlay – Matters of Local Environmental Significance Islands (sheet 2/2)
OM-009	Extractive resources overlay – Mainland (sheet 1/2)
OM-010	Extractive resources overlay – Islands (sheet 2/2)
OM-011	Flood and storm tide hazard overlay – Mainland (sheet 1/2)
OM-012	Flood and storm tide hazard overlay –Islands (sheet 2/2)
OM-013	Heritage overlay – Mainland (sheet 1/2)
OM-014	Heritage overlay – Islands (sheet 2/2)
OM-015	Landslide hazard overlay – Mainland (sheet 1/2)
OM-016	Landslide hazard overlay – Islands (sheet 2/2)
OM-017	Regional infrastructure corridors and substations overlay – Mainland (sheet 1/2)
OM-018	Regional infrastructure corridors and substations overlay – Islands (sheet 2/2)
OM-019	Transport noise corridor overlay – Mainland (sheet 1/2)
OM-020	Transport noise corridor overlay – Islands (sheet 2/2)
OM-021	Water resource catchments overlay – Mainland (sheet 1/2)
OM-022	Water resource catchments overlay – Islands (sheet 2/2)

OM-023	Waterway corridors and wetlands overlay – Mainland (sheet 1/2)
OM-024	Waterway corridors and wetlands overlay – Islands (sheet 2/2)

SC2.6 Other plans maps

There are no other plans in this planning scheme.

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Schedule 3 Local government infrastructure plan mapping and support material

SC3.1 Planning assumption tables

Table SC 3.1.1—Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Alexandra Hills	Detached dwelling	17,075	17,457	17,777	17,710	17,505
	Attached dwelling	534	638	675	719	772
	Total	17,609	18,095	18,452	18,429	18,277
Birkdale	Detached	14,479	14,995	15,522	15,603	16,197
	Attached dwelling	1,004	1,137	1,333	1,477	1,583
	Total	15,483	16,132	16,855	17,080	17,780
Capalaba	Detached dwelling	15,129	15,394	15,616	15,774	16,951
	Attached dwelling	2,062	2,374	3,407	4,145	4,321
	Total	17,191	17,768	19,023	19,919	21,272
Cleveland	Detached dwelling	12,003	12,249	12,317	12,352	12,118
	Attached dwelling	3,876	5,064	6,344	7,327	8,207
	Total	15,879	17,313	18,661	19,679	20,325
Ormiston	Detached dwelling	5,389	5,646	5,879	5,956	6,196
	Attached dwelling	819	937	1,117	1,243	1,243
	Total	6,208	6,583	6,996	7,199	7,439
Redland Bay	Detached dwelling	14,133	15,083	16,347	17,064	17,373
	Attached dwelling	352	709	1,164	1,542	1,542
	Total	14,485	15,792	17,511	18,606	18,915

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Redland Islands	Detached dwelling	9,012	9,571	10,335	11,090	12,191
	Attached dwelling	664	698	826	891	891
	Total	9,676	10,269	11,161	11,981	13,082
Sheldon - Mount Cotton	Detached dwelling	5,353	6,177	6,361	6,604	6,499
	Attached dwelling	11	11	12	12	12
	Total	5,364	6,188	6,373	6,616	6,511
Thorneside	Detached dwelling	3,104	3,131	3,143	3,135	3,151
	Attached dwelling	846	885	964	976	976
	Total	3,950	4,016	4,107	4,111	4,127
Thornlands	Detached dwelling	13,771	15,600	17,617	18,749	18,755
	Attached dwelling	394	653	922	1,353	3,465
	Total	14,165	16,253	18,539	20,102	22,220
Victoria Point	Detached dwelling	14,801	14,932	15,013	14,996	15,813
	Attached dwelling	1,393	1,525	1,883	2,090	2,512
	Total	16,194	16,457	16,896	17,086	18,325
Wellington Point	Detached dwelling	11,438	11,855	12,375	12,520	12,628
	Attached dwelling	683	791	909	993	993
	Total	12,121	12,646	13,284	13,513	13,621
Inside priority infrastructure area (total)	Detached dwelling	135,687	142,090	148,302	151,553	155,377
	Attached dwelling	12,638	15,422	19,556	22,767	26,517
	Total	148,325	157,512	167,858	174,320	181,894

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Outside priority infrastructure area (total)	Detached dwelling	5,268	5,732	6,202	6,175	6,091
	Attached dwelling	73	174	286	428	428
	Total	5,341	5,906	6,488	6,603	6,519
Redland City	**Detached dwelling**	**140,955**	**147,822**	**154,504**	**157,728**	**161,468**
	Attached dwelling	**12,711**	**15,596**	**19,842**	**23,195**	**26,945**
	Total	**153,666**	**163,418**	**174,346**	**180,923**	**188,413**

Table SC 3.1.2—Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Alexander Hills	Retail	574	574	579	584	594
	Commercial	357	372	374	377	377
	Industrial	278	278	278	278	278
	Community Purposes	1,001	1,009	1,017	1,025	1,025
	Total	2,210	2,233	2,248	2,264	2,274
Birkdale	Retail	470	472	474	476	480
	Commercial	417	440	446	465	502
	Industrial	351	351	351	351	351
	Community Purposes	724	736	745	751	757
	Total	1,962	1,999	2,016	2,043	2,090
Capalaba	Retail	4,255	4,739	5,223	5,707	6,675
	Commercial	1,580	1,644	1,701	1,755	1,912
	Industrial	3,008	3,018	3,026	3,034	3,050
	Community Purposes	953	977	1,001	1,023	1,101
	Total	9,796	10,378	10,951	11,519	12,738
Cleveland	Retail	2,715	3,255	3,795	4,335	5,415

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Commercial	2,104	2,116	2,121	2,134	2,154
	Industrial	2,054	2,101	2,148	2,195	2,289
	Community Purposes	2,345	2,363	2,678	3,214	3,900
	Total	9,218	9,835	10,742	11,878	13,758
Ormiston	Retail	241	241	241	241	241
	Commercial	333	363	384	403	437
	Industrial	222	222	222	222	222
	Community Purposes	390	404	416	424	440
	Total	1,186	1,230	1,263	1,290	1,340
Redland Bay	Retail	426	462	498	534	606
	Commercial	456	535	573	619	781
	Industrial	630	657	684	711	765
	Community Purposes	332	345	355	361	369
	Total	1,844	1,999	2,110	2,225	2,521
Redland Islands	Retail	554	570	586	602	635
	Commercial	272	284	285	286	288
	Industrial	305	305	305	305	305
	Community Purposes	270	283	289	295	319
	Total	1,401	1,442	1,465	1,488	1,547
Sheldon-Mount Cotton	Retail	137	182	227	272	362
	Commercial	191	244	280	280	280
	Industrial	0	0	0	0	0
	Community Purposes	169	184	191	197	218
	Total	497	610	698	749	860
Thornlands	Retail	233	249	265	281	313
	Commercial	420	516	554	583	585
	Industrial	510	510	510	510	510
	Community Purposes	693	742	799	855	936
	Total	1,856	2,017	2,128	2,229	2,344

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Thorneside	Retail	65	65	65	65	65
	Commercial	93	114	134	154	194
	Industrial	149	153	157	161	169
	Community Purposes	37	37	37	37	37
	Total	344	369	393	417	465
Victoria Point	Retail	1,719	1,784	1,922	2,065	2,561
	Commercial	678	733	837	947	1,408
	Industrial	401	401	401	401	401
	Community Purposes	1,061	1,123	1,228	1,325	1,576
	Total	3,859	4,041	4,388	4,738	5,946
Wellington Point	Retail	444	456	468	480	504
	Commercial	307	322	327	327	449
	Industrial	210	210	210	210	210
	Community Purposes	676	694	710	720	735
	Total	1,637	1,682	1,715	1,737	1,898
Inside priority infrastructure area (total)	Retail	11,833	13,049	14,343	15,642	18,451
	Commercial	7,208	7,683	8,016	8,330	9,367
	Industrial	8,118	8,206	8,292	8,378	8,550
	Community Purposes	8,651	8,897	9,466	10,227	11,413
	Total	35,810	37,835	40,117	42,577	47,781
Outside priority infrastructure area (total)	Retail	61	200	395	456	466
	Commercial	77	243	494	596	652
	Industrial	1,350	1,351	1,352	1,353	1,355
	Community Purposes	254	278	294	309	343
	Total	1,742	2,072	2,535	2,714	2,816
Redland City	**Retail**	**11,894**	**13,249**	**14,738**	**16,098**	**18,917**
	Commercial	**7,287**	**7,928**	**8,512**	**8,928**	**10,021**
	Industrial	**9,468**	**9,557**	**9,644**	**9,731**	**9,905**
	Community Purposes	**8,905**	**9,175**	**9,760**	**10,536**	**11,756**

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	37,554	39,910	42,655	45,294	50,599

Table SC 3.1.3—Planned density and demand generation rate for a trunk infrastructure network

Column 1 Area classification	Column 2 LGIP development types	Column 3 Planned density[2]		Column 4 Demand generation rate for a trunk infrastructure network[2]				
		Total non-residential plot ratio	Residential density (dwellings/net dev ha)	Water supply network (EP/net dev ha)	Sewerage network (EP / net dev ha)	Transport network (vpd / net dev ha)	Parks and land for community facilities network (EP/net dev ha)	Stormwater network (imp ha/net dev ha)
Residential development								
Character residential zone	Detached dwelling	0	15	45.0	45.0	98.0	45.0	0.5
Emerging community zone	Detached dwelling, Attached dwelling	0	21	51.0	51.0	113.2	51.0	0.6
Low density residential zone	Detached dwelling	0	15	45.0	45.0	97.5	45.0	0.5
Precinct LDR1 Large lot residential	Detached dwelling	0	5	15.0	15.0	32.5	15.0	0.3
Precinct LDR2 Park residential	Detached dwelling	0	1.67	5.0	5.0	10.8	5.0	0.2
Precinct LDR3 Point Lookout residential	Detached dwelling	0	15	45.0	45.0	97.5	45.0	0.5
Precinct LDR4 Kinross Road	Detached dwelling	0	6.25	18.8	18.8	40.6	18.8	0.3

[2] The planned density and planned demand rates stated in Table SC 3.1.3 are subject to the maximum floor space and other restrictions on development under the Redland City Plan.

Column 1 Area classification	Column 2 LGIP development types	Column 3 Planned density[2]		Column 4 Demand generation rate for a trunk infrastructure network[2]				
		Total non-residential plot ratio	Residential density (dwellings/net dev ha)	Water supply network (EP/net dev ha)	Sewerage network (EP / net dev ha)	Transport network (vpd / net dev ha)	Parks and land for community facilities network (EP/net dev ha)	Stormwater network (imp ha/net dev ha)
Low-medium density residential zone	Detached dwelling, Attached dwelling	0	21	51.0	51.0	113.2	51.0	0.6
Precinct LMDR1 SE Thornlands	Detached dwelling, Attached dwelling	0	21	51.0	51.0	113.2	51.0	0.6
Precinct LMDR2 Kinross Road	Detached dwelling, Attached dwelling	0	21	51.0	51.0	113.2	51.0	0.6
Medium density residential zone	Attached dwelling	0	44	74.8	74.8	176.0	74.8	0.8
Precinct MDR1 Park living, Capalaba	Attached dwelling	0	80	136.0	136.0	320.0	136.0	0.8
Precinct MDR2 Mount Cotton Road, Capalaba	Attached dwelling	0	60	102.0	102.0	240.0	102.0	0.8
Precinct MDR3 Shore Street East, Cleveland	Attached dwelling	0	80	136.0	136.0	320.0	136.0	0.8
Precinct MDR4 Cleveland	Attached dwelling	0	60	102.0	102.0	240.0	102.0	0.8
Precinct MDR5 Esplanade, Redland Bay	Attached dwelling	0	60	102.0	102.0	240.0	102.0	0.8

Column 1 Area classification	Column 2 LGIP development types	Column 3 Planned density[2]		Column 4 Demand generation rate for a trunk infrastructure network[2]				
		Total non-residential plot ratio	Residential density (dwellings/net dev ha)	Water supply network (EP/net dev ha)	Sewerage network (EP / net dev ha)	Transport network (vpd / net dev ha)	Parks and land for community facilities network (EP/net dev ha)	Stormwater network (imp ha/net dev ha)
Precinct MDR6 SE Thornlands	Attached dwelling	0	44	74.8	74.8	176.0	74.8	0.8
Precinct MDR7 Eprapah Creek, SE Thornlands	Attached dwelling	0	44	74.8	74.8	176.0	74.8	0.8
Precinct MDR8 Kinross and Boundary Roads	Attached dwelling	0	44	74.8	74.8	176.0	74.8	0.8
Precinct MDR9 Kinross Road	Attached dwelling	0	44	74.8	74.8	176.0	74.8	0.8
Tourist accommodation zone	Attached dwelling	0	44	74.8	74.8	176.0	74.8	0.8
Non-residential development and mixed development[3]								
Local centre zone	Commercial, Retail, Attached dwelling	0.45	6	45.9	62.0	2,112.0	10.2	1.0
District centre zone	Commercial, Retail, Attached dwelling	0.6	44	70.8	92.8	2,112.0	10.2	1.0
Major centre zone (Victoria Point)	Commercial, Retail	1	0	105.2	142.5	3,610.0	0.0	1.0

[3] **Table SC 3.1.3** Mixed development is development that includes residential development and non-residential development.

Column 1 Area classification	Column 2 LGIP development types	Column 3 Planned density[2]		Column 4 Demand generation rate for a trunk infrastructure network[2]				
		Total non-residential plot ratio	Residential density (dwellings/net dev ha)	Water supply network (EP/net dev ha)	Sewerage network (EP / net dev ha)	Transport network (vpd / net dev ha)	Parks and land for community facilities network (EP/net dev ha)	Stormwater network (imp ha/net dev ha)
Mixed use zone	Retail	0.5	0	59.0	80.0	2,000.0	0.0	0.9
Principal centre zone (Cleveland)	Commercial, Retail, Attached dwelling	2	124	151.6	196.2	4,649.6	21.1	1.0
Principal centre zone (Capalaba)	Commercial, Retail, Attached dwelling	2.5	124	184.2	240.2	5,799.6	21.1	1.0
Specialised centre zone (Redland Hospital)	Commercial, Retail, Community purpose (Hospital)	0.7	0	269.7	269.7	1,112.9	0.0	0.9
Low impact industry zone	Retail, Industrial (low impact)	0.6	0	21.9	22.5	720.0	0.0	0.9
Medium impact industry zone	Retail, Industrial (medium impact)	0.6	0	28.1	28.6	555.0	0.0	0.9
Waterfront and marine industry zone	Retail, Industrial	0.5	0	22.5	23.1	542.3	0.0	0.9
Precinct CF1 cemeteries and crematoria	Community purpose	0.1	0	6.0	6.0	100.0	0.0	0.1
Precinct CF2 community facilities	Community purpose	0.24	0	43.0	27.0	240.0	0.0	0.5
Precinct CF3 educational establishments	Community purpose (secondary	0.2	0	100.0	94.0	400.0	0.0	0.5

Column 1 Area classification	Column 2 LGIP development types	Column 3 Planned density[2]		Column 4 Demand generation rate for a trunk infrastructure network[2]				
		Total non-residential plot ratio	Residential density (dwellings/net dev ha)	Water supply network (EP/net dev ha)	Sewerage network (EP / net dev ha)	Transport network (vpd / net dev ha)	Parks and land for community facilities network (EP/net dev ha)	Stormwater network (imp ha/net dev ha)
	school/college/primary school)							
Precinct CF4 emergency services	Community purpose	0.2	0	36.0	23.0	200.0	0.0	0.9
Precinct CF5 places of worship	Community purpose	0.24	0	43.0	27.0	240.0	0.0	0.5
Precinct CF6 infrastructure	(no density outcome nominated)							
Precinct CF7 future transport/green space/trail corridors	(no density outcome nominated)							
Precinct CF8 Commonwealth facilities	Community purpose	0.1	0	18.0	11.0	100.0	0.0	0.1
Precinct CF9 passenger ferry terminals	Community purpose	0.1	0	18.0	11.0	100.0	0.0	0.9

Table SC 3.1.4—Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Alexander Hills	Detached dwelling	5,296	5,448	5,559	6,096	6,136
	Attached dwelling	314	375	397	423	454
	Total	5,610	5,823	5,956	6,519	6,590
Birkdale	Detached dwelling	4,301	4,491	4,672	5,174	5,472
	Attached dwelling	590	669	784	869	931
	Total	4,891	5,160	5,456	6,043	6,403
Capalaba	Detached dwelling	4,620	4,742	4,834	5,379	5,875
	Attached dwelling	1,213	1,397	2,004	2,438	2,542
	Total	5,833	6,139	6,838	7,817	8,417
Cleveland	Detached dwelling	3,919	4,069	4,186	4,660	4,660
	Attached dwelling	2,280	2,979	3,732	4,310	4,828
	Total	6,199	7,048	7,918	8,970	9,488
Ormiston	Detached dwelling	1,694	1,794	1,886	2,110	2,229
	Attached dwelling	482	551	657	731	731
	Total	2,176	2,345	2,543	2,841	2,960
Redland Bay	Detached dwelling	4,424	4,729	5,124	5,874	6,073
	Attached dwelling	207	417	685	907	907
	Total	4,631	5,146	5,809	6,781	6,980
Redland Islands	Detached dwelling	5,646	6,049	6,586	7,802	8,754
	Attached dwelling	391	411	486	524	524
	Total	6,037	6,460	7,072	8,326	9,278

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Sheldon - Mount Cotton	Detached dwelling	1,621	1,879	1,936	2,212	2,212
	Attached dwelling	6	7	7	7	7
	Total	1,627	1,886	1,943	2,219	2,219
Thorneside	Detached dwelling	1,055	1,072	1,080	1,179	1,179
	Attached dwelling	498	521	567	574	574
	Total	1,553	1,593	1,647	1,753	1,753
Thornlands	Detached dwelling	4,066	4,639	5,259	6,173	6,371
	Attached dwelling	232	384	542	796	2,038
	Total	4,298	5,023	5,801	6,969	8,409
Victoria Point	Detached dwelling	4,611	4,693	4,744	5,253	5,649
	Attached dwelling	819	897	1,108	1,229	1,478
	Total	5,430	5,590	5,852	6,482	7,127
Wellington Point	Detached dwelling	3,478	3,628	3,801	4,234	4,333
	Attached dwelling	402	466	534	584	584
	Total	3,880	4,094	4,335	4,818	4,917
Inside priority infrastructure area (total)	Detached dwelling	44,731	47,233	49,667	56,144	58,943
	Attached dwelling	7,434	9,074	11,503	13,392	15,598
	Total	52,165	56,307	61,170	69,536	74,541
Outside priority infrastructure area (total)	Detached dwelling	1,630	1,783	1,934	2,090	2,090
	Attached dwelling	43	102	168	252	252
	Total	1,673	1,885	2,102	2,342	2,342

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Redland City	Detached dwelling	46,361	49,016	51,601	58,235	61,033
	Attached dwelling	7,477	9,176	11,671	13,644	15,850
	Total	53,838	58,192	63,272	71,879	76,883

Table SC 3.1.5—Existing and projected non-residential floor space (m^2 GFA)

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m^2 GFA)				
		2016	2021	2026	2031	Ultimate development
Alexander Hills	Retail	44,198	44,198	44,583	44,968	45,738
	Commercial	8,925	9,300	9,350	9,425	9,425
	Industrial	31,970	31,970	31,970	31,970	31,970
	Community Purposes	72,072	72,648	73,224	73,800	73,800
	Total	157,165	158,116	159,127	160,163	160,933
Birkdale	Retail	36,190	36,344	36,498	36,652	36,960
	Commercial	10,425	11,000	11,150	11,625	12,550
	Industrial	40,365	40,365	40,365	40,365	40,365
	Community Purposes	52,128	52,992	53,640	54,072	54,504
	Total	139,108	140,701	141,653	142,714	144,379
Capalaba	Retail	327,635	364,903	402,171	439,439	513,975
	Commercial	39,500	41,100	42,525	43,875	47,800
	Industrial	345,920	347,070	347,990	348,910	350,750
	Community Purposes	68,616	70,344	72,072	73,656	79,272
	Total	781,671	823,417	864,758	905,880	991,797
Cleveland	Retail	209,055	250,635	292,215	333,795	416,955
	Commercial	52,600	52,900	53,025	53,350	53,850
	Industrial	236,210	241,615	247,020	252,425	263,235
	Community Purposes	168,840	170,136	192,816	231,408	280,800

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m^2 GFA)				
		2016	2021	2026	2031	Ultimate development
	Total	666,705	715,286	785,076	870,978	1,014,840
Ormiston	Retail	18,557	18,557	18,557	18,557	18,557
	Commercial	8,325	9,075	9,600	10,075	10,925
	Industrial	25,530	25,530	25,530	25,530	25,530
	Community Purposes	28,080	29,088	29,952	30,528	31,680
	Total	80,492	82,250	83,639	84,690	86,692
Redland Bay	Retail	32,802	35,574	38,346	41,118	46,662
	Commercial	11,400	13,375	14,325	15,475	19,525
	Industrial	72,450	75,555	78,660	81,765	87,975
	Community Purposes	23,904	24,840	25,560	25,992	26,568
	Total	140,556	149,344	156,891	164,350	180,730
Redland Islands	Retail	42,658	43,890	45,122	46,354	48,895
	Commercial	6,800	7,100	7,125	7,150	7,200
	Industrial	35,075	35,075	35,075	35,075	35,075
	Community Purposes	19,440	20,376	20,808	21,240	22,968
	Total	103,973	106,441	108,130	109,819	114,138
Sheldon-Mount Cotton	Retail	10,549	14,014	17,479	20,944	27,874
	Commercial	4,775	6,100	7,000	7,000	7,000
	Industrial	0	0	0	0	0
	Community Purposes	12,168	13,248	13,752	14,184	15,696
	Total	27,492	33,362	38,231	42,128	50,570
Thornlands	Retail	17,941	19,173	20,405	21,637	24,101
	Commercial	10,500	12,900	13,850	14,575	14,625
	Industrial	58,650	58,650	58,650	58,650	58,650
	Community Purposes	49,896	53,424	57,528	61,560	67,392
	Total	136,987	144,147	150,433	156,422	164,768
Thorneside	Retail	5,005	5,005	5,005	5,005	5,005
	Commercial	2,325	2,850	3,350	3,850	4,850

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m^2 GFA)				
		2016	2021	2026	2031	Ultimate development
	Industrial	17,135	17,595	18,055	18,515	19,435
	Community Purposes	2,664	2,664	2,664	2,664	2,664
	Total	27,129	28,114	29,074	30,034	31,954
Victoria Point	Retail	132,363	137,368	147,994	159,005	197,197
	Commercial	16,950	18,325	20,925	23,675	35,200
	Industrial	46,115	46,115	46,115	46,115	46,115
	Community Purposes	76,392	80,856	88,416	95,400	113,472
	Total	271,820	282,664	303,450	324,195	391,984
Wellington Point	Retail	34,188	35,112	36,036	36,960	38,808
	Commercial	7,675	8,050	8,175	8,175	11,225
	Industrial	24,150	24,150	24,150	24,150	24,150
	Community Purposes	48,672	49,968	51,120	51,840	52,920
	Total	114,685	117,280	119,481	121,125	127,103
Inside priority infrastructure area (total)	Retail	911,141	1,004,773	1,104,411	1,204,434	1,420,727
	Commercial	180,200	192,075	200,400	208,250	234,175
	Industrial	933,570	943,690	953,580	963,470	983,250
	Community Purposes	622,872	640,584	681,552	736,344	821,736
	Total	2,647,783	2,781,122	2,939,943	3,112,498	3,459,888
Outside priority infrastructure area (total)	Retail	4,697	15,400	30,415	35,112	35,882
	Commercial	1,925	6,075	12,350	14,900	16,300
	Industrial	155,250	155,365	155,480	155,595	155,825
	Community Purposes	18,288	20,016	21,168	22,248	24,696
	Total	180,160	196,856	219,413	227,855	232,703
Redland City	**Retail**	915,838	1,020,173	1,134,826	**1,239,546**	1,456,609
	Commercial	182,125	198,150	212,750	**223,200**	250,475
	Industrial	1,088,820	1,099,055	1,109,060	**1,119,065**	1,139,075

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m^2 GFA)				
		2016	**2021**	**2026**	**2031**	**Ultimate development**
	Community Purposes	641,160	660,600	702,720	**758,592**	846,432
	Total	2,827,943	2,977,978	3,159,356	**3,340,403**	3,692,591

Table SC 3.1.6—Existing and projected demand for the water supply network

Column 1 Service catchment[4]	Column 2 Existing and projected demand (EP)				
	2016 (base date)	2021	2026	2031	Ultimate development
Alexandra Hills	89,613	93,713	97,959	101,712	102,719
Mount Cotton	21,165	21,890	22,965	23,961	24,250
Dunwich	1,372	1,575	1,607	1,633	1,636
Amity Point	841	885	903	935	935
Point Lookout	1,132	1,132	1,132	1,132	1,132
Southern Moreton Bay Islands	6,804	8,153	9,511	10,855	12,148
Heinemann Road	47,714	52,069	55,198	57,362	58,047

Table SC 3.1.7—Existing and projected demand for the sewerage network

Column 1 Service catchment[5]	Column 2 Existing and projected demand (EP)				
	2016 (base date)	2021	2026	2031	Ultimate development
Capalaba	28,110	28,900	29,786	30,645	30,997
Cleveland	41,053	45,071	47,964	50,590	51,381
Thorneside	42,615	44,268	45,840	46,856	47,470
Victoria Point	30,721	32,940	34,813	36,243	36,642
Mount Cotton	4,205	5,314	5,352	5,409	5,494
Dunwich	1,003	1,564	1,572	1,578	1,614
Point Lookout	1,834	7,116	7,600	7,600	7,600

Table SC 3.1.8—Existing and projected demand for the stormwater network

Column 1 Service catchment[6]	Column 2 Existing and projected demand (imp ha)				
	2016	2021	2026	2031	Ultimate development
Cleveland CBD	121.88	132.88	143.23	151.04	156.00
Kinross Road Precinct	28.36	32.54	37.11	40.24	44.48
Lower Tingalpa Creek	34.61	36.66	38.69	40.69	45.00

[4] **Error! Reference source not found.** Column 1 – The service catchments for the water supply network are identified on Local Government Infrastructure Plan Map LGIP-02 Plan for trunk water supply infrastructure in SC3.3 Local government infrastructure plan maps. The water supply network service catchments are not the water service areas under the *Water Act 2000.*

[5] Table SC 3.1.7 Column 1 – The service catchments for the sewerage network are identified on Local Government Infrastructure Plan Map LGIP-03 Plan for trunk sewerage infrastructure in SC3.3 Local government infrastructure plan maps. The sewerage network service catchments are not the service areas under the *Water Act 2000*.

[6] Table SC 3.1.8 Column 1 - The service catchments for the stormwater network are identified on Local Government Infrastructure Plan Map LGIP-04 Plan for trunk stormwater infrastructure in SC3.3 Local government infrastructure plan maps.

Column 1 Service catchment[6]	Column 2 Existing and projected demand (imp ha)				
	2016	2021	2026	2031	Ultimate development
Native Dog Creek	28.79	33.22	34.95	34.95	34.95
SE Thornlands Precinct	20.25	23.24	26.51	28.74	31.77
Torquay Creek	27.36	29.83	33.08	35.15	35.73
Upper Eprapah Creek	30.43	30.93	31.75	32.11	34.44
Weinam Creek	58.01	63.25	70.13	74.52	75.76
Redlands Balance	2,089.17	2,215.39	2,359.80	2,667.37	3,531.35

Table SC 3.1.9—Existing and projected demand for the transport network

Column 1 Service catchment[7]	Column 2 Existing and projected demand (vehicle trips per day, vpd)				
	2016	2021	2026	2031	Ultimate development
Alexandra Hills	65,347	66,484	67,620	68,756	87,497
Birkdale	53,605	55,562	57,519	59,476	75,688
Capalaba	138,401	144,381	150,362	156,342	198,957
Cleveland	99,465	106,118	112,772	119,425	151,977
Mt Cotton	18,756	20,320	21,884	23,448	29,839
Ormiston	24,082	25,264	26,446	27,628	35,159
Redland Bay	47,277	50,045	52,812	55,579	70,729
Sheldon	7,847	7,865	7,883	7,901	10,055
Thorneside	10,214	10,315	10,415	10,516	13,382
Thornlands	47,778	52,637	57,495	62,353	79,349
Victoria Point	77,539	81,493	85,447	89,402	113,771
Wellington Point	39,591	40,936	42,280	43,624	55,515
Islands	23,847	26,186	28,526	30,865	39,278
Citywide	653,748	687,604	721,459	755,315	961,196

Table SC 3.1.10—Existing and projected demand for the parks and land for community facilities network

Column 1 Service catchment[8]	Column 2 Existing and projected demand (EP)				
	2016	2021	2026	2031	Ultimate development
Catchment 1	31,553	32,795	34,246	34,704	35,528
Catchment 2	35,506	36,565	38,172	38,981	40,172
Catchment 3	22,159	23,970	25,730	26,951	27,837
Catchment 4	46,762	51,005	56,036	59,302	62,932

[7] Table SC 3.1.9 Column 1 - The service catchments for the transport network are identified on Local Government Infrastructure Plan Map LGIP-05 Plan for trunk transport infrastructure in SC3.3 Local government infrastructure plan maps.

[8] Table SC 3.1.10 Column 1 - The service catchments for the parks and land for community facilities network are identified on Local Government Infrastructure Plan Map LGIP-06 Plan for trunk parks and land for community facilities infrastructure in SC3.3 Local government infrastructure plan maps.

Column 1 Service catchment[8]	Column 2 Existing and projected demand (EP)				
	2016	2021	2026	2031	Ultimate development
Catchment 5	7,930	8,741	8,925	8,936	8,794
Catchment 6	9,752	10,345	11,236	12,049	13,149
Citywide	153,662	163,421	174,346	180,923	188,412

SC3.2 Schedules of works

Table SC 3.2.1—Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[9]
DMA210	Thornlands PRV	2021	$96,584
DMA214	Ziegenfusz PRV	2021	$83,902
PIP_IC14A	DN300 Trunk Main Good Soil Urban	2017	$214,871
PIP_IC13_P1	DN300 Trunk Main Good Soil Urban	2021	$145,401
PIP_IC13_P2	DN300 Trunk Main Good Soil Urban	2021	$393,236
PIP_NEWAUG14_P2	DN200 Trunk Main Sand Rural	2020	$476,389
PIP_NEWAUG14_P1	DN200 Trunk Main Acid Sulphate Rural	2020	$771,877
PIP_IC9_Opt2	DN250 Trunk Main Good Soil HDU	2020	$248,694
Total			**$2,430,954**

Table SC 3.2.2—Sewerage network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[10]
FGM_CL_13	Gravity Main DN150 Good Soil Rural	2016	$13,300
FGM_CL_10	Gravity Main DN150 Good Soil HDU	2016	$20,137
FGM_CL_11	Gravity Main DN150 Good Soil HDU	2016	$15,245
SPS12	Pump Station Pump Station Upgrade	2017	$130,813
SPS35	Pump Station Pump Station Upgrade	2017	$3,162,500
SPS138	Pump Station Pump Station Upgrade	2017	$136,922
CAP_STP_17	Treatment Plant STP Upgrade	2017	$133,759
FGM_CA_03	Gravity Main DN225 Good Soil Rural	2017	$2,871
FGM_CA_04	Gravity Main DN225 Good Soil Rural	2017	$32,404
FGM_CL_03	Gravity Main DN300 Good Soil Rural	2017	$123,267
FGM_CL_04	Gravity Main DN300 Good Soil Rural	2017	$246,379
FGM_CL_07	Gravity Main DN300 Good Soil Rural	2017	$93,850

[9] Table SC 3.2.1 Column 4 – The establishment cost is expressed in current cost terms as at the base date.

[10] Column 4 – The establishment cost is expressed in current cost terms as at the base date.

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[10]
FGM_CL_12	Gravity Main DN150 Good Soil HDU	2017	$23,714
FRM_TH_03	Rising Main DN300 Good Soil Urban	2017	$3,017
FRM_TH_01	Rising Main DN450 Good Soil Rural	2017	$582,327
FRM_TH_02	Rising Main DN200 Good Soil Rural	2017	$4,126
FGM_TH_01	Gravity Main DN675 Poor Soil Rural	2017	$19,546
FRM_MC_01	Rising Main DN225 Good Soil Rural	2017	$33,218
FRM_MC_02	Rising Main DN225 Good Soil Rural	2017	$93,510
FRM_MC_03	Rising Main DN225 Good Soil Rural	2017	$274,630
FRM_MC_04	Rising Main DN225 Good Soil Urban	2017	$60,117
FGM_PT_08	Gravity Main DN150 Urban Sand Island	2017	$107,655
FGM_PT_11	Gravity Main DN150 Urban Sand Island	2017	$82,825
FGM_PT_09	Gravity Main DN150 Urban Sand Island	2017	$45,202
FGM_PT_02	Gravity Main DN225 Urban Sand Island	2017	$224,832
FGM_PT_04	Gravity Main DN150 Urban Sand Island	2017	$42,142
FGM_PT_07	Gravity Main DN150 Urban Sand Island	2017	$77,420
FGM_PT_05	Gravity Main DN150 Urban Sand Island	2017	$25,574
FGM_PT_01	Gravity Main DN225 Urban Sand Island	2017	$152,641
FGM_PT_03	Gravity Main DN225 Urban Sand Island	2017	$49,822
FGM_PT_06	Gravity Main DN150 Urban Sand Island	2017	$45,788
FGM_PT_10	Gravity Main DN150 Urban Sand Island	2017	$51,304
CAP_STP_18	Treatment Plant STP Upgrade	2018	$1,228,919
CLE_STP_18	Treatment Plant STP Upgrade	2018	$17,250
MC_STP_18	Treatment Plant STP Upgrade	2018	$28,750
CLE_STP_19	Treatment Plant STP Upgrade	2019	$155,250
THORNE_STP_19	Treatment Plant STP Upgrade	2019	$129,375
MC_STP_19	Treatment Plant STP Upgrade	2019	$669,875
CLE_STP_20	Treatment Plant STP Upgrade	2020	$567,813
THORNE_STP_20	Treatment Plant STP Upgrade	2020	$510,313
MC_STP_20	Treatment Plant STP Upgrade	2020	$431,250
SPS68	Pump Station Pump Station Upgrade	2021	$136,922
MC_STP_21	Treatment Plant STP Upgrade	2021	$4,240,625
DUN_STP_21	Treatment Plant STP Upgrade	2021	$339,000

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[10]
FGM_TH_02	Gravity Main DN525 Good Soil Urban	2021	$97,281
FGM_VP_22	Gravity Main DN450 Hdu Good Soil	2021	$45,119
FGM_VP_23	Gravity Main DN450 Hdu Good Soil	2021	$32,295
FGM_VP_24	Gravity Main DN375 Hdu Good Soil	2021	$173,955
CLE_STP_22	Treatment Plant STP Upgrade	2022	$215,625
MC_STP_22	Treatment Plant STP Upgrade	2022	$8,855,000
CLE_STP_23	Treatment Plant STP Upgrade	2023	$6,933,063
MC_STP_23	Treatment Plant STP Upgrade	2023	$7,848,750
FRM_PT_01	Rising Main DN225 Urban Sand Island	2023	$1,205,295
MC_STP_24	Treatment Plant STP Upgrade	2024	$747,500
CLE_STP_25	Treatment Plant STP Upgrade	2025	$3,113,625
SPS69	Pump Station Pump Station Upgrade	2026	$71,875
SPS70	Pump Station Pump Station Upgrade	2026	$71,875
SPS71	Pump Station Pump Station Upgrade	2026	$6,296,250
SPS72	Pump Station Pump Station Upgrade	2026	$71,875
CAP_STP_26	Treatment Plant STP Upgrade	2026	$209,875
FGM_CL_08	Gravity Main DN150 Good Soil CBD	2026	$53,669
FGM_CL_14	Gravity Main DN150	2017	$275,000
FRM_CL_01	Rising Main DN300	2017	$275,000
FPS_A	Pump station	2017	$550,000
Total			**$51,852,640**

Table SC 3.2.3—Stormwater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[11]
SW-P-25	Kinross GPT C	2017	$51,376
SW-A-305	Bioretention Basin C	2017	$210,243
SW-P-8	Kinross GPT D	2017 - 2020	$71,172
SW-A-199	Wetland System	2017 - 2021	$2,243,426
SW-A-257	Bioretention A	2017 - 2021	$439,965
SW-A-258	Infiltration Bioretention B	2017 - 2021	$109,658
SW-A-262	Infiltration Bioretention A	2017 - 2021	$267,760
SW-A-263	Infiltration Bioretention A	2017 - 2021	$267,760

[11] **Error! Reference source not found.** Column 4 – The establishment cost is expressed in current cost terms as at the base date.

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[11]
SW-A-264	Infiltration Bioretention A	2017 - 2021	$267,760
SW-A-266	Infiltration Bioretention B	2017 - 2021	$109,658
SW-A-267	Infiltration Bioretention B	2017 - 2021	$109,658
SW-A-268	Infiltration Bioretention B	2017 - 2021	$109,658
SW-A-269	Bioretention C	2017 - 2021	$89,640
SW-A-272	Bio retention Basin D	2017 - 2021	$95,517
SW-A-279	Bioretention Basin D	2017 - 2021	$814,032
SW-A-287	Kinross	2017 - 2021	$691,578
SW-P-26	Kinross GPT J	2019	$51,376
SW-A-306	Bioretention Basin J	2019	$772,090
SW-L-17	South East Thornlands Drainage System 1 (pipes, pits & headwall)	2021 - 2026	$1,216,650
SW-A-198	Wetland System	2021 - 2026	$1,442,477
SW-A-275	Wetland C (including inlet pond)	2021 - 2026	$1,596,610
SW-P-3	South East Thornlands GPT D	2022 - 2026	$62,123
SW-P-16	South East Thornlands Scour Protection Works	2022 - 2026	$20,471
SW-A-294	Bioretention Basin - Native Dog Creek	2026	$446,342
SW-A-297	Bioretention Basin - Native Dog Creek	2026	$271,688
SW-A-302	Bioretention Basin - Native Dog Creek	2026	$455,938
SW-A-303	Bioretention Basin - Native Dog Creek	2026	$455,938
SW-A-304	Bioretention Basin - Thornlands	2026	$455,938
SW-A-200	Bioretention Basin System	2026 - 2031	$375,392
SW-A-201	Bioretention Basin System	2026 - 2031	$308,565
SW-A-202	Bioretention Basin System	2026 - 2031	$695,598
SW-A-249	Wetland	2026 - 2031	$784,585
SW-A-250	Sediment Basin	2026 - 2031	$253,392
Total			**$15,614,034**

Table SC 3.2.4—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[12]
TR-L-111	Beveridge Rd: Upgrade collector Redland Bay Rd to Rachow St	2018	$3,017,406
TR-L-91	German Church Rd: Seal widening Cleveland Redland Bay to Gordon Rd and realignment School of Arts Rd	2019	$3,304,685
TR-L-105	Panorama Drive (Arterial Road): Upgrade from 2 to 4 lanes from Boundary Road to Wellington Rd	2020	$9,825,972
TR-P-8	Long Street (Major Collector Road): Intersection upgrade at Smith Street	2021	$1,102,912

[12] **Error! Reference source not found.** Column 4 – The establishment cost is expressed in current cost terms as at the base date.

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[12]
TR-P-9	Ziegenfusz Road (Major Collector Road): New single lane roundabout at Trundle Street	2021	$735,275
TR-P-14	Passage Street (Major Collector Road): Intersection upgrade at Princess Street	2021	$52,520
TR-P-15	Collingwood Road (Major Collector Road): Intersection upgrade at Spoonbill Street	2021	$502,688
TR-P-16	Collingwood Road (Major Collector Road): Intersection upgrade at Lorna Street	2021	$1,102,912
TR-P-6	Mount Cotton Road: Change priority at existing signalised intersection at Redland Bay Road	2026	$727,772
TR-P-7	Starkey Street (Major Collector Road): Channelisation improvements at Old Cleveland Road	2026	$748,679
TR-P-11	Hardy Road (Major Collector Road): Intersection upgrade at Collingwood	2026	$502,688
TR-P-10	Benfer Road (Major Collector Road): Signalisation of intersection at Link Road	2027	$300,112
TR-P-12	Old Cleveland Road East (Sub Arterial Road): Signals at Randall Road	2027	$300,112
TR-P-13	Old Cleveland Road East (Sub Arterial Road): Signals at Barron Street	2027	$300,112
TR-P-21	Northern Arterial Road (Arterial Road): Upgrade and signalisation of intersection at Sturgeon Street	2027	$727,772
TR-P-26	Northern Arterial Road (Arterial Road): Roundabout at Wellington Street	2027	$735,275
TR-L-92	School of Arts Road: Seal widening and channelisation from German Church Road to Collins Street	2017 - 2019	$6,835,279
TR-L-297	New 2.5m Off-Road Cycle Path	2017 - 2020	$107,160
TR-P-17	Pitt Road (Major Collector Road): Intersection upgrade at Nelson Street	2017 - 2021	$502,688
TR-P-19	Broadwater Terrace (Major Collector Road): Intersection upgrade Stradbroke Street	2017 - 2021	$727,772
TR-P-20	Heinemann Road (Sub Arterial Road): Intersection upgrade at Double Jump Road	2017 - 2021	$555,208
TR-L-115	Double Jump Rd: Realignment Heinemann to Kingfisher, new intersection Heinemann, roundabout Bunker	2017 - 2021	$3,278,190
TR-L-100	Kinross Road: Divided major collector w/ breakdowns from Boundary Rd to 3rd new roundabout	2017 - 2021	$7,052,897
TR-L-103	Dinwoodie Road: Upgrade to 2 lane major collector Cleveland-Redland Bay Road to Boundary Rd	2017 - 2021	$6,397,616
TR-L-110	Main Road (Sub Arterial Road): Seal widening to divided 2 lane sub arterial from Plumer to Duncan St	2017 - 2021	$1,638,612
TR-L-112	Meissner Street: Seal widening and intersection upgrade at Weinam Street Government Road	2017 - 2021	$805,201
TR-L-114	New 2.5m Off-Road Cycle Path	2017 - 2021	$1,805,035

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[12]
TR-L-78	New Major Collector - South East Thornlands: 2 lane collector Boundary Rd to Cleveland-Redland Bay	2017 - 2021	$5,369,884
TR-L-79	New 2.5m Off-Road Cycle Path	2017 - 2021	$2,109,558
TR-L-124	New 2.5m Off-Road Cycle Path	2017 - 2021	$52,691
TR-L-125	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$15,670
TR-L-126	New 2.5m Off-Road Cycle Path	2017 - 2021	$96,971
TR-L-127	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$269,806
TR-L-128	New 2.5m Off-Road Cycle Path	2017 - 2021	$86,274
TR-L-129	New 2.5m Off-Road Cycle Path	2017 - 2021	$76,848
TR-L-133	New 2.5m Off-Road Cycle Path	2017 - 2021	$98,000
TR-L-134	New 2.5m Off-Road Cycle Path	2017 - 2021	$53,540
TR-L-135	New 2.5m Off-Road Cycle Path	2017 - 2021	$162,189
TR-L-136	New 2.5m Off-Road Cycle Path	2017 - 2021	$109,841
TR-L-137	New 2.5m Off-Road Cycle Path	2017 - 2021	$108,498
TR-L-138	New 2.5m Off-Road Cycle Path	2017 - 2021	$103,123
TR-L-139	New 2.5m Off-Road Cycle Path	2017 - 2021	$226,364
TR-L-140	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$75,715
TR-L-141	New 2.5m Off-Road Cycle Path	2017 - 2021	$34,325
TR-L-142	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$80,136
TR-L-143	New 2.5m Off-Road Cycle Path	2017 - 2021	$84,284
TR-L-144	New 2.5m Off-Road Cycle Path	2017 - 2021	$38,311
TR-L-145	New 2.5m Off-Road Cycle Path	2017 - 2021	$82,512
TR-L-146	New 2.5m Off-Road Cycle Path	2017 - 2021	$96,512
TR-L-147	New 2.5m Off-Road Cycle Path	2017 - 2021	$146,285
TR-L-148	New 2.5m Off-Road Cycle Path	2017 - 2021	$54,142
TR-L-149	New 2.5m Off-Road Cycle Path	2017 - 2021	$101,844
TR-L-150	New 2.5m Off-Road Cycle Path	2017 - 2021	$50,468
TR-L-151	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$45,199
TR-L-152	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$183,835
TR-L-153	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$237,373
TR-L-154	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$33,435
TR-L-155	New 2.5m Off-Road Cycle Path	2017 - 2021	$107,586
TR-L-156	New 2.5m Off-Road Cycle Path	2017 - 2021	$119,783
TR-L-157	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$33,074
TR-L-158	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$105,323
TR-L-159	New 2.5m Off-Road Cycle Path	2017 - 2021	$53,814
TR-L-160	New 2.5m Off-Road Cycle Path	2017 - 2021	$112,155
TR-L-161	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$64,939
TR-L-162	New 2.5m Off-Road Cycle Path	2017 - 2021	$42,477
TR-L-163	New 2.5m Off-Road Cycle Path	2017 - 2021	$29,343
TR-L-164	New 2.5m Off-Road Cycle Path	2017 - 2021	$86,965
TR-L-165	New 2.5m Off-Road Cycle Path	2017 - 2021	$90,360
TR-L-166	New 2.5m Off-Road Cycle Path	2017 - 2021	$42,630
TR-L-185	New 2.5m Off-Road Cycle Path	2017 - 2021	$54,413

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[12]
TR-L-186	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$185,372
TR-L-187	New 2.5m Off-Road Cycle Path	2017 - 2021	$67,124
TR-L-189	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$32,201
TR-L-190	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$149,988
TR-L-191	New 2.5m Off-Road Cycle Path	2017 - 2021	$406,745
TR-L-193	New 2.5m Off-Road Cycle Path	2017 - 2021	$226,152
TR-L-194	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$453,185
TR-L-195	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$466,561
TR-L-196	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$171,424
TR-L-197	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$304,768
TR-L-198	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$215,915
TR-L-199	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$213,868
TR-L-200	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$347,423
TR-L-201	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$116,030
TR-L-234	New 2.5m Off-Road Cycle Path	2017 - 2021	$560,771
TR-L-235	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$312,613
TR-L-236	New 2.5m Off-Road Cycle Path	2017 - 2021	$238,516
TR-L-249	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$230,137
TR-L-254	New 2.5m Off-Road Cycle Path	2017 - 2021	$452,314
TR-L-255	New 2.5m Off-Road Cycle Path	2017 - 2021	$70,132
TR-L-256	New 2.5m Off-Road Cycle Path	2017 - 2021	$400,891
TR-L-257	New 2.5m Off-Road Cycle Path	2017 - 2021	$366,358
TR-L-258	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$206,785
TR-L-259	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$366,851
TR-L-261	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$260,096
TR-L-263	New 2.5m Off-Road Cycle Path	2017 - 2021	$128,404
TR-L-264	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$84,205
TR-L-266	New 2.5m Off-Road Cycle Path	2017 - 2021	$145,914
TR-L-267	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$42,384
TR-L-268	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$167,317
TR-L-270	New 2.5m Off-Road Cycle Path	2017 - 2021	$318,166
TR-L-271	New 2.5m Off-Road Cycle Path	2017 - 2021	$306,399
TR-L-275	New 2.5m Off-Road Cycle Path	2017 - 2021	$335,241
TR-L-276	New 2.5m Off-Road Cycle Path	2017 - 2021	$335,196
TR-L-277	New 2.5m Off-Road Cycle Path	2017 - 2021	$244,007
TR-L-278	New 2.5m Off-Road Cycle Path	2017 - 2021	$97,759
TR-L-279	New 2.5m Off-Road Cycle Path	2017 - 2021	$163,853
TR-L-280	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$163,584
TR-L-288	New 2.5m Off-Road Cycle Path	2017 - 2021	$168,087
TR-L-289	New 2.5m Off-Road Cycle Path	2017 - 2021	$53,531
TR-L-290	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$137,347
TR-L-291	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$45,595
TR-L-292	New 2.5m Off-Road Cycle Path	2017 - 2021	$103,993
TR-L-293	New 2.5m Off-Road Cycle Path	2017 - 2021	$31,627

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[12]
TR-L-294	New 2.5m Off-Road Cycle Path	2017 - 2021	$89,099
TR-L-295	New 2.5m Off-Road Cycle Path	2017 - 2021	$77,338
TR-L-296	New 2.5m Off-Road Cycle Path	2017 - 2021	$228,593
TR-L-298	New 2.5m Off-Road Cycle Path	2017 - 2021	$290,719
TR-L-299	New 2.5m Off-Road Cycle Path	2017 - 2021	$291,825
TR-L-300	New 2.5m Off-Road Cycle Path	2017 - 2021	$474,133
TR-L-301	New 2.5m Off-Road Cycle Path	2017 - 2021	$47,312
TR-L-302	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$38,265
TR-L-303	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$91,777
TR-L-304	New 2.5m Off-Road Cycle Path	2017 - 2021	$66,863
TR-L-305	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$142,467
TR-L-306	New 2.5m Off-Road Cycle Path	2017 - 2021	$208,748
TR-L-307	New 2.5m Off-Road Cycle Path	2017 - 2021	$118,850
TR-L-308	New 2.5m Off-Road Cycle Path	2017 - 2021	$99,609
TR-L-309	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$92,133
TR-L-310	New 2.5m Off-Road Cycle Path	2017 - 2021	$69,954
TR-L-311	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$244,220
TR-L-312	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$71,489
TR-L-313	New 2.5m Off-Road Cycle Path	2017 - 2021	$109,351
TR-L-314	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$159,174
TR-L-315	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$128,317
TR-L-316	New 2.5m Off-Road Cycle Path	2017 - 2021	$114,430
TR-L-317	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$92,781
TR-L-318	New 2.5m Off-Road Cycle Path	2017 - 2021	$45,042
TR-L-347	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$18,406
TR-L-348	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$69,945
TR-L-349	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$16,156
TR-L-350	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$21,830
TR-L-352	New 2.5m Off-Road Cycle Path	2017 - 2021	$41,433
TR-L-353	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$55,635
TR-L-354	Upgrade 2.5m Off-Road Cycle Path	2017 - 2021	$15,533
TR-L-356	New 2.5m Off-Road Cycle Path	2017 - 2021	$58,724
TR-L-357	New 2.5m Off-Road Cycle Path	2017 - 2021	$31,753
TR-L-370	Upgrade 3m Off-Road Cycle Path	2017 - 2021	$220,730
TR-L-371	Upgrade 3m Off-Road Cycle Path	2017 - 2021	$79,379
TR-L-372	New 3m Off-Road Cycle Path	2017 - 2021	$354,628
TR-L-387	New 3m Off-Road Cycle Path	2017 - 2021	$199,459
TR-L-388	New 3m Off-Road Cycle Path	2017 - 2021	$351,650
TR-L-389	New 3m Off-Road Cycle Path	2017 - 2021	$168,399
TR-L-390	Upgrade 3m Off-Road Cycle Path	2017 - 2021	$40,114
TR-L-392	New 3m Off-Road Cycle Path	2017 - 2021	$270,096
TR-L-393	Upgrade 3m Off-Road Cycle Path	2017 - 2021	$180,906
TR-L-394	New 3m Off-Road Cycle Path	2017 - 2021	$253,110
TR-L-400	Upgrade 1.5m On-Road Cycle Lane	2017 - 2021	$17,143

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[12]
TR-L-401	Upgrade 1.5m On-Road Cycle Lane	2017 - 2021	$10,381
TR-L-402	Upgrade 1.5m On-Road Cycle Lane	2017 - 2021	$9,954
TR-L-403	Upgrade 1.5m On-Road Cycle Lane	2017 - 2021	$17,911
TR-L-416	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$9,446
TR-L-417	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$8,186
TR-L-418	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$6,730
TR-L-419	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$1,560
TR-L-420	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$2,700
TR-L-421	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$1,347
TR-L-422	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$16,920
TR-L-423	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$1,440,538
TR-L-425	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$10,677
TR-L-426	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$10,224
TR-L-427	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$6,331
TR-L-428	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$2,409
TR-L-429	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$3,556
TR-L-430	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$2,087
TR-L-431	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$2,315
TR-L-432	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$2,532
TR-L-433	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$2,120
TR-L-434	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$3,672
TR-L-435	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$6,533
TR-L-436	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$3,628
TR-L-437	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$6,415
TR-L-438	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$7,810
TR-L-439	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$3,691
TR-L-442	New 2.5m Off-Road Cycle Path	2017 - 2021	$220,212
TR-L-445	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$11,168
TR-L-446	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$13,519
TR-L-457	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$1,953,730
TR-L-458	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$585,219
TR-L-459	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$810,303
TR-L-462	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$270,101
TR-L-463	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$1,440,538
TR-L-464	Upgrade 2m On-Road Cycle Lane	2017 - 2021	$733,774
TR-P-28	Cleveland - Middle Street Major Bus Stop	2019 - 2021	$0
TR-P-27	Capalaba Bus Interchange	2021 - 2023	$0
TR-L-102	Pitt Street: Seal widening and channelisation from Weinam Street to Hamilton Street	2021 - 2026	$1,490,057
TR-P-4	Upgrade to existing intersection Road A and Road B	2022 - 2024	$565,409
TR-L-80	New Major Collector Stub: 2 lane undivided major collector off Panorama Drive	2022 - 2026	$1,089,550

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[12]
TR-L-84	Mount Cotton Rd: Upgrade 2 lanes w/ breakdowns, intersection upgrades Moreton Bay Rd to Howlett Rd	2022 - 2026	$16,074,712
TR-L-93	Serpentine Creek Road: seal widening and channelisation from Collins St to Cleveland Redland Bay Rd	2022 - 2026	$3,618,752
TR-L-94	Sturgeon Street: upgrade with auxiliary lanes from Northern Arterial Road to Starkey Street	2022 - 2026	$7,974,067
TR-L-95	McDonald Road (Sub Arterial Road): Seal widening from Finucane Road to McMillan Road	2022 - 2026	$909,115
TR-L-96	Weinam Street: seal widening and chanelisation from Meissner Street to Pitt Street	2022 - 2026	$939,126
TR-L-97	Kingfisher Road: Seal widening and intersection upgrade from Eprapah Creek to Realignment	2022 - 2026	$2,123,294
TR-L-98	Hamilton Street: Seal widening and channelisation from Pitt Street to Peel Street	2022 - 2026	$1,375,264
TR-L-99	Springacre Road: Seal widening and intersection upgrade from Eprapah Creek to Eprapah Road	2022 - 2026	$745,779
TR-L-104	Wellington Street: upgrade 2 to 4 lanes from Enterprise Street to Russell Street	2022 - 2026	$16,165,242
TR-L-106	Bunker Road (Sub Arterial Road): Seal widening from Brookvale Drive to Realignment	2022 - 2026	$1,708,388
TR-L-107	Springacre Road: Seal widening and intersection upgrade from Boundary Road to Eprapah Road	2022 - 2026	$2,663,495
TR-L-108	Double Jump Road: Seal widening from Cleveland-Redland Bay Road to Heinemann Road	2022 - 2026	$3,468,096
TR-L-109	Gordon Road: Intersection upgrades from Cleveland Redland Bay Road to Government Road	2022 - 2026	$1,958,232
TR-L-120	New 2.5m Off-Road Cycle Path	2022 - 2026	$114,084
TR-L-121	New 2.5m Off-Road Cycle Path	2022 - 2026	$42,054
TR-L-122	New 2.5m Off-Road Cycle Path	2022 - 2026	$61,654
TR-L-123	New 2.5m Off-Road Cycle Path	2022 - 2026	$59,258
TR-L-130	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$137,418
TR-L-131	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$178,512
TR-L-132	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$97,667
TR-L-167	New 2.5m Off-Road Cycle Path	2022 - 2026	$37,207
TR-L-168	New 2.5m Off-Road Cycle Path	2022 - 2026	$56,316
TR-L-169	New 2.5m Off-Road Cycle Path	2022 - 2026	$198,384
TR-L-170	New 2.5m Off-Road Cycle Path	2022 - 2026	$91,772
TR-L-171	New 2.5m Off-Road Cycle Path	2022 - 2026	$93,911
TR-L-172	New 2.5m Off-Road Cycle Path	2022 - 2026	$79,771
TR-L-173	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$53,914

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[12]
TR-L-174	New 2.5m Off-Road Cycle Path	2022 - 2026	$29,569
TR-L-175	New 2.5m Off-Road Cycle Path	2022 - 2026	$54,103
TR-L-176	New 2.5m Off-Road Cycle Path	2022 - 2026	$32,587
TR-L-179	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$167,666
TR-L-180	New 2.5m Off-Road Cycle Path	2022 - 2026	$111,279
TR-L-181	New 2.5m Off-Road Cycle Path	2022 - 2026	$48,630
TR-L-182	New 2.5m Off-Road Cycle Path	2022 - 2026	$93,190
TR-L-183	New 2.5m Off-Road Cycle Path	2022 - 2026	$216,092
TR-L-184	New 2.5m Off-Road Cycle Path	2022 - 2026	$69,462
TR-L-202	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$90,635
TR-L-203	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$103,067
TR-L-204	New 2.5m Off-Road Cycle Path	2022 - 2026	$203,376
TR-L-205	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$201,771
TR-L-206	New 2.5m Off-Road Cycle Path	2022 - 2026	$251,005
TR-L-207	New 2.5m Off-Road Cycle Path	2022 - 2026	$39,237
TR-L-208	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$44,778
TR-L-209	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$102,699
TR-L-210	New 2.5m Off-Road Cycle Path	2022 - 2026	$211,738
TR-L-211	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$71,281
TR-L-212	New 2.5m Off-Road Cycle Path	2022 - 2026	$406,448
TR-L-213	New 2.5m Off-Road Cycle Path	2022 - 2026	$83,345
TR-L-214	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$480,597
TR-L-215	New 2.5m Off-Road Cycle Path	2022 - 2026	$156,574
TR-L-216	New 2.5m Off-Road Cycle Path	2022 - 2026	$532,357
TR-L-217	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$310,296
TR-L-218	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$151,143
TR-L-219	New 2.5m Off-Road Cycle Path	2022 - 2026	$118,097
TR-L-220	New 2.5m Off-Road Cycle Path	2022 - 2026	$190,339
TR-L-221	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$169,604
TR-L-222	New 2.5m Off-Road Cycle Path	2022 - 2026	$228,866
TR-L-223	New 2.5m Off-Road Cycle Path	2022 - 2026	$377,247
TR-L-224	New 2.5m Off-Road Cycle Path	2022 - 2026	$225,214
TR-L-225	New 2.5m Off-Road Cycle Path	2022 - 2026	$142,167
TR-L-226	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$43,300
TR-L-227	New 2.5m Off-Road Cycle Path	2022 - 2026	$131,913
TR-L-228	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$17,091
TR-L-229	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$126,261
TR-L-243	New 3m Off-Road Cycle Path	2022 - 2026	$123,044
TR-L-244	Upgrade 3m Off-Road Cycle Path	2022 - 2026	$11,766
TR-L-246	New 3m Off-Road Cycle Path	2022 - 2026	$20,168
TR-L-247	New 3m Off-Road Cycle Path	2022 - 2026	$123,576
TR-L-272	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$249,822
TR-L-273	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$302,450
TR-L-274	New 2.5m Off-Road Cycle Path	2022 - 2026	$153,289

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[12]
TR-L-285	New 2.5m Off-Road Cycle Path	2022 - 2026	$298,173
TR-L-286	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$162,184
TR-L-287	New 2.5m Off-Road Cycle Path	2022 - 2026	$278,168
TR-L-320	New 2.5m Off-Road Cycle Path	2022 - 2026	$78,217
TR-L-321	New 2.5m Off-Road Cycle Path	2022 - 2026	$119,187
TR-L-323	New 2.5m Off-Road Cycle Path	2022 - 2026	$103,436
TR-L-330	New 2.5m Off-Road Cycle Path	2022 - 2026	$215,428
TR-L-332	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$17,863
TR-L-333	New 2.5m Off-Road Cycle Path	2022 - 2026	$152,780
TR-L-334	New 2.5m Off-Road Cycle Path	2022 - 2026	$177,743
TR-L-336	New 2.5m Off-Road Cycle Path	2022 - 2026	$191,970
TR-L-337	New 2.5m Off-Road Cycle Path	2022 - 2026	$144,047
TR-L-338	New 2.5m Off-Road Cycle Path	2022 - 2026	$80,166
TR-L-339	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$91,360
TR-L-340	New 2.5m Off-Road Cycle Path	2022 - 2026	$81,424
TR-L-341	New 2.5m Off-Road Cycle Path	2022 - 2026	$93,336
TR-L-342	New 2.5m Off-Road Cycle Path	2022 - 2026	$75,880
TR-L-345	New 2.5m Off-Road Cycle Path	2022 - 2026	$117,142
TR-L-346	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$14,344
TR-L-358	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$21,815
TR-L-359	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$44,989
TR-L-361	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$23,846
TR-L-362	New 2.5m Off-Road Cycle Path	2022 - 2026	$73,914
TR-L-363	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$17,493
TR-L-365	Upgrade 3m Off-Road Cycle Path	2022 - 2026	$257,759
TR-L-366	New 3m Off-Road Cycle Path	2022 - 2026	$72,212
TR-L-367	Upgrade 3m Off-Road Cycle Path	2022 - 2026	$262,653
TR-L-368	New 3m Off-Road Cycle Path	2022 - 2026	$391,340
TR-L-369	New 3m Off-Road Cycle Path	2022 - 2026	$307,063
TR-L-373	New 3m Off-Road Cycle Path	2022 - 2026	$137,951
TR-L-374	Upgrade 3m Off-Road Cycle Path	2022 - 2026	$166,768
TR-L-375	New 3m Off-Road Cycle Path	2022 - 2026	$146,279
TR-L-376	Upgrade 3m Off-Road Cycle Path	2022 - 2026	$646,598
TR-L-377	New 3m Off-Road Cycle Path	2022 - 2026	$263,296
TR-L-379	New 2.5m Off-Road Cycle Path	2022 - 2026	$107,740
TR-L-382	New 3m Off-Road Cycle Path	2022 - 2026	$316,475
TR-L-383	New 3m Off-Road Cycle Path	2022 - 2026	$192,856
TR-L-384	Upgrade 3m Off-Road Cycle Path	2022 - 2026	$204,065
TR-L-385	Upgrade 3m Off-Road Cycle Path	2022 - 2026	$66,169
TR-L-386	Upgrade 3m Off-Road Cycle Path	2022 - 2026	$71,103
TR-L-391	New 3m Cycle Boardwalk	2022 - 2026	$293,369
TR-L-395	New 3m Off-Road Cycle Path	2022 - 2026	$325,776
TR-L-396	New 3m Off-Road Cycle Path	2022 - 2026	$298,047
TR-L-397	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$2,855

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[12]
TR-L-398	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$28,042
TR-L-399	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$7,589
TR-L-404	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$2,306
TR-L-405	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$1,935
TR-L-407	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$2,973
TR-L-408	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$6,395
TR-L-409	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$4,356
TR-L-410	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$1,404
TR-L-411	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$1,496
TR-L-412	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$8,956
TR-L-413	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$3,838
TR-L-414	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$15,566
TR-L-415	Upgrade 0m Cycle Bridge	2022 - 2026	$180,067
TR-L-441	New 2.5m Off-Road Cycle Path	2022 - 2026	$90,627
TR-L-443	New 2.5m Off-Road Cycle Path	2022 - 2026	$198,907
TR-L-444	New 2.5m Off-Road Cycle Path	2022 - 2026	$61,335
TR-L-448	New 2.5m Off-Road Cycle Path	2022 - 2026	$213,065
TR-L-449	Upgrade 2m On-Road Cycle Lane	2022 - 2026	$1,289
TR-L-450	Upgrade 2m On-Road Cycle Lane	2022 - 2026	$1,750
TR-L-451	Upgrade 2m On-Road Cycle Lane	2022 - 2026	$7,854
TR-L-452	Upgrade 2m On-Road Cycle Lane	2022 - 2026	$1,729
TR-L-453	Upgrade 2m On-Road Cycle Lane	2022 - 2026	$2,852
TR-L-454	New 2.5m Cycle Boardwalk	2022 - 2026	$104,905
TR-L-460	Upgrade 2m On-Road Cycle Lane	2022 - 2026	$738,276
TR-L-461	Upgrade 2m On-Road Cycle Lane	2022 - 2026	$1,305,488
TR-L-465	Upgrade 2m On-Road Cycle Lane	2022 - 2026	$8,386
TR-L-466	Upgrade 2m On-Road Cycle Lane	2022 - 2026	$6,547
TR-L-468	Upgrade 2m On-Road Cycle Lane	2022 - 2026	$4,051,514
TR-L-469	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$17,606
TR-L-470	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$17,250
TR-L-471	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$45,484
TR-L-472	Upgrade 1.5m On-Road Cycle Lane	2022 - 2026	$1,935,723
TR-L-473	New 1.5m On-Road Cycle Lane	2022 - 2026	$495,185
TR-L-474	Upgrade 2.5m Off-Road Cycle Path	2022 - 2026	$149,490
TR-L-83	German Church Road: Seal widening from Cleveland-Redland Bay Road to Heinemann Road	2027 - 2031	$1,876,987
TR-L-85	Woodlands Drive: Seal widening and intersection upgrade from Taylor Road to Boundary Road	2027 - 2031	$4,301,808
TR-L-86	Woodlands Drive: Seal widening and intersection upgrade from Mt Cotton Road to Taylor Road	2027 - 2031	$2,257,144
TR-L-87	Wellington Street: Upgrade to 2 lanes plus breakdowns from South Street to Panorama Drive	2027 - 2031	$6,010,346

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[12]
TR-L-90	Giles Road: Road improvement and upgraded intersection from Heinemann to Cleveland-Redland Bay Rd	2027 - 2031	$2,296,158
TR-L-101	Ney Road (Sub Arterial Road): Seal widening from Wildflower Street to Mt Cotton Road	2027 - 2031	$462,867
TR-L-113	Future Northern Public Transport corridor	2027 - 2031	$0
Total			**$193,628,042**

Table SC 3.2.5—Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[13]
5945	Thornlands - Thornlands Community Park Upgrade	2017	$2,342,546
C4N43	New Rec Park T3 Redland Bay	2017	$667,269
5217	Cleveland - Cleveland Point Recreation Reserve Upgrade	2018	$31,149
5913	Russell Island - Russell Island Sport & Recreation Park Upgrade	2018	$4,374,348
5274	Ormiston - Raby Esplanade Park Upgrade	2019	$547,939
5319	Coochiemudlo Island - Pioneer Park (Coochie) Upgrade	2019	$239,281
5416	Point Lookout - Headland Park Upgrade	2019	$72,209
5772	Macleay Island - Macleay Island Community Park Upgrade	2019	$1,110,745
5028	Keith Surridge Sportsfields	2019	$118,225
5237	Cleveland - Henry Ziegenfusz Park Upgrade	2020	$1,110,711
5303	Cleveland - Wellington Street Park Upgrade	2020	$723,506
5421	Point Lookout - Point Lookout Oval Upgrade	2020	$14,159
5443	Redland Bay - Fielding Park Upgrade	2020	$284,588
5485	Redland Bay - Denham Boulevard Park Upgrade	2020	$2,988,887
5586	Thornlands - Manning Esplanade Foreshore Upgrade	2020	$74,333
5831	Redland Bay - Grevillea Street Park Upgrade	2020	$60,174
5833	Redland Bay - Cliftonville Place Park Upgrade	2020	$60,174
5089	Birkdale - Judy Holt Recreation Reserve Upgrade	2021	$1,886,189
5350-16	Lamb Island - Pioneer Park (Lamb) Upgrade	2021	$1,127,735
5367	Mount Cotton - Mount Cotton Community Park Upgrade	2021	$4,296,437
5432	Redland Bay - Charlie Buckler Sportsfield Upgrade	2021	$2,283,432
5508	Russell Island - Jock Kennedy Park Upgrade	2021	$297,331
5644	Victoria Point - Cascades Gardens Upgrade	2021	$56,635
5915	Norm Price Park	2021	$4,091,844
5046	Alexandra Hills - Valantine Park Upgrade	2022	$710,763
5049	Alexandra Hills - Windemere Road Park Upgrade	2022	$505,463
5061	Birkdale - Bailey Road Park Upgrade	2022	$755,363
5353	Macleay Island - Corroboree Place Park Upgrade	2022	$115,393
5382	Mount Cotton - Valley Way Drainage Reserve Upgrade	2022	$60,174
5425	Redland Bay - Bedarra Street Park Upgrade	2022	$132,383
5453	Redland Bay - Jack Gordon Park Upgrade	2022	$44,600
5454	Redland Bay - Jack Gordon Pathway (Esplanade) Upgrade	2022	$87,784

[13] **Error! Reference source not found.** Column 4 – The establishment cost is expressed in current cost terms as at the base date.

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[13]
5456	Redland Bay - Junee Street Park Upgrade	2022	$60,882
5457	Redland Bay - Lanyard Place Park Upgrade	2022	$14,159
5460	Redland Bay - Point Talburpin Park Upgrade	2022	$191,142
5467	Redland Bay - Nev Stafford Park Upgrade	2022	$44,600
5471	Redland Bay - Orchard Beach Foreshore (South) Upgrade	2022	$56,635
5476	Redland Bay - Pinelands Circuit Park Upgrade	2022	$104,774
5540	Thornlands - Abbotsleigh Street Park Upgrade	2022	$148,666
5542	Thornlands - Anniversary Park Upgrade	2022	$4,248
5553	Thornlands - Conley Avenue Park Upgrade	2022	$147,958
5570	Thornlands - Lorikeet Drive Park Upgrade	2022	$194,681
5583	Thornlands - Robert Mackie Park Upgrade	2022	$60,174
5584	Thornlands - Percy Ziegenfusz Park Upgrade	2022	$134,507
5590	Thornlands - Tindappah Drive Foreshore Upgrade	2022	$147,958
5592	Thornlands - Tuna Court Park Upgrade	2022	$249,192
5630	Victoria Point - Aspect Drive Pathway Upgrade	2022	$60,174
5636	Victoria Point - Bill Scudamore-Smith Park Upgrade	2022	$60,174
5639	Victoria Point - Brookvale Drive Park Upgrade	2022	$249,900
5641	Victoria Point - Bunker Road Bushland Refuge Upgrade	2022	$253,439
5652	Victoria Point - Duncan Jenkins Eucalypt Park Upgrade	2022	$4,248
5656	Victoria Point - Glen Road Park Upgrade	2022	$286,004
5659	Victoria Point - Holly Road Urban Habitat Upgrade	2022	$60,174
5665	Victoria Point - Les Moore Park Upgrade	2022	$191,142
5672	Victoria Point - Orana Esplanade Foreshore Park Upgrade	2022	$521,038
5675	Victoria Point - Parklands Court Park Upgrade	2022	$60,174
5681	Victoria Point - Poinciana Avenue Park Upgrade	2022	$440,333
5689	Victoria Point - Sandy Drive Creek Corridor Upgrade	2022	$74,333
5690	Victoria Point - Schmidt Street Road Reserve Upgrade	2022	$249,192
5704	Victoria Point - Victoria Point Recreation Reserve Upgrade	2022	$724,922
5705	Victoria Point - W H Yeo Park Upgrade	2022	$176,275
5773	Redland Bay - Moogurrapum Creek Corridor - Pelorus Street Upgrade	2022	$56,635
5777	Redland Bay - Lime Street Wetlands Upgrade	2022	$87,784
5778	Redland Bay - Azure Park Upgrade	2022	$134,507
5780	Thornlands - George Thorn Drive Foreshore Upgrade	2022	$18,406
5819	Thornlands - Ribonwood Street Park Upgrade	2022	$60,174

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[13]
5821	Thornlands - Primrose Drive Wetlands Upgrade	2022	$134,507
5822	Thornlands - Primrose Drive Park Upgrade	2022	$74,333
5828	Redland Bay - Emperor Drive Bushland Refuge Upgrade	2022	$44,600
5899	Victoria Point - Bob & Delphine Douglas Reserve Upgrade	2022	$14,159
5908	Thornlands - Baythorn Drive Nature Belt Upgrade	2022	$241,405
NDCF1	Multi-Purpose Community Centre (Cleveland) - Cleveland Civic Precinct	2022	$1,355,908
5578	Pinklands Sporting Complex	2022	$2,693,002
C4N0	New Sport Park City Redland Bay	2022 - 2032	$36,377,418
C6N56	New Rec Park T3 Karragarra Island Esplanade	2023	$828,498
C6N54-5	New Rec Park T3 Golden Sands Foreshore Park	2024	$966,545
C6N57-9	New Rec Park T3 Trevanna Ave Park	2024	$567,272
5150	Redland Baseball	2024	$2,401,304
5487	Redland Bay - Sel Outridge Park Upgrade	2025	$1,254,455
C4N29	New Rec Park T2 Kinross Road - Kinross Community *	2025	$2,637,441
C4N29-1	New Rec Park T3 Kinross Road	2025	$855,988
C4N29-2	New Rec Park T3 Kinross Road	2025	$855,988
C4N29-3	New Rec Park T3 Kinross Road	2025	$855,988
C4N32-1	New Rec Park T3 Se Thornlands	2025	$855,988
C4N35-2	New Rec Park T3 Se Thornlands	2025	$855,988
5655	Ern And Alma Dowling Sportsfield	2025	$1,254,455
5400	Redland Softball	2025	$1,211,979
5048	Alexandra Hills - Wimborne Road Park Upgrade	2026	$579,796
5337	Karragarra Island - Karragarra Island Foreshore (North) Upgrade	2026	$249,192
5340	Karragarra Island - Karragarra Island Urban Habitat Upgrade	2026	$60,174
5350-21	Lamb Island - Pioneer Park (Lamb) Upgrade	2026	$134,507
5687	Victoria Point - Rosebud Esplanade Park Upgrade	2026	$90,615
5703	Victoria Point - Victoria Point Bushland Refuge Upgrade	2026	$18,406
5751	Wellington Point - Sovereign Waters Foreshore Upgrade	2026	$90,615
5852	Victoria Point - Cleveland Redland Bay Road Reserve Upgrade	2026	$141,586
5906	Wellington Point - Bibury Street Road Reserve Upgrade	2026	$134,507
5924	Russell Island - High Street Nature Belt Upgrade	2026	$249,192
5930	Russell Island - Vista Street Park Upgrade	2026	$70,793
5934	Mount Cotton - Baradine Street Park Upgrade	2026	$193,265

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[13]
5942	Thornlands - Redland Bay Road Bushland Refuge Upgrade	2026	$281,049
5947	Macleay Island - Pecan Street Park Upgrade	2026	$60,174
5948	Macleay Island - Beelong Street Park Upgrade	2026	$192,557
5949	Macleay Island - Yacht Street Park Upgrade	2026	$132,383
5950	Russell Island - Toolona Avenue Park Upgrade	2026	$192,557
5951	Russell Island - Cowderoy Drive Park Upgrade	2026	$336,975
5952	Russell Island - Monaco Avenue Park Upgrade	2026	$87,784
5953	Russell Island - Villa Wood Road Park Upgrade	2026	$266,890
5954	Macleay Island - Aruma Street Park Upgrade	2026	$282,465
5955	Russell Island - Centre Road Park Upgrade	2026	$266,890
5956	Russell Island - Cutler Drive Park Upgrade	2026	$824,740
5957	Ormiston - Hilliards Creek Platypus Corridor Park Upgrade	2026	$130,967
5958	Birkdale - Harrogate Park Upgrade	2026	$60,174
5959	Thornlands - Luke Street Park Upgrade	2026	$263,351
5960	Redland Bay - Gordon Road Park Upgrade	2026	$60,174
5961	Ormiston - Dundas Street Park Upgrade	2026	$14,159
5962	Redland Bay - Potts Place Park Upgrade	2026	$58,758
SDCF4	Multi-Purpose Community Centre (Redland Bay) - Community Well-Being Hub Reland Bay Youth Space	2026	$2,066,521
5334	Ron Stark Oval	2026	$716,427
5005	Alexandra Hills - Babiana Street Park Upgrade	2027	$44,600
5025	Alexandra Hills - Hyde Court Park Upgrade	2027	$4,248
5038	Alexandra Hills - Princeton Avenue Park Upgrade	2027	$60,174
5044	Alexandra Hills - Snowdon Street Park Upgrade	2027	$14,159
5051	Alexandra Hills - Workington Street Park Upgrade	2027	$60,174
5053	Amity Point - Amity Point Recreation Reserve Upgrade	2027	$56,635
5083	Birkdale - Goodge Court Park Upgrade	2027	$104,774
5087	Birkdale - Juanita Street Park Upgrade	2027	$249,192
5090	Birkdale - Lachlan Street Park Upgrade	2027	$70,793
5111	Birkdale - Robinson Park Upgrade	2027	$4,248
5125	Birkdale - William Taylor Memorial Park Upgrade	2027	$161,408
5132	Capalaba - Blarney Street Park Upgrade	2027	$60,174
5133	Capalaba - Bowen Street Park Upgrade	2027	$60,174
5156	Capalaba - Howletts Road Park Upgrade	2027	$147,958
5158	Capalaba - Jacaranda Road Park Upgrade	2027	$14,159
5159	Capalaba - John Frederick Park Upgrade	2027	$846,394

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[13]
5161	Capalaba - Jupiter Street Park Upgrade	2027	$249,192
5167	Capalaba - Lawlor Reserve Upgrade	2027	$60,174
5168	Capalaba - Little Killarney Park Upgrade	2027	$18,406
5172	Capalaba - Coolnwynpin Creek Corridor - Macquarie Street Upgrade	2027	$60,174
5177	Capalaba - Nangando Street Park Upgrade	2027	$63,006
5179	Capalaba - Quentin Street Road Reserve Upgrade	2027	$60,174
5190	Capalaba - Tauris Road Park Upgrade	2027	$314,322
5192	Capalaba - Wentworth Drive Park Upgrade	2027	$799,963
5194	Capalaba - Winter Memorial Park Upgrade	2027	$4,248
5209	Cleveland - Bloomfield Street Park Upgrade	2027	$31,149
5226	Cleveland - Donald Simpson Park Upgrade	2027	$4,248
5230	Cleveland - G J Walter Park Upgrade	2027	$53,803
5234	Cleveland - Haggup Street Park Upgrade	2027	$266,890
5240	Cleveland - Janlaw Street Park Upgrade	2027	$60,174
5249	Cleveland - Long Street Park Upgrade	2027	$56,635
5261	Cleveland - Nandeebie Park Upgrade	2027	$181,230
5265	Cleveland - Oyster Point Park Upgrade	2027	$179,815
5277	Cleveland - Scott Street Park Upgrade	2027	$4,248
5296	Cleveland - Vassi Concord Park Upgrade	2027	$60,174
5305	Cleveland - William Ross Park Upgrade	2027	$89,907
5579	Wellington Point - Plantation Place Park Upgrade	2027	$58,758
5605	Thorneside - Alma Street Park Upgrade	2027	$241,405
5608	Thorneside - Beth Boyd Park Upgrade	2027	$179,815
5610	Thorneside - Jack And Edna Finney Reserve Upgrade	2027	$853,058
5618	Thorneside - Gradi Court Park Upgrade	2027	$253,439
5621	Thorneside - Railway Parade Park Upgrade	2027	$4,248
5626	Thorneside - Willard-Weber Foreshore Upgrade	2027	$194,681
5627	Thorneside - William Taylor Memorial Sportsfield Upgrade	2027	$1,267,277
5722	Wellington Point - Egw Wood Sportsfield Upgrade	2027	$757,487
5726	Wellington Point - Goodall Street Park Upgrade	2027	$395,734
5729	Wellington Point - Jacob Street Nature Belt Upgrade	2027	$14,159
5731	Wellington Point - Liner Street Park Upgrade	2027	$104,774
5764	Wellington Point - Wellington Point Recreation Reserve Upgrade	2027	$438,918
5768	Cleveland - Norm Dean Park Upgrade	2027	$56,635
5775	Birkdale - Tarradarrapin Creek Corridor - Collingwood Road Upgrade	2027	$4,248
5801	Thorneside - Willard-Weber Reserve Upgrade	2027	$194,681
5804	Wellington Point - Saranah Place Park Upgrade	2027	$70,793

Column 1 Map reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[13]
5838	Cleveland - Shelduck Street Park Upgrade	2027	$60,174
5859	Birkdale - Hardy Road Park Upgrade	2027	$134,507
5872	Cleveland - Ronnie Street Park Upgrade	2027	$44,600
5905	Wellington Point - Hilliards Creek Corridor - Bibury Street Upgrade	2027	$2,125,918
5627	William Taylor Memorial Sportsfields (50 Car Spaces)	2027	$1,267,277
Total			**$114,545,019**

SC3.3 Local government infrastructure plan maps

Local Government Infrastructure Plan Map LGIP-01 Priority infrastructure area and projection areas map

Local Government Infrastructure Plan Map LGIP-02 Plan for trunk water supply infrastructure

Local Government Infrastructure Plan Map LGIP-03 Plan for trunk sewerage infrastructure

Local Government Infrastructure Plan Map LGIP-04 Plan for trunk stormwater infrastructure

Local Government Infrastructure Plan Map LGIP-05 Plan for trunk transport infrastructure

Local Government Infrastructure Plan Map LGIP-06 Plan for trunk parks and land for community facilities infrastructure

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Schedule 4 Notations required under the *Planning Act 2016*

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.1—Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
Preliminary approval affecting the scheme (a variation approval)			
Approved (negotiated decision) 11 Dec 2001 Court Order 25 Oct 2002	Lot 3 RP165277	Preliminary approval under the IPA, section 3.1.6 for: Industry Class I, II and III uses, Bulk Store, Caretaker's Residence, Car Repair Station, Motor Vehicle Depot, Public Utility, Service Shop, Truck Depot and Warehouse uses as defined in the Town Planning Scheme and reconfiguration of proposed Lots 1 to 17, park and balance area.	MC006008
Court Order 1 June 2005	Lot 16 RP30555 Lot 17 RP30555 Lot 24 RP30555 Lot 25 RP30555 Lot 2 RP48270 Lot 2 RP95747 Lot 3 RP90361 Lot 11 SL1595	Preliminary approval under the IPA, section 3.1.6 for: 1. Mixed use retirement community incorporating: • independent and assisted living (attached and detached dwellings) • dependent aged care residential • local retail and services • crèche • community facilities 2. Dedicated park land In accordance with Central Redland Bay	MC008369

Date of decision	Location (real property description)	Decision type	File/Map reference
		Plan of Development by Wolters Consulting Pty Ltd and MPS Architects received by RSC 21st January 2005.	
Approved 07 Feb 2006. Amended (Version 1.8, dated 18 December 2013)	Lot 2 RP221100 Lot 24 RP203700	Preliminary approval under the IPA, section 3.1.6 for: Redlands Business Park - "German Church Road Integrated Employment Centre - Plan of Development - Version 1.8" dated 18 December 2013	MC008666
9 March 2012 and changed on 19 Jun 2013	Lot 7 RP131749 Lot 8 RP131749 Lot 9 RP131749	Preliminary Approval Overriding the Planning Scheme for a Material Change of Use to establish a Childcare centre	MC009598
2 May 2012	Lot 1 RP187813	Preliminary approval (under s242 of the *Sustainable Planning Act 2009*) for a Material Change of Use for Dwelling Houses, Small Lot Houses, Dual Occupancy, Home Business, Relatives Apartment, Domestic Additions, Domestic Outbuilding and Private Swimming Pool and Reconfiguration of a Lot (1 into 8 lots)	MC012446
22 June 2012	Lot 2 RP122781	Development Permit for Reconfiguring a Lot and Preliminary Approval affecting a Local Planning Instrument for a Material Change of Use (Dwelling Houses and Small Lot Houses) PEET – Reconfiguration (98	MC12091 / SB5471

Date of decision	Location (real property description)	Decision type	File/Map reference
		lots) and PA for MCU (Dwelling Houses and Small Lot Houses)	
22 June 2012	Lot 2 RP75742	Development Permit for Reconfiguring a Lot and Preliminary Approval affecting a Local Planning Instrument for a Material Change of Use (Dwelling Houses and Small Lot Houses) Ausbuild – Reconfiguration (141 lots) and PA for MCU (Dwelling Houses and Small Lot Houses)	MC12092 / SB5472
23 May 2013	Lot 3 RP173523 Lot 2 RP14813 Lot 14 RP869105 Lot 5 RP14813 Lot 6 RP14813 Lot 1 RP59490 Lot 1 RP869105	Preliminary approval affecting a planning scheme for material change of use and reconfiguring a lot	MC007588 / SB004758
10 Jan 2014 and changed on 17 Aug 2015	Lot 51 SP157199 Lot 2 RP84645	Preliminary approval affecting a planning scheme for material change of use for education facility	MCU012926
26 August 2015	Lot 2 RP815077 Lot 1 RP815078 Lot RP865865	Preliminary approval affecting a planning scheme for material change of use for a neighbourhood centre, open space and residential uses	MC010715
18 November 2015	Lot 2 on RP149309 Lot 8 on R1291 Lots 69, 70, 71, 72, 73 & 74 on S31102 Lot 1 on RP133830 Lots 1, 3 & 4 on RP105915 Lot 11 on SP268704 Lot 2 on SP226358 Lot 1 on RP 212251 Lot 1 on RP103265 Lots 1 & 2 on RP140163	Preliminary approval affecting the planning scheme for a Material Change of Use for a master planned urban community, comprising town centre, town centre frame, residential and open space precincts	MCU013287

Date of decision	Location (real property description)	Decision type	File/Map reference
	Lot 1 on RP71630 Lots 83, 84 & 86 on S312432 Lot 247, 252, 255, 256, 257 & 259 on S312432		
4 December 2015	Lot 1 on RP810060	Preliminary Approval (s242 of the Sustainable Planning Act 2009) for a Material Change of Use for Aged Persons and Special Needs Housing, Apartment Building, Display Dwelling, Dual Occupancy, Dwelling House, Home Business, Multiple Dwelling and Estate Sales Office.	MCU013537
15 December 2016	Lot 1 RP123222	Preliminary approval affecting a planning scheme for material change of use for residential uses	MC010624
27 April 2017	Lot 2 SP147566	Preliminary Approval for a Material Change of Use to vary the effect of the Redland Planning Scheme in accordance with s242 of the Sustainable Planning Act and Reconfiguring a Lot – Standard Format – 1 into 45	MCU013561
1 February 2018 (negotiated decision)	Lot 139 S312585 and Part of Lot 3 RP220126	Preliminary Approval under Section 242 of the Sustainable Planning Act in accordance with the Kinross Road East Development Plan, and Standard Format - Stage 1 – 1 into 68 Lots, 3 2 Balance Lots, Park and Road	MCU013930

Date of decision	Location (real property description)	Decision type	File/Map reference
Approved 17 July 2019	Lot 101 on SP 278900 and Lot 0 on SP 2788900	Preliminary approval affecting a local planning instrument (under section 61 of the *Planning Act 2016)* for a material change of use application for mixed use multiple dwelling and ground level commercial office.	MCU19/0003
Court Order 31 July 2020	Lot 29 SP237942, Lots 9 and 10 on RP57455 and Lot 2 RP149315	Preliminary approval (under section 61 of the *Planning Act 2016*) for a Material Change of Use for a Retirement Facility and Relocatable Home Park.	MCU19/0001
Court Order 28 August 2020	Lot 3 SP117065	Preliminary approval (under section 242 of the Sustainable *Planning Act*2009) for a Material Change of Use for a Mixed use Development.	MCU013296
10 November 2020 (negotiated decision)	Lot 2 RP212525	Preliminary approval for a mixed use development and variation request to vary the effect of the Redlands Planning Scheme V7.2	MCU19/0176
16 March 2022	Lot 2 RP212251	Preliminary approval (variation request) for a material change of use to vary the effect of the Redlands Planning Scheme in accordance with section 50(3) of the Planning Act 2016 for a master planned urban community comprising town centre frame, residential and open space precincts.	MCU17/0108
17 August 2022	Lot 1 RP192721	Preliminary Approval (including a variation request) for an	MCU22/0014

Date of decision	Location (real property description)	Decision type	File/Map reference
		Educational Establishment	
4 May 2023	Lot 237 on SL576	Preliminary approval (under section 61 of the *Planning Act 2016)* for a material change of use (variation request) for a reconfiguring a lot for 1 into 18 lots	MCU22/0094
17 July 2024	Lot 1 on RP 844176 Lot 2 on RP 883358 Lot 1 on RP 816807 Lot 4 on SP 141239 Lot 5 on SP 141239	Preliminary Approval for a Material Change of Use for Residential, Retail, Health and Community Uses (land uses listed in Section 1.3 of the Botanix Plan of Development), including a Variation Request to vary the effect of the City Plan in accordance with the Botanix Plan of Development.	MCU23/0100
Development Approval which is substantially inconsistent with the planning scheme			
4 November 2010	Lot 1 RP65410	Development permit for an Apartment Building (5 Units) and Health Care Centre	MC011884
7 September 2016	Lot 11 SL1595 Lot 500 SP197855 Lot 501 SP277507 Lot 16 RP30555 (in part) Lot 500 SP277507 (in part)	Development permit for reconfiguring a lot for 5 into 91 lots	ROL006001
Decision agreeing to a superseded planning scheme request			
1 March 2012	Lot 2 SP196390 Lot 3 SP196390	Development Permit issued under Superseded Planning Scheme for Reconfiguring a Lot into 61 lots and Dwelling Houses	MC011341 / SB005349
1 January 2013	Lot 293 RP31201	Development permit for a dwelling house	MCU013097
23 April 2013	Lot 236 RP31201	Development permit for a dwelling house	MCU012963

Date of decision	Location (real property description)	Decision type	File/Map reference
30 October 2013	Lot 293 RP31201	Dwelling house assessed under superseded planning scheme	MCU013097
14 January 2019	Lot 5 on SP 186484	Development Permit issued under Superseded Planning Scheme for a Material Change of Use for dwelling	MCU19/0006
24 January 2019	Lot 2 on RP86393, Lot 7 on RP14104	Development permit issued under superseded Planning Scheme for Reconfiguring a lot (Rearranging Boundaries 2 into 2 lots)	RAL19/0016
27 February 2019	Lot 1 on RP 97669	Development Permit issued under Superseded Planning Scheme for a Material Change of Use for home based business (equine)	MCU19/0096
8 March 2019	Lot 1 on RP 97308	Development permit issued under superseded Planning Scheme for Reconfiguring a lot (1 into 50 lot subdivision plus road and an open space lot)	RAL19/0071
8 May 2019	Lot 4 on RP89757	Development permit issued under superseded Planning Scheme for Reconfiguring a lot (1 into 2)	RAL19/0038
6 August 2019	Lot 28 RP 116012	Development permit issued under superseded Planning Scheme for Reconfiguring a lot (1 into 2)	RAL19/0099
3 September 2019	Lot 58 RP 148243	Development permit issued under Superseded Planning Scheme for Reconfiguring a Lot 1 into 2 Lots	RAL19/0074

Date of decision	Location (real property description)	Decision type	File/Map reference
16 October 2019	Lot 2 on SP 276794	Development permit issued under superseded Planning Scheme for Reconfiguring a lot (1 into 2)	RAL19/0092
4 November 2019	Lot 1 on RP 173751	Development permit issued under superseded Planning Scheme for Reconfiguring a lot (1 into 2)	RAL19/0097
11 November 2019	Lot 2 on RP 212525	Development permit issued under superseded Planning Scheme for material change of use for mixed use development	MCU19/0176
4 December 2019	Lot 41 RP 128356 and Lot 1 RP 128356	Development Permit issued under Superseded Planning Scheme for a Material Change of Use for multiple dwellings	MCU20/0069
17 August 2020	Lot 1 SP 244046	Decision agreeing to apply a superseded Planning Scheme for a domestic outbuilding that was accepted development subject to requirements.	SPS20/0001

SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC4.2.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

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

SC4.3 *Notation of registration for urban encroachment* provisions under section 267 of the Act

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

Schedule 5 Designation of premises for development

Table SC5.1—Designation of premises for development of infrastructure under section 42 of the Act

Editor's note – the process for designating the following premises for development infrastructure is prescribed by the Act. The Act allows for the designation of development infrastructure by:

1. Minister for state government designated development infrastructure; and
2. Council for local government designated development infrastructure.

The Act requires Council to amend this table when it has received a notice from the Minister of a new state government designation, or change to an existing state government designation for development infrastructure.

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
2 July 1999	Lot 2 C698	Corner of Russell and Wellington Streets, Cleveland (49-51 Wellington Street, Cleveland)	Cleveland Fire Station 1 (g) – Emergency services facilities
1 June 2001	Lot 1 on RP119834 Lot 2 on RP119834 Lot 3 on RP119834 Lot 501 on SP102115	5 Middle Street, Cleveland	1 (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions Further described as: *"Law courts, cells, storage, office functions, amenities, secure parking and support facilities."*
31 March 2000	Affected lot and plan details at the time of designation: Lot 1 on C668 Lot 2 on C668 Lot 3 on C668 Lot 6 on C671 Lot 31 on C145614 Lot 32 on C145614 Lot 43 on C145614 Lot 145 on SL11048 New survey plans have been registered, details are: Lot 1 on SP280786 Lot 2 on SP280786 Lot 3 on SP280786 Lot 4 on SP280786 Lot 5 on SP280786 Lot 43 on SP280786	Corner of Finucane Road and Delancey Street, Cleveland (427-433 Finucane Road, 48, 2-30, 32-46, 50-52, 54-56 Delancy Street and 61-73 and 75-113 Macarthur Street, Cleveland)	1 (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions Further described as: *"Administrative offices, conference, accommodation and training facilities, laboratories, glass houses, packing facilities, material store, regulated public access, car parking, farm manager's on site accommodation, teaching and training facilities, commercial activities, fauna hospital, farm machinery storage and fuel store, research, and extension facilities including but not limited to a diverse range of*

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
	Lot 145 on SP280785 Lot 146 on SP280785		*sciences together with support facilities and a range of primary industries."*
9 June 2000	Lot 29 on SL11549	Corner of Wellington and Weippin Streets, Cleveland (21-31 Weippin Street, Cleveland)	1 (h) hospital and associated institutions Further described as: *"Public and private health facilities plus support facilities including non-acute accommodation, ancillary commercial and medical services, laundry, engineering and maintenance services, teaching and researching facilities, car parking, helipad and accommodation for emergency services."*
3 February 2006	Affected lot and plan details at the time of designation: Lot 1 on CP905844 (part) Lot 139 on SP137447 (part) New survey plans have been registered, details are: Lot 1 on SP 188041	Randall Road, Birkdale	1 (k) operating works under the *Electricity Act 1994*. Further described as: *"Proposed 33/11 kilovolt Birkdale substation".*
30 March 2006	Lot 2 on RP815062 (part)	127 Birkdale Road, Birkdale	1 (o) transport infrastructure
30 March 2006	Lot 2 on SP148430 (part)	2 Haig Road, Birkdale	1 (o) transport infrastructure
30 March 2006	Lot 1 on RP86393 (part)	163 Collingwood Road, Birkdale	1 (o) transport infrastructure
30 March 2006	Lot 2 on RP86393 (part)	167 Collingwood Road, Birkdale	1 (o) transport infrastructure
30 March 2006	Lot 7 on RP14104 (part)	175 Collingwood Road, Birkdale	1 (o) transport infrastructure
30 March 2006	Lot 2 on RP139096 (part)	613 Main Road, Wellington Point	1 (o) transport infrastructure
30 March 2006	Lot 14 on RP113406 (part)	75 Starkey Street, Wellington Point	1 (o) transport infrastructure
30 March 2006	Lot 1 on RP104887	598 Main Road, Wellington Point	1 (o) transport infrastructure

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
30 March 2006	Lot 2 on RP178370 (part)	82 Redland Bay Road, Capalaba	1 (o) transport infrastructure
2 February 2007 (Ministerial Designation)	Lot 3 on SP186598	5-9 Napier Street, Birkdale	Birkdale Ambulance Station (g) Emergency services facilities
16 January 2009	Lot 3 on SP204523	33-37 Gordon Road, Redland Bay	Redland Bay Fire and Rescue Station (g) emergency services facilities Redland City Council - Redland Bay Fire and Rescue Station. The designation for community infrastructure is made subject to the following requirements - An offset for the net benefit of koalas and koala habitat is to be provided as agreed between the Environmental Protection Agency and Department of Emergency Services.
21 January 2009	Affected lot and plan details at the time of designation: Lot 48 on SL12849 New survey plans have been registered, new details are: Lot 148 on SP275009	77 Ziegenfusz Road, Thornlands	Bay View State School 1 (f) - Education facilities
2 December 2011	Lot 2 on CP910606	39 Wellington Street, Cleveland	(7) emergency services facilities (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part. Rebuilding of the Cleveland Ambulance Station and associated facilities on the site.
20 December 2013	Lots 1 and 2 on RP808662 and Lot 2 on SP213903	221 and 223 Mount Cotton Road and 2/10 Natasha Street, Capalaba	(7) emergency services; facilities;

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
			(9) hospitals and associated institutions; and (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part. Development of the Capalaba Emergency Services Precinct (comprising the existing Ambulance Station and proposed extensions to the existing Fire and Rescue Station) and the temporary Fire and Rescue Station and associated facilities.
29 August 2014	Lot 14 on RP122267	24-26 High Street, Russell Island	Russell Island Ambulance Station (7) emergency services facilities (9) hospitals and associated institutions (15) storage and works depots, inc. admin facilities assoc. with provision or maint. of the CID in this part.
16 August 2016	Lot 197 on SP241130 and Lot 198 on SP241130	154 Mount Cotton Road and 53-59 School Road, Capalaba	Capalaba State College and Early Years Service (4) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a QEC approved service under the Education and Care Services Act 2013 is operated, community centres, meeting halls, galleries and libraries (6) educational facilities

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
			(15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part
18 August 2017	Lot 11 C696 Lot 2 C697	20-42 Smith Street, Cleveland	Cleveland District State High School (4) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law is operated or a Queensland education and care approved service under the Education and Care Services Act 2013 is operated, community centres, meeting halls, galleries and libraries; (6) educational facilities (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part The land has been designated for the Cleveland District State High School at Cleveland.
21 December 2018 (Ministerial designation)	Lot 178 on SP155647	3-21 Windemere Road, Alexandra Hills	Alexandra Hills State High School (6) Educational Facilities
6 December 2019 (Ministerial designation)	Lot 18 on SP296433	Dickson Way, North Stradbroke Island	Minjerribah Cemetery (1) cemeteries and crematoriums.
10 January 2020 (Ministerial designation)	Lot 76 on SL4907	14-16 Ballow Road, Dunwich	Minjerribah Quandamooka Arts, Museum and Performance Institute (the QuAMPI)

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
Amended 31 March 2023			(3) community and cultural facilities, including community centres, galleries, libraries and meeting halls.
27 March 2020 (Ministerial designation)	Lot 1 on SP306495	6-12 Mooloomba Road, Point Lookout	Yalingbila Bibula Whale Interpretive Centre (3) community and cultural facilities, including community centres, galleries, libraries and meeting halls.
11 September 2020 (Ministerial designation) Amended 24 June 2022	Lot 4 RP884261 and Lot 1 RP128531	129 and 131 Russell Street, Cleveland	(14) Residential care facilities.
2 October 2020 (Ministerial designation) Amended 3 May 2024	Lot 7 RP160678	28 Dickson Way, Dunwich	Nareeba Moopi Moopi Pa Aged Care Hostel (14) Residential care facilities.
2 October 2020 (Ministerial designation) Amended 9 January 2026	Lot 77 SP150410	51-53 Panorama Drive, Thornlands	Redland District Special School (3) Community and cultural facilities, including community centres, galleries, libraries, and meeting halls (6) educational facilities (9) facilities at which an education and care service under the Education and Care Services National (Queensland) is operated (10) facilities at which a QEC approved service under the Education and Care Services Act 2013 is operated (17) sporting facilities
11 May 2021 (Amended Ministerial designation)	Lot 29 SL11549 and Lot 30 SP106226	21-31 Weippin Street, Cleveland	Redland Hospital (12) Hospitals and health care services.

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
25 June 2021 (Ministerial designation)	Lots 2 and 3 on RP223470, Lot 1 on SL3427, Lot 254 on S31102 and Part of unallocated state land (Serpentine Creek)	38 Longland Road, Redland Bay	Southern Redland Bay Wastewater Treatment Plant (17) Water cycle management infrastructure.
25 June 2021 (Ministerial designation)	Lot 10 RP57621	20-22 Ziengenfusz Road, Thornlands	Carmel College (3) Community and cultural facilities, including community centres, galleries, libraries and meeting halls. (6) Educational facilities
1 October 2021 (Ministerial designation)	Lot 15 on SP304734	14 Sturt Street, Dunwich	Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) Interim Ranger Base (18) Storage and works depots and similar facilities, including administrative facilities relating to the provision or maintenance of infrastructure stated in this part.
3 December 2021 (Ministerial designation)	Lot 2 on SP309555	22 Meissner Street, Redland Bay	Redland Health Care Facility (12) Hospitals and health care services
11 March 2022 (Ministerial designation)	Lot 2 SP111390	93-131 Benfer Road, Victoria Point	Victoria Point State High School (6) Educational facilities
28 October 2022 (Ministerial designation) Amended 19 January 2024	Lot 1 SP330576	350-372 Serpentine Creek Road, Redland Bay	Redland Bay State School (6) educational facilities (9) facilities at which a Queensland Education and Care (QEC) service under the Education and Care Services National Law (Queensland) is operated (10) facilities at which a QEC approved service under the Education and Care Services Act 2013 is operated.
4 August 2023	Lot 10 on SP268336 and Lot 2 on SP157564	124 and 126-128 Link Road, Victoria Point	Victoria Point YMCA Vocational School (6) Educational Facilities

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
22 May 2026 (Ministerial designation)	Lot 100, Lot 101, and Lot 102 on SP306734, Lot 3, Lot 4 and Lot 5 on SP342447, Lot 1 and Lot 2 on RP110831, Lot 1 on RP127130, Lot 3 on RP49638 and adjoining road reserve	97-153 Dundas Street West, 168-182 Delancey Street and 122-134 Sturgeon Street, Ormiston	Ormiston College (3) community and cultural facilities including community centres, galleries, libraries and meeting halls. (6) educational facilities (9) facilities at which an education and care service under the Education and Care Services National (Queensland) is operated. (10) facilities at which a QEC approved service under the *Education and Care Services Act 2013* is operated (17) Sporting facilities
28 August 2026 (Local Government designation)	Lot 1 on RP14143, Lot 2 on R14144, Lot 2 SP146445 and Lot 2 on RP211270.	Birkdale Community Precinct 302 and 362-388 Old Cleveland Road East	Birkdale Community Precinct (3) Community and cultural facilities including community centres, galleries, libraries and meeting halls. (6) Educational facilities (7) Electricity operating works (8) Emergency services facilities (11) Facilities for parks and recreation (12) Hospitals and healthcare services (17) Sporting facilities (18) Waste management facilities (19) Water cycle management infrastructure (20) Storage and works depots and similar facilities, including administrative facilities relating to the provision or maintenance of infrastructure stated in Schedule 5, Part 2d

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of infrastructure
			(21) Any other facility not stated in Schedule 5, Part 2 that is intended mainly to accommodate government functions

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Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

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

Table SC6.1.1—Planning scheme policy index

Planning scheme policy title
Planning Scheme Policy 1 - Environmental significance
Planning Scheme Policy 2 – Infrastructure works
Planning Scheme Policy 3 – Flood, storm tide and drainage constrained land
Planning Scheme Policy 4 – Landslide hazard
Planning Scheme Policy 5 – Structure plans
Planning Scheme Policy 6 – Environmental emissions
Planning Scheme Policy 7 – Multiple dwelling design

SC6.2 Planning Scheme Policy 1 – Environmental significance

To view the planning scheme policy, click here.

SC6.3 Planning Scheme Policy 2 – Infrastructure works

To view the planning scheme policy, click here.

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

To view the planning scheme policy, click here.

SC6.5 Planning Scheme Policy 4 – Landslide hazard

To view the planning scheme policy, click here.

SC6.6 Planning Scheme Policy 5 – Structure plans

To view the planning scheme policy, click here.

SC6.7 Planning Scheme Policy 6 – Environmental emissions

To view the planning scheme policy, click here.

SC6.8 Planning Scheme Policy 7 – Multiple dwelling design

To view the planning scheme policy, click here.

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Schedule 7 Heritage schedule

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

Table SC7.1—Local heritage places

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

No.	Lot and Plan No	Street Address	Locality	Description
20	Lot 171 SL12421	Dickson Way	North Stradbroke Island	Moongalba/Myora Aboriginal Cemetery
21	Lot 152 SP311721	Unnamed Street	North Stradbroke Island	Lazaret Cemetery
22	Road Reserve	The Esplanade, Oxley Parade	Dunwich	Polka Point Draughts Board
23	Lot 3 CP865498	Junner Street	Dunwich	Benevolent Asylum structures
24	Lot 125 SP160702	10 East Coast Road	Dunwich	Dunwich Learning Centre
25	Lot 89 SL5124	Dickson Way	North Stradbroke Island	Water Tanks and Water Pump
26	Lots 704 & 705 D9044	15-17 Welsby Street	Dunwich	Historical Museum
27	Lot 130 SL13002	Mooloomba Road	Point Lookout	Bill North's Cattle Dip
28	Lot 6 SL1335	40 Lucinda Crescent	Point Lookout	Point Lookout Lighthouse
29	Road Reserve	Moongalba Road	Point Lookout	Point Lookout Norfolk Pines (7)
30	Lot 1 AP5382	East Coast Road	Point Lookout	Point Lookout Well
31	Lot 1 A33911	16 Ballow Street	Amity	Amity Point Public Hall
32	Lot 76 RP130935	4 Hume Street	Russell Island	Mrs Fischer's Grave
33	Lot 1 RP31200	25-27 High Street	Russell Island	St Peter's Parish Hall
34	Lot 37 SL5485	107-123 Jackson Road	Russell Island	Jackson's Oval
35	Road Reserve	Weedmore Road Reserve	Russell Island	"Corduroy Road" log sleepers
36	Lot 188 RP133301 and Lot 14 RP127625	57-59 Charles Terrace	Macleay Island	Tim Shea's wetland and waterhole
38	Reserve	Wharf Street – West	Macleay Island	Marine Structure/ Convict Campsite/ Aboriginal Campsite
39	Lot 77 RP907133	5 Brook Haven;	Lamb Island	Harry Brook Reserve
40	Lot 82-86 RP125521; Lot 39 RP131565;	40-42 Pier Haven; 46-48 Nectar Street; and 5-13 Lavender Street	Lamb Island	Dam and Melaleuca Forest

No.	Lot and Plan No	Street Address	Locality	Description
	and Lot 20 SP252656			
41	Reserve	Lucas Drive	Lamb Island	Jetty Shed
42	Reserve	Lucas Drive	Lamb Island	Thomas Lucas' Grave
43	Road Reserve	Tina Avenue	Lamb Island	Mango Trees
44	Lot 148 RP14120	200-204 Mooroondu Road	Thorneside	Thorneside Public Hall
45	Lot 137 SP144276 and Lot 22 SP144276	326-346 Victoria Parade South	Coochiemudlo Island	Community Hall, jetty and steps
46	Lot 24 SP199973	51 Victoria Parade South	Coochiemudlo Island	Norfolk Beach
47	Lot 25 SP199973	245 Victoria Parade West	Coochiemudlo Island	Morton's Steps and stone jetty
49	Part of Lot 106 SP117644	17 Runnymede Road	Capalaba	Mature Tallowwood tree
50	Lots 22 and 23 on SP144276; Lots 24, 25 and 26 on SP199973; Lot 101 on C3281; Plus Road Reserve on Victoria Parade South, West, North and East	Victoria Parade, North, South, East and West	Coochiemudlo Island	Emerald Fringe
51	Lot 93 SL5245	2 Ballow Street, Amity Point	Amity Point	Cabarita
52	Lot 29 SP151524	50-60 Birkdale Road, Birkdale	Birkdale	Somersby Grange
53	Lot 1 RP143286	27 Roger Street, Birkdale	Birkdale	Birkdale House
54	Lot 1 B4271	33 Thorne Road, Birkdale	Birkdale	St George's Anglican Church
55	Lot 6 RP43359	200 Middle Street, Cleveland	Cleveland	Residential Dwelling
56	Lot 5 C14565	19 North Street, Cleveland	Cleveland	Residential Dwelling
57	Lot 3 SP260125	79 Passage Street, Cleveland	Cleveland	Shellim
58	Lot 1 RP181607	61 Princess Street, Cleveland	Cleveland	Callan Doon
59	Lot 6- 8 C730495	24 Queen Street, Cleveland	Cleveland	Methodist (Uniting) Church Hall

No.	Lot and Plan No	Street Address	Locality	Description
60	Lot 6- 8 C730495	24 Queen Street, Cleveland	Cleveland	Uniting Church (Formerly Methodist)
61	Lot 1 RP120477	1 Shore Street East, Cleveland	Cleveland	Residential Dwelling
62	Lot 2 RP142152	3 Shore Street East, Cleveland	Cleveland	Residential Dwelling
63	Lot 502 C14568	151 Shore Street North, Cleveland	Cleveland	Craigielea
64	Lot 1 RP1677	153 Shore Street North, Cleveland	Cleveland	Residential Dwelling
65	Lot 4 RP1677	157 Shore Street North, Cleveland	Cleveland	Residential Dwelling
66	Lot 1 RP211344	162 Shore Street North, Cleveland	Cleveland	Seaforth Cottage
67	Lot 5 C628	103 Passage Street, Cleveland	Cleveland	Residential Dwelling
68	Lot 719 D9044	14 Bingle Road, Dunwich	Dunwich	Former Benevolent Asylum Building
69	Lot 720 D9044	16 Bingle Road, Dunwich	Dunwich	Former Benevolent Asylum Building
70	Lot 721 D9044	18 Bingle Road, Dunwich	Dunwich	Former Benevolent Asylum Building
71	Lot 1 D9046	14 Stradbroke Place, Dunwich	Dunwich	Former Benevolent Asylum Building
72	Lot 1023 D9046	11 Parsons Street, Dunwich	Dunwich	Former Benevolent Asylum Building
73	Lot 2 D9046	12 Stradbroke Place, Dunwich	Dunwich	Former Benevolent Asylum Building
74	Lot 5 CP898073	2 Bayly Street, Dunwich	Dunwich	Police Station Cell Block
75	Lot 1 RP48370	1249-1251 Mount Cotton Road, Mount Cotton	Mt Cotton	Mount Cotton Hall
76	Lot 1 RP69724	1257-1259 Mount Cotton Road, Mount Cotton	Mt Cotton	St Paul's Lutheran Church
77	Lots 65-68 and 79-80 on RP30542 and Lots 81-85 on RP136364	167 Esplanade, Redland Bay	Redland Bay	Redland Bay Hotel
78	Lot 1 RP30547 and Lot 1 RP30550	228-234 Gordon Road, Redland Bay	Redland Bay	Methodist Church
79	Lot 1 SP127719	6 Melrose Court, Redland Bay	Redland Bay	Residential Dwelling
80	Lot 22 SP115509	214 School of Arts Road, Redland Bay	Redland Bay	Mt Carmel Orchard – Belcher's House

No.	Lot and Plan No	Street Address	Locality	Description
81	Lot 42 SL7635	38-64 High Street, Russell Island	Russell Island	Russell Island State School
82	Lot 1 RP216885	55 Colburn Avenue, Victoria Point	Victoria Point	The Point
83	Lot 38, part Lot 145 SL4362, part Lot 2 RP123972 and part Lot 36 S31103	424 Cleveland Redland Bay Road (Corner Colburn Av) Victoria Point	Victoria Point	Charles Snow Environmental Education Centre (Eprapah)
84	Lot 17 and 18 RP40809	17-18 Esplanade, Wellington Point	Wellington Point	Residential Dwelling
85	Lot 139 RP14151	35 Fernbourne Road, Wellington Point	Wellington Pont	Casuarina Cottage
86	Lot 8 SP188629	2 Raife Close, Wellington Point	Wellington Point	The Palms
87	Lots 64 and 65 RP14152	6 Harris Street, Wellington Point	Wellington Point	Residential Dwelling
88	Lot 165 CP888464	452-478 Main Road, Wellington Point	Wellington Point	Wellington Point State School
89	Lot 164 CP888464	480-482 Main Road, Wellington Point	Wellington Point	Wellington Point Schools Principals House (Former)
90	Lot 2 RP155349	493 Main Road, Wellington Point	Wellington Point	Residential Dwelling
91	Lot 123 RP219139	11 Station Street, Wellington Point	Wellington Point	Residential Dwelling
92	Lot 118 SP138750	17-19 Station Street, Wellington Point	Wellington Point	St James Anglican Church

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Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
MCU	Material change of use as defined in the *Planning Act 2016*
ROL	Reconfiguring a lot as defined in the *Planning Act 2016*
the Act	*Planning Act 2016*
the Regulation	*Planning Regulation 2017*
the SP Act	*Sustainable Planning Act 2009* (repealed)
the SP Regulation	*Sustainable Planning Regulation 2009* (repealed)

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Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adopted 6 March 2019 Effective 4 April 2019	2	Minor	The amendment provides clarity around design and siting criteria for dual occupancy development
Adopted 5 June 2019 Effective 17 July 2019	3	Administrative, Minor and Planning Scheme Policy Amendment	Miscellaneous general amendments
Adopted 29 January 2020 Effective 19 February 2020	4	Major	Miscellaneous major amendments including zone changes.
Adopted 4 November 2020 Effective 18 November 2020	5	Administrative and Minor Amendment	Miscellaneous general amendments
Adopted 19 January 2022 Effective 9 February 2022	6	Administrative and Minor Amendment	Miscellaneous general amendments
Adopted 14 September 2022 Effective 5 October 2022	7	Major	The amendment includes additional properties of European Heritage into Schedule 7 – Heritage Schedule.
Adopted 25 October 2022 Effective 9 November 2022	8	Administrative and Minor Amendment	The amendment includes updates to Schedule 7 – Heritage Schedule and miscellaneous amendments including format and presentation changes
Adopted 15 March 2023 Effective 5 April 2023	9	Minor Amendment	The amendment includes updates to Schedule 2 – Mapping including: • Update MSES to reflect the latest State mapping. • Minor changes to MLES to reflect recent development approvals. • Ensure MSES and MLES are shown on separate maps.

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adopted 18 May 2023 Effective 25 May 2023	10	Administrative Amendment	The amendment includes updates to Schedule 2 - Mapping to remedy mapping errors which resulted in properties being incorrectly mapped as containing MLES.
Adopted 19 June 2024 Effective 31 July 2024	11	Administrative and Minor Amendment	Miscellaneous general amendments.
Adopted 17 October 2024 Effective 14 November 2024	12	Administrative Amendments	Miscellaneous general amendments.
Adopted 18 June 2025 Effective 3 July 2025	13	Administrative and Minor Amendment	Miscellaneous general amendments.
Adopted 17 September 2025 Effective 10 November 2025	14	Major Amendment	The amendment includes changes to: • MDR, LMDR and TA zone codes; • reconfiguring a lot code; • tables of assessment for LMDR and MDR zones; and • the addition of Planning Scheme Policy 7 – Multiple Dwelling Design.