

Attachment 11

Planning Scheme Assessment

Scenic Rim Planning Scheme Code Response

6.2.18 Special Purpose Zone Code

Table 6.2.18.2.1 - Consistent Uses and Potentially Consistent Uses in the Special Purposes Zone - Bulk Water Storage Precinct

Table not applicable as the land is not in the Special Purposes Zone – Bulk Water Storage Precinct.

6.2.18.3 Assessment Benchmarks

Table 6.2.18.3.1— Assessable Development - Bromelton State Development Area Precinct (BSDA)

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Lot Design			
<p>PO1 Reconfiguring a lot creates lots of an appropriate size, dimensions and arrangement which ensures intended uses can be conducted in a manner consistent with the purpose and overall outcomes of the zone.</p>	<p>AO1 Reconfiguring a Lot complies with the requirements of Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>	<p>Not Applicable The proposed development does not involve Reconfiguring a lot.</p>	
Infrastructure and Services			
<p>PO2 Development: (1) does not interfere with or adversely impact upon any existing, planned or adjacent infrastructure; (2) does not place an adverse loading on any existing or planned infrastructure; and (3) is extended only where it can be readily supported by appropriate infrastructure.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>	<p>Complies with PO2 The site is not connected to reticulated infrastructure. Sandy Creek Road is a two (2) lane sealed road which currently supports the movement of heavy vehicles from Bromelton North Quarry, and other activities on Sandy Creek Road. The road pavement was upgraded around 2016. Having regard to the sight distances at the site access, and the ability to provide queuing onsite, no upgrade works are considered necessary.</p>	

Table 6.2.18.3.2 - Accepted and Assessable Development - Bulk Water Storage Precinct

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Height			
PO1 Development is of a height that: (1) is low rise; and (2) does not detract from the amenity and privacy of <i>adjoining premises</i> .	AO1 Building height (excluding <i>infrastructure activities</i>) does not exceed 2 storeys with a maximum height of 8.5m.	Not Applicable Proposed development is not accepted or assessable development within bulk water storage precinct.	

Table 6.2.18.3.3 - Assessable Development - Bulk Water Storage Precinct

Table is not applicable as the site is not in the Bulk Water Storage Precinct

9.3.6 Extractive Industry Code

9.3.6.3 Assessment Benchmarks

Table 9.3.6.3.1— Criteria for Assessable Development - Groundwater Extraction Only

Table is not applicable as groundwater extraction is not proposed.

Table 9.3.6.3.2 — Criteria for Assessable Development- Extractive Industry (other than *groundwater extraction*)

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Siting and Location			
PO10 An <i>Extractive industry</i> is located on a site which has sufficient area to mitigate noise, light, dust and vibration impacts from blasting, by providing for adequate setback of operations from: (1) road frontages; (2) site boundaries; (3) bulk water supply infrastructure;	AO10 A development being: (1) a hard rock extraction and processing activity involving blasting is not carried out within: (a) 40m of any boundary of the site; or (b) 200m of Bulk Water Supply Infrastructure as identified on	Complies with AO10 The existing quarry currently has approval for blasting. A noise and air quality assessment has been undertaken in relation to the proposed development. Blasting activities will continue to occur, being regulated by conditions imposed on the EA.	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>(4) surrounding residential uses; and (5) other <i>sensitive land uses</i>.</p>	<p>Overlay Map OM-09-A Regional Infrastructure Overlay - Water and Wastewater Infrastructure; or (c) 1km of any residential premises not associated with the use, land included within a <i>residential zone</i> or other <i>sensitive land uses</i>; or (2) an extractive and/or processing activity not involving blasting is not carried out within: (a) 30m of any boundary of the site; or (b) 200m of Bulk Water Supply Infrastructure as identified on Overlay Map OM-09-A Regional Infrastructure Overlay - Water and Wastewater Infrastructure; or (c) 500m of any <i>sensitive land use</i> not associated with the use, or land included within a <i>residential zone</i>; or (3) an extraction and/or processing activity is contained within the Resource and Processing area of the Key Resource Area (KRA), as shown in the State Planning Policy Guideline: Mining and Extractive Resources.</p> <p><i>Note - a topographic feature providing a natural buffer between extractive and processing activities and a sensitive use may justify provision of a lesser setback distance.</i></p>		
Amenity			
PO11	AO11 No acceptable outcome is prescribed.	Complies with PO11	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>The development protects existing visual amenity having regard to the characteristics of the site, the resource, the surrounding area and the character of the locality.</p>		<p>The site is not subject to any specific scenic amenity mapping or overlays of national, State or local significance. The existing and potential vistas of the existing and proposed development at selected viewpoint are included as part of Section 3.4 of the Planning Assessment Report.</p>	
<p>PO12 An <i>Extractive industry</i> does not impact on the scenic qualities of the area and maintains significant vistas.</p>	<p>AO12 Extraction and processing activities are screened from view from any major road or any land included in a <i>residential zone</i> and adjacent <i>sensitive land uses</i>.</p>	<p>Complies with PO12 Due to the topography of the area, the potential viewpoints are to the north and east. To mitigate the potential views associated with the east pit from the surrounding viewpoints, a landscape buffer consisting of two (2) rows of native trees will be planted along the north of the east pit. No mitigation measures are warranted for the existing processing plant and west pit as these areas will remain largely unchanged as a result of this application (refer Section 3.4 of the Planning Assessment Report).</p>	
Environmental Impacts			
<p>PO13 Environmental management requirements for the <i>Extractive industry</i> are properly identified in an Environmental Management Plan prepared by a <i>suitably qualified person</i> and submitted to Council that demonstrates appropriate management practices to protect environmental standards, by addressing the following: (1) Air quality; (2) Stormwater; (3) Noise;</p>	<p>AO13 No acceptable outcome is prescribed.</p>	<p>Complies with PO13 A revised Environmental Management Plan has been prepared which addresses the matters identified in PO13, where relevant (refer Attachment 7 – Environmental Management Plan).</p> <p>These matters will continue to be regulated in accordance with the EA conditions, imposed by DES.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer						
(4) Waste; (5) Water quality including, erosion and sedimentation control; (6) Stream bed and bank stability; (7) Landscape and rehabilitation; (8) Workplace procedures; (9) Emergency and hazard procedures; (10) Flora and fauna protection; and (11) Auditing and review.									
Noise and Vibration									
<p>PO14 An <i>Extractive industry</i> provides for blasting, crushing, screening and loading to be carried out safely and in accordance with best practice management standards so that disturbance to the amenity of surrounding land uses is minimised.</p>	<p>AO14 Blasting and other operations are confined to the periods identified in Table 9.3.6.3.3 (Extractive Industry Operations Periods).</p> <p>Table 9.3.6.3.3 Extractive Industry Operation Periods</p> <table border="1" data-bbox="663 815 1151 1243"> <thead> <tr> <th data-bbox="663 815 887 903">Column 1 Extractive Industry Activity</th> <th data-bbox="887 815 1151 903">Column 2 Hours of Operation</th> </tr> </thead> <tbody> <tr> <td data-bbox="663 903 887 1074">Blasting operations</td> <td data-bbox="887 903 1151 1074">9am to 5pm Monday to Friday. No operations Saturday, Sunday or public holidays.</td> </tr> <tr> <td data-bbox="663 1074 887 1243">Other operations</td> <td data-bbox="887 1074 1151 1243">6am to 7pm Monday to Friday. 7am to 4pm Saturday No operations Sunday or public holidays.</td> </tr> </tbody> </table> <p><i>Note - maintenance of plant equipment and vehicles may occur outside of the hours of operation prescribed in the above table provided it can be demonstrated that the use will comply with the outcomes of the General Development Provisions Code.</i></p>	Column 1 Extractive Industry Activity	Column 2 Hours of Operation	Blasting operations	9am to 5pm Monday to Friday. No operations Saturday, Sunday or public holidays.	Other operations	6am to 7pm Monday to Friday. 7am to 4pm Saturday No operations Sunday or public holidays.	<p>Complies with PO14 The current activity operates during the hours of 6:00am to 6:00pm Monday to Friday and 7.00am to 5:00pm Saturday.</p> <p>Blasting activities only occur between 9:00am to 5:00pm Monday to Friday, except in an emergency.</p> <p>No operations on Sunday or Public Holidays.</p> <p>It is not proposed to alter these hours of operation.</p> <p>The proposed development has been subject to air quality and noise assessments, having consideration to the cumulative impacts of the adjacent Bromelton Quarry. These assessments confirmed that, subject to implementation of mitigation measures, the amenity of sensitive receptors will not be negatively impacted by the proposed development.</p>	
Column 1 Extractive Industry Activity	Column 2 Hours of Operation								
Blasting operations	9am to 5pm Monday to Friday. No operations Saturday, Sunday or public holidays.								
Other operations	6am to 7pm Monday to Friday. 7am to 4pm Saturday No operations Sunday or public holidays.								

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>Note - Extractive industry operations, both permanent or temporary, may only occur outside of the hours of operation specified in the above table provided that it can be demonstrated that the use will comply with the outcomes of the General Development Provisions Code</p>	<p>These matters will continue to be regulated in accordance with the EA conditions, imposed by DES.</p>	
Water Quality			
<p>PO15 An <i>Extractive industry</i> provides on-site drainage that is designed, constructed and maintained so as to:</p> <ul style="list-style-type: none"> (1) avoid erosion; (2) prevent pollution of groundwater and surface water; (3) protect downstream water quality; and (4) provide opportunities to recycle water for reuse in processing, washing and/or screening materials, dust suppression and on product stockpiles, overburden stockpiles, revegetation or rehabilitation areas and wheel wash facilities. 	<p>AO15.1 Diversion channels are constructed to divert clean stormwater away from extraction and disturbed areas.</p>	<p>Complies with AO15.1-AO15.4 Stormwater devices have been reviewed to ensure ongoing compliance with best practice management. These devices will capture water for treatment prior to discharge off site. Any discharge will be managed to ensure no environmental harm occurs off site.</p>	
<p>AO15.2 Sediment basins are provided as required to detain stormwater from extraction and disturbed areas to ensure no off-site discharge causes <i>environmental harm</i>.</p>			
<p>AO15.3 Bunding, treatment and disposal of wastes ensures no <i>environmental harm</i> is caused.</p>			
<p>AO15.4 Lining or other suitable treatment of erosion prone areas is established and maintained at discharge points.</p>			
Roads			
<p>PO16 The safety and amenity of residential uses fronting the haulage route is not compromised through dust and extracted materials on roads.</p>	<p>AO16 No acceptable outcome is prescribed.</p> <p>Note - Fulfilment of this performance outcome may include that:</p> <ul style="list-style-type: none"> (1) the load is covered; and 	<p>Complies with PO16 The haulage route, including Sandy Creek Road, is already sealed.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	(2) <i>wheel cleaning equipment is used to prevent wastes, stone and soil adhering to wheels and being deposited on access roads.</i>		
<p>PO17 Vehicle access to, from, and within the <i>Extractive industry</i> site is provided to:</p> <p>(1) be adequate for the type and volume of traffic generated;</p> <p>(2) not create or worsen any traffic hazard;</p> <p>(3) not have adverse effects on the amenity of the locality; and</p> <p>(4) ensure disturbance to surrounding land uses is minor and that impacts from emissions are minimised.</p>	<p>AO17.1 The proposed haulage route to and from the site is along sealed roads and does not require heavy vehicles to traverse residential or rural residential streets.</p>	<p>Complies with AO17.1 The haulage route remains unchanged. Material will be primarily transported north on Sandy Creek Road before connecting to the state-transport network. Sandy Creek Road is sealed.</p>	
	<p>AO17.2 The haulage route is on roads that are designed and constructed to a standard to meet the needs of the traffic generated by the use without compromising the safety and amenity of residential uses fronting the haulage route.</p>	<p>Complies with AO17.2 Sandy Creek Road is a two (2) lane sealed road which currently supports the movement of heavy vehicles from Bromelton North Quarry, and other activities on Sandy Creek Road. Having regard to the sight distances at the site access, and the ability to provide queuing onsite, no upgrade works are considered necessary.</p>	
Public Safety			
<p>PO18 An <i>Extractive industry</i> is designed and operated to minimise impacts on the safety of persons not associated with the use.</p>	<p>AO18 Fencing that is 1.8 metre in height is erected and maintained to prevent unauthorised access to active areas including:</p> <p>(1) roads;</p> <p>(2) excavation areas (excluding rehabilitated areas);</p> <p>(3) buildings and machinery; and</p> <p>(4) any areas which may pose a health or safety risk to persons.</p>	<p>Complies with PO18 No changes to the existing site fencing is proposed, or required, to prevent unauthorised access.</p>	
Rehabilitation			

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>PO19 Rehabilitation of an <i>Extractive industry</i> site achieves:</p> <ul style="list-style-type: none"> (1) restoration and rehabilitation of excavated areas progressively over the life of the development to achieve a stable and environmentally sustainable landform that is suitable for a future land use; (2) progressive/staged rehabilitation works that minimises the visual impact of large tracts of extracted areas; (3) appropriate clean-up works (taking particular account of areas of possible soil contamination); (4) an agreed landform and soil profiles; (5) suitable revegetation; (6) provision of suitable financial bonds to ensure rehabilitation works occur; (7) the rehabilitation, with native riparian vegetation, of streams, creeks and drainage lines; and (8) the removal and proper disposal of machinery, rubbish, stockpiles, site office and other infrastructure resulting from the use. 	<p>AO19.1 The <i>Extractive industry</i> provides for all rehabilitation works to be undertaken in accordance with an approved final landform design and site rehabilitation plan prepared by a <i>suitably qualified person</i> (Master Rehabilitation Plan).</p> <p>AO19.2 A Master Rehabilitation Plan will include:</p> <ul style="list-style-type: none"> (1) general rehabilitation actions and concepts; (2) indicative staging of proposed operations over the entirety of the area subject to approval; (3) criteria for preparation of Detailed Rehabilitation Plans for each stage including: <ul style="list-style-type: none"> (a) all technical aspects of rehabilitation including restoration works, earthworks and re-vegetation works including plant species and densities; (b) erosion and sediment control actions associated with restoration; (c) anticipated life of the stage and any progressive rehabilitation works planned; (d) any on-going maintenance for the applicable stage; and (e) accurate boundaries for each applicable stage; (4) Criteria for the provision of suitable financial bonds to ensure the effective return of disturbed areas to 	<p>Complies with PO19 The site will be rehabilitated as required by the EA to be a safe, stable, free drainage and self-sustaining landform. A Rehabilitation Management Plan is provided in Section 4.7 of the EMP (refer Attachment 7 – Environmental Management Plan).</p> <p>The final land use is identified as rural. Should an alternative land use be sought be the landowners, this will be subject to further assessment under the SDA Development Scheme.</p> <p>Rehabilitation is required prior to the surrender of the EA and regulated by DES. Further regulation of rehabilitation by the Department or Council is not necessary.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>acceptable land use suitability including:</p> <ul style="list-style-type: none"> (a) the submission of a rehabilitation bond prior to the commencement of each stage; (b) the bond to be based on an anticipated full rehabilitation cost for the stage area by a third party; and (c) provisions for the annual review of the bond taking into account CPI, actual excavated area and rehabilitation works completed; and <p>(5) A process for the approval by Council of detailed Rehabilitation Plans prior to the commencement of each stage.</p>		
<p>PO20 Rehabilitation allows for:</p> <ul style="list-style-type: none"> (1) the use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation; (2) the safety of the public and native fauna; (3) appropriate water depth and batter slopes, which can support aquatic vegetation; and (4) water quality of a standard which can support aquatic vertebrates and invertebrates. 	<p>AO20 No acceptable outcome is prescribed.</p>	<p>Complies with PO20 The Rehabilitation Management Plan as included in section 4.7 of Attachment 7 – Environmental Management Plan ensures that water bodies are to be converted to clean water storages where retained in the final landform. To ensure safety of public and native fauna, terminal benches are to be battered to varying slopes depending upon the geotechnical properties of the substrate. Residual void batters are expected to have a face slope varying between 15⁰ to 80⁰, and the final overall batter slopes will be 45⁰ to 58⁰, depending on the geotechnical properties of the substrate (refer</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
		Attachment 7 – Environmental Management Plan).	

9.4.2 Earthworks, Construction and Water Quality Code

9.4.2.3 Assessment Benchmarks

Table 9.4.2.3.1—Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Earthworks			
PO1 Earthworks do not result in increased instability of the subject or adjoining lands.	AO1.1 Retaining walls: (1) are designed and certified by a <i>suitably qualified person</i> ; and (2) do not include timber products where located or proposed to be: (a) located on public land; or (b) set back from a boundary adjoining public land a distance less than the height of the retaining wall.	Complies with PO1 Works associated with the establishment of the stormwater basin will ensure that areas of fill are compacted in accordance with Australian Standards to avoid instability to adjoining land.	
	AO1.2 All areas of fill are compacted in accordance with: (1) <i>Australian Standard 3798:1996 - Guidelines on Earthworks for Commercial and Residential Developments</i> ; and (2) <i>Australian Standard 2870:1996 - Residential Slabs and Footings - Construction</i> .		
PO2 Development undertaken in areas of existing traffic flow provides for traffic to continue to be able to reach its destination without significant delay.	AO2 Development ensures that where the temporary diversion of traffic is necessary: (1) permission for a temporary road closure is obtainable from the Police, and a detour is provided via existing roads; or	Not Applicable No works are proposed in areas of existing traffic flow.	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>(2) a temporary detour is provided within or adjoining the site; or</p> <p>(3) if no detour is available, traffic flows are managed to ensure minimum disturbance to road users.</p>		
Damage to Existing Infrastructure			
<p>PO3 Earthworks do not result in an unnecessary disturbance to existing infrastructure.</p>	<p>AO3</p> <p>(1) Development is designed to maintain the location of existing infrastructure, including depth of cover to underground infrastructure; or</p> <p>(2) Where disturbance to existing infrastructure is unavoidable:</p> <p>(a) underground infrastructure that is covered to a greater depth is provided with access for maintenance and inspection purposes; or</p> <p>(b) underground infrastructure that is uncovered, or has cover reduced to less than the applicable standard, is relocated or otherwise protected from damage; or</p> <p>(c) above ground infrastructure is repositioned to a location that complies with the applicable standards.</p>	<p>Not Applicable Earthworks are not proposed in proximity to existing Council infrastructure.</p>	
Removal of Vegetation, Stumps and Dumped Waste			
<p>PO4 Disposal of waste generated from construction activities: (1) is managed in a manner not to cause <i>environmental harm</i>;</p>	<p>AO4.1 Vegetation waste involving development sites of more than 5 hectares is chipped or burnt in an approved pit burner.</p> <p>Editor's Note - Chipping is the preferred method of vegetation disposal. Chipped vegetation can be used</p>	<p>Complies PO4 Vegetation cleared from the site will be appropriately removed, or used onsite where appropriate.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>(2) complies with relevant legislation; and (3) does not to occur on site.</p>	<p><i>as soil cover for exposed areas to assist sediment control.</i></p>	<p>All waste generated on the site will be disposed of in accordance with the Waste Management Plan (refer Attachment 7 – Environmental Management Plan).</p>	
	<p>A04.2 Small quantities of waste are taken to an appropriate landfill facility.</p>		
	<p>A04.3 Development involving contaminated waste is disposed of in an approved manner under the Environmental Protection Act 1994.</p>		
	<p>A04.4 All unconsolidated fill, builder’s rubble, or other waste is removed from the site prior to the completion of works.</p>		
Siting and Removal of Dams			
<p>PO5 Existing dams: (1) do not create a safety hazard; (2) are located on a single lot; and (3) where removed, the land is shaped and compacted back to its natural state.</p>	<p>A05.1 Development in urban areas results in the removal of all dams.</p>	<p>Not Applicable The site is not located in an urban area.</p>	
	<p>A05.2 Development in the Rural Zone or Rural Residential Zone only retains dams where they are fully contained within one lot.</p>	<p>Not Applicable The site is not located in the Rural Zone or Rural Residential Zone.</p>	
	<p>A05.3 The land affected by a dewatered dam shall be returned to its natural state by: (1) shaping the land to its natural form or in accordance with a development approval; and (2) compaction of the soil.</p>	<p>Not Applicable Dewatering of dams is not proposed.</p>	
Amenity			
<p>PO6</p>	<p>A06 No acceptable outcome is prescribed.</p>	<p>Complies with PO6</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Earthworks are conducted in a manner which minimises disruption to nearby <i>sensitive receivers</i> having regard to: (1) hours of operation; (2) traffic movement on access roads and within the site; (3) minimising timeframes for earthworks.		Works associated with the construction of the stormwater basin will occur within day time hours.	
PO7 Earthworks are conducted in a manner which reduces their visual impact.	AO7 Earthwork areas are grassed or landscaped immediately upon completion to a standard commensurate with their surrounds.	Complies with PO7 Areas disturbed during the construction of the stormwater basin will be re-grassed following completion of the works.	
Dust Management			
PO8 Dust from development does not create <i>environmental harm</i> and minimises impacts on <i>sensitive receivers</i> .	AO8.1 Development provides for the suppression of dust during construction or earthworks.	Complies with AO8.1 Dust suppression will be used during the construction of the stormwater basin where required.	
	AO8.2 Haul routes for bulk earthworks are located as far as practical from <i>sensitive receivers</i> .	Not Applicable Bulk earthworks are not included as part of the proposed development.	
PO9 Spoil piles, stockpiles and borrow pits are located and managed to not create a dust nuisance and to minimise impacts on <i>sensitive receivers</i> .	AO9.1 Spoil piles, stockpiles and borrow pits are located as far as practical from <i>sensitive receivers</i> .	Not applicable Spoil piles, stockpiles and borrow pits are not required to facilitate the proposed development.	
	AO9.2 Spoil piles, stockpiles and borrow pits, operating for greater than one week, are covered.		
Stormwater Management – Protecting Water Quality and Hydrological Processes			
PO10 Development is planned and designed considering site land-use constraints to allow the	AO10.1 Development demonstrates it has minimised disturbance to: (1) natural drainage;	Complies with PO10 A Stormwater Management Plan has been prepared. This plan identifies the location and size of the proposed stormwater	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>provision of stormwater management systems that avoid or minimise adverse impacts on environmental values of receiving waters.</p> <p><i>Editor's Note - A site stormwater quality management plan prepared by a suitably qualified person is required to inform the layout of the development and to demonstrate compliance with the requirement</i></p>	<p>(2) areas with erosive, dispersive, sodic and/or saline soils; (3) acid sulfate soils; (4) groundwater levels; and (5) landscape features and vegetation.</p>	<p>basin, required to capture water from the east pit. Existing basins across the broader site do not require alteration.</p> <p>Water captured in the basins will be treated prior to discharge off site, in a manner which ensure environmental harm does not occur (refer Attachment 7 – Environmental Management Plan).</p>	
	<p>AO10.2 A stormwater management system has sufficient site area to service the requirements of the development.</p>		
	<p>AO10.3 Stormwater management systems: (1) are located outside of wetlands, waterways and riparian areas; and (2) prevent increased channel bed and bank erosion.</p> <p><i>Editor's Note - The approximate location of wetlands and waterways can be found on Environmental Significance Overlay Map – Wetlands and Waterways OM-04-D and Environmental Significance Overlay Map – Local Watercourses OM-04-E</i></p>		
<p>PO11 Construction activities for the development avoid or minimise adverse impacts on sediment mobilisation, stormwater quality and hydrological processes.</p>	<p>AO11.1 An erosion and sediment control program (ESCP) demonstrates that release of sediment-laden stormwater is avoided or minimised by achieving the design objectives listed in Table 9.4.2.3.2 - Construction Phase – Stormwater Management Design Objectives.</p> <p>OR</p> <p>AO11.2</p>	<p>Complies with PO11 An erosion and sediment control plan will be prepared and provided for Council endorsement prior to the commencement of site works associated with the stormwater basin.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>The ESCP demonstrates how stormwater quality will be managed so that target contaminants are treated to a design objective at least equivalent to Table 9.4.2.3.2 - Construction Phase – Stormwater Management Design Objectives.</p>		
<p>PO12 Development manages stormwater to avoid or minimise the environmental impacts of stormwater discharge on the quality and waterway hydrology of receiving waters.</p> <p><i>Editor's Note - A site stormwater management plan prepared by a suitably qualified person is provided that demonstrates development can be managed to achieve compliance with the stormwater management design objectives.</i></p>	<p>AO12 Development is managed so that it meets the objectives in Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives.</p>	<p>Complies with AO12 The development is a quarry, and as such operates under an EA. The objectives in Table 9.4.2.3.4 relate to pollutants generated in typical urban development settings (i.e., Nitrogen and Phosphorus), however these load sources and respective objectives are not related to quarry operations, being a designated environmentally relevant activity (extractive operation).</p> <p>The site EA identifies the relevant source pollutants, and the subsequent management system comprises a series of sediment basins (refer Attachment 7 – Environmental Management Plan).</p> <p>Each sediment basin is proposed to retain up to the 1 in 5 year ARI 24h duration rainfall event, which is the industry standard, and will treat all retained surface water as required prior to discharging from the site, in accordance with the conditions of the EA.</p>	
<p>PO13 Development prevents increased bed and bank erosion in receiving waterways by limiting</p>	<p>AO13 The development is designed to: (1) minimise impervious areas;</p>	<p>Complies with PO13 The site sediment basins are proposed to retain the 1 in 5y 24 hour duration rainfall event, and subsequently the development</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
changes in run-off volume and peak flows.	<p>(2) maximise opportunities for capture and reuse of stormwater;</p> <p>(3) incorporate natural channel design principles; and</p> <p>(4) achieve the waterway stability objectives listed in Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives.</p> <p><i>Note - The waterway stability objective listed in Table 9.4.2.3.4 applies if development drains to an unlined waterway within or downstream of the site where there is an increased risk of erosion due to changes in hydrology.</i></p>	will not increase peak flows for all AEP events up to and including the 1% AEP critical duration.	
<p>PO14 Development protects in-stream ecology by maintaining pre-development low-flow discharge regimes.</p>	<p>AO14 No acceptable outcome is prescribed.</p>	<p>Complies with PO14 The site does not directly discharge into any designated stream or waterway. All pre-development flow regimes will be preserved, as each sediment basin is required to capture, then treat and release surface water at acceptable water quality limits into the receiving environment in accordance with EA conditions.</p>	
<p>PO15 Development ensures that the entry and transport of contaminants into stormwater is avoided.</p> <p><i>Note - Prescribed water contaminants are defined in the Environmental Protection Act 1994.</i></p>	<p>AO15 No acceptable outcome is prescribed.</p>	<p>Complies with PO15 The existing and proposed development is and will be managed in accordance with the EA which regulates stormwater matters.</p>	
Point Source Wastewater Management (Other than Contaminated Stormwater and Sewage)			
PO16	AO16.1	Not applicable	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>Development involving wastewater discharge (other than contaminated stormwater and sewage) to a waterway avoids or minimises adverse impacts to ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.</p>	<p>Where the development involves the discharge of wastewater (other than contaminated stormwater and sewage), a wastewater management plan (WWMP) is prepared by a <i>suitably qualified person</i> and addresses:</p> <ul style="list-style-type: none"> (1) wastewater type; (2) climatic conditions; (3) water quality objectives; (4) soil conditions and natural hydrology; and (5) best practice environmental management. <p>Note - Development is designed to achieve the prescribed water quality objectives for Waterways in accordance with the Environmental Protection (Water) Policy 2009.</p> <p>AO16.2 The WWMP prepared in AO16.1 provides that wastewater is managed in accordance with a waste-management hierarchy that:</p> <ul style="list-style-type: none"> (1) avoids wastewater discharges to waterways; or (2) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. 	<p>Wastewater discharge is not proposed.</p>	
Non-tidal artificial waterways			
<p>PO17 The location of artificial waterways:</p>	<p>AO17 No acceptable outcome is prescribed.</p>	<p>Not Applicable Non-tidal artificial waterways are not required as part of the proposed development.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>(1) avoids groundwater-recharge areas;</p> <p>(2) incorporates low lying areas of a catchment connected to an existing waterway;</p> <p>(3) does not disturb natural wetlands and any associated buffer areas;</p> <p>(4) minimises disturbing soils or sediments; and</p> <p>(5) avoids altering the natural hydrologic regime in nutrient hazardous areas.</p>			
<p>PO18 Stormwater is treated before discharge into a non-tidal artificial waterway.</p>	<p>AO18 Before being discharged into an artificial waterway, stormwater is treated to achieve the applicable stormwater management design objectives outlined in:</p> <p>(1) Table 9.4.2.3.2- Construction Phase – Stormwater Management Design Objectives;</p> <p>(2) Table 9.4.2.3.3 - Construction phase – Stormwater Management Design Objectives for Temporary Drainage Works; and</p> <p>(3) Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives.</p>	<p>Not Applicable Discharged to non-tidal artificial waterways is not proposed.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>PO19 Any artificial waterway is designed, constructed and managed in a way that avoids or minimises adverse impacts on ecological processes, water quality, flood capacity, waterway integrity, and ecosystem and human health.</p> <p><i>Editor's Note - A suitably qualified registered professional engineer, Queensland (RPEQ) with specific experience in establishing artificial waterways is required to demonstrate compliance with the requirement.</i></p>	<p>AO19 No acceptable outcome is prescribed.</p>	<p>Not Applicable No artificial waterways are proposed.</p>	

9.4.4 Landscaping Code

9.4.4.3 Assessment Benchmarks

Table 9.4.4.3.1— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Retention of Trees			
<p>PO1 Landscaping: (1) is sensitive to existing site conditions, topography and scenic and landscape characteristics; (2) as far as practicable, retains existing vegetation of ecological value; and (3) protects and enhances the existing character and amenity of the site, street and surrounding area.</p>	<p>AO1 Development; (1) ensures the retention of existing trees where practicable; and (2) ensures: (a) retained planting is protected in accordance with <i>AS 4970 2009 - Protection of Trees on Development sites</i>; or (b) that where significant trees and vegetation cannot practicably be retained, mature vegetation of the same or similar species is provided elsewhere on the development site.</p>	<p>Complies with PO1 To mitigate the potential views associated with the east pit from the surrounding viewpoints, a landscape buffer consisting of two (2) rows of native trees will be planted along the north of the east pit (refer Section 3.4 of Planning Assessment Report).</p>	
Preferred Species			
<p>PO2 Landscaping: (1) predominately uses native species suitable to the location of the development; and (2) avoids the introduction or spread of weed species and pests.</p>	<p>AO2 Development ensures that: (1) at least 50% of trees are species selected from Planning Scheme Policy 2 - Landscape Design - Part 4 Preferred Landscape Species; and (2) plants listed in the <i>Biosecurity Act 2014</i> are not used.</p>	<p>Complies with AO2 The landscaping required as part of the proposed development will ensure that at least 50% of the species used will be selected from Planning Scheme Policy 2 - Landscape Design - Part 4 Preferred Landscape Species.</p>	
Landscaping - where not otherwise specified			

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>PO3 Development, where no specific landscape requirements are stated in this Code, incorporates landscaping designed to:</p> <ul style="list-style-type: none"> (1) enhance and soften the visual and built form attributes of a development; (2) complement the existing design and character of landscaping on adjacent sites; (3) integrate the development with its surroundings; and (4) reflect the landscape character of the locality. 	<p>A03 Development incorporates <i>aesthetic landscaping</i> which meets the standards in Planning Scheme Policy 2 - Landscape Design.</p>	<p>Not Applicable Landscaping requirements for the proposed development are specified in PO15 below.</p>	
Climate Control and Energy Efficiency			
<p>PO4 Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.</p>	<p>A04 Climate control and energy efficiency design meets the standards in Planning Scheme Policy 2 - Landscape Design.</p>	<p>Not Applicable Given the site location and nature of the activity, consideration of climate control and energy efficiency is not required.</p>	
Protection of Buildings and Infrastructure			
<p>PO5 Development ensures that the location and type of planting does not have an adverse effect on building foundations or electricity infrastructure such as overhead and underground utility services.</p>	<p>A05.1 Planting is not undertaken within a public utility easement or within 3 metres of overhead or underground utility services.</p> <p>A05.2 Plant species will not damage building foundations or overhead and underground utility services.</p> <p>A05.3 Vegetation used in landscaping adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity and will not encroach within 3 metres of a substation boundary.</p>	<p>Complies with A05.1-A05.3 Trees are proposed along the northern boundary of the east pit, which is not within proximity of an existing buildings, public utility easements and underground utility services.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Landscaping Bonds			
<p>PO6 Development ensures the timely and proper performance and maintenance of landscape works.</p>	<p>AO6 Development provides a bond equivalent to: (1) the cost of proposed landscape works; and (2) maintenance works required until landscape plantings are established.</p> <p><i>Note - A bond may be provided in stages in line with identified stages of development.</i> <i>Note - Bonding would not generally be required for minor landscaping.</i></p>	<p>Not Applicable Landscape works will not become a Council asset, therefore a bond is not applicable.</p>	
Aesthetic Landscaping			
<p>PO7 Development in the: (1) Community Facilities Zone; (2) District Centre Zone; (3) Industry Zone; (4) Local Centre Zone; (5) Major Centre Zone; (6) Minor Tourism Zone; (7) Mixed Use Zone (Commercial/Industrial Precinct); and (8) Township Zone (Where no precinct applies), provide <i>aesthetic landscaping</i> to: (a) enhance and soften the built form; (b) enhance the streetscape character; (c) contribute to attractive streets; and (d) be consistent with the local character having regard to the zone in which the site is located.</p> <p><i>Note - this outcome does not apply where buildings are not set back from the street or a public space boundary</i></p>	<p>AO7 An <i>aesthetic landscape</i> strip is provided being: (1) a minimum width of: (a) 2 metres where located in the Industry Zone, Mixed Use Zone (Commercial/Industrial Precinct) or Community Facilities Zone; and (b) 1 metre where located in any other listed Zone; and (2) within the site boundaries adjacent to all street and public place boundaries; and (3) designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.</p>	<p>Not Applicable The site is not located in a listed zone.</p>	
Buffer Landscaping			
<p>PO8</p>	<p>AO8</p>	<p>Not Applicable</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p><i>Buffer landscaping</i> within the following zones is designed to minimise impacts on land in an adjoining <i>residential zone</i> having regard to visual amenity and privacy:</p> <p>(1) Community Facilities Zone; (2) District Centre Zone; (3) Local Centre Zone; (4) Major Centre Zone; and (5) Minor Tourism Zone.</p>	<p>On all common boundaries with land in a <i>residential zone</i>, development provides:</p> <p>(1) <i>buffer landscaping</i> with a minimum width of 2 metres designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or</p> <p>(2) a solid screen fence 1.8m high.</p> <p>Note: <i>In areas of MLES or MSES, fencing or buffer landscaping is designed to be wildlife-friendly.</i></p>	<p>The site is not located within a listed zone.</p>	
Screen Landscaping			
<p>PO9</p> <p><i>Screen landscaping</i> that screens the development from a <i>residential zone</i>, and maintains visual amenity and privacy, is provided to all development within the following zones:</p> <p>(1) Industry Zone; (2) Low Density Residential Zone; (3) Low-Medium Density Residential Zone; and (4) Mixed Use Zone (Commercial/Industrial Precinct).</p>	<p>AO9</p> <p>On all common boundaries with land in a <i>residential zone</i>, development provides:</p> <p>(1) <i>screen landscaping</i> with a minimum width of:</p> <p>(a) 3 metres if located in the Industry Zone or Mixed Use Zone (Commercial/Industrial Precinct); or</p> <p>(b) 2 metres if located in any other listed Zone; or</p> <p>(2) a solid screen fence 1.8 metres high.</p> <p><i>Screen landscaping</i> shall be designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.</p> <p>Note - <i>In areas of MLES or MSES, fencing or buffer landscaping is designed to be wildlife-friendly.</i></p>	<p>Not Applicable</p> <p>The site is not located within a listed zone.</p>	
Street Landscaping			
<p>PO10</p> <p>Development includes street landscaping that enhances the character of the local area and:</p> <p>(1) incorporates shade trees;</p>	<p>AO10</p> <p>Development:</p> <p>(1) provides street trees along each road frontage of the site at whichever is the greater of:</p> <p>(a) 1 tree per 10 metres of road frontage; or</p>	<p>Not Applicable</p> <p>The existing and proposed quarry pits are appropriately distanced from the Sandy Creek Road frontage. Existing street trees and located along the</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>(2) contributes to the continuity, character and form of existing and proposed streetscapes in the locality, including streetscape works;</p> <p>(3) incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape;</p> <p>(4) incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area; and</p> <p>(5) minimises risk to the natural environment and damage to infrastructure and built structures.</p>	<p>(b) 1 tree per 400m² of site area; and</p> <p>(2) uses trees selected from Planning Scheme Policy 2 - Landscape Design - Part 4 Preferred Landscape Species; and</p> <p>(3) provides streetscape in accordance with standards in Planning Scheme Policy 2 - Landscape Design.</p>	<p>road frontage. The establishment of further street trees are not required.</p>	
Outdoor Storage Areas			
<p>PO11 Development ensures outdoor storage and waste storage areas are screened from view from the street and public spaces.</p>	<p>AO11 Outdoor storage and waste storage areas are screened from the street or a public space, by way of either:</p> <p>(1) 2 metre wide <i>screen landscaping</i> designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or</p> <p>(2) a solid 1.8 metre high screen fence.</p>	<p>Complies with PO11 The existing waste storage areas and processing areas are to remain unchanged. Landscaping is discussed in response to PO15.</p>	
Hardstand Areas			
<p>PO12 Development provides <i>buffer landscaping</i> that ensures vehicle parking, public areas and common areas enhance the amenity and safety of the site and mitigate impacts associated with expanses of hardstand area.</p>	<p>AO12 <i>Buffer landscaping</i> of vehicle parking, public areas and common areas meets the standards in Planning Scheme Policy 2 - Landscape Design.</p>	<p>Not Applicable No change to vehicle parking areas is proposed. As such, further buffer landscaping of vehicle parking is not required.</p>	
Landscaping for Specific Uses			

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>PO13 <i>Animal keeping</i> provides for: (1) landscaping: (a) that enhances and softens the visual and built form attributes of a development; and (b) integrates the development with its surroundings; and (2) landscaping that buffers the development and any incompatible uses and provides privacy for <i>sensitive receivers</i>.</p>	<p>AO13 Where visible from an adjoining road or <i>sensitive receiver</i> not associated with the development, development provides: (1) <i>buffer landscaping</i> designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) a solid 1.8 metre high screen fence.</p>	<p>Not Applicable Animal keeping is not included as part of the proposed development.</p>	
<p>PO14 <i>A Tourist park, Relocatable home park or a Retirement facility</i> mitigates potential visual impacts of the development by including appropriate screening and separation from the street and <i>sensitive receivers</i>.</p>	<p>AO14.1 A solid 1.8 metre high screen fence is provided for the full length of any common property boundary adjoining a <i>sensitive receiver</i>.</p>	<p>Not Applicable A Tourist Park, Relocatable home park or a Retirement facility is not included as part of the proposed development.</p>	
	<p>AO14.2 A 3 metre wide <i>screen landscape</i> is provided to the front, side and rear property boundaries of the site designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.</p>		
<p>PO15 <i>An Extractive industry</i> is screened from roads, public areas and neighbouring properties for the life of the activity, having regard to: (1) the characteristics of the site and surrounding area; (2) the resource being extracted; and (3) the landscape character of the locality.</p>	<p>AO15.1 No existing vegetation is cleared within buffer areas.</p>	<p>Complies with PO15.1 The current operation does not extend to the ultimate approved footprint. The proposed east pit extends beyond that currently permitted by the Court Order. Given the site context, it is expected the view of the operation from dwellings to the north and east will remain largely unchanged. Passing views will be experienced by motorists traveling along Sandy Creek Road. A vegetated buffer is proposed along</p>	
	<p>AO15.2 Shrubs and trees are either retained or planted to: (1) screen the activities on the site from any public area; and (2) provide a <i>screen landscape</i> at least 30 metres wide along all boundaries.</p>		
	<p>AO15.3 Where there is no existing vegetation to form an adequate screen, planted mounds are erected</p>		

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>within 10 metres of the property boundary: (1) with a maximum slope of 1 in 3; and (2) a minimum height of 1.2 metres such as to impede the line of site from adjoining residences and public places.</p>	<p>the north boundary of the east pit to assist in screening the operation from view (refer Section 3.4 of the Planning Assessment Report).</p>	
	<p>AO15.4 A Landscape Plan, prepared by a <i>suitably qualified person</i>, will be submitted to Council which provides for: (1) an overall concept plan for <i>screen landscaping</i>; (2) for <i>screen landscaping</i> to be planted in advance of stages; (3) maintenance of vegetation; and (4) proposed criteria and staging for the submission of the landscape bond for the establishment and maintenance of landscaping.</p>		
	<p>AO15.5 Landscaping meets the standards in Planning Scheme Policy 2 - Landscape Design.</p>		
<p>PO16 A <i>medium density residential activity</i> provides for: (1) landscaping: (a) that enhances and softens the visual and built form attributes of a development; and (b) integrates the development with its surroundings; (2) landscaping that screens the development from incompatible uses and provides privacy for <i>sensitive receivers</i>;</p>	<p>AO16 A development: (1) provides <i>aesthetic landscaping</i> in accordance with Planning Scheme Policy 2 - Landscape Design; and (2) provides a landscaped area within the front setback, which comprises a minimum of 70% soft landscaping.</p>	<p>Not Applicable The proposed development is not a medium density residential activity.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
(3) landscaping that ensures vehicle parking, public areas and common areas enhance the amenity of the site and mitigate impacts associated with expanses of hardstand area.			
<p>PO17 Large scale structures associated with: (1) <i>Intensive animal industry</i> (not being a poultry farm); (2) <i>Intensive horticulture</i>; (3) <i>Renewable energy facility</i>; (4) <i>Wholesale nursery</i>; and do not present an appearance of bulk to a <i>residential zone, sensitive land uses, roads</i> or public places adjacent to the development through <i>buffer landscaping, design</i> or distance.</p>	<p>AO17 Development: (1) provides <i>buffer landscaping</i> where the development is visible from a <i>residential zone, existing sensitive receivers, roads</i> or public places; and (2) ensures that landscaping is designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.</p>	<p>Not Applicable The proposed development does not include structures associated with Intensive animal industry, Intensive horticulture, Renewable energy facility or Wholesale nursery.</p>	

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

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

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

9.4.3 Infrastructure Design Code

9.4.3.3 Assessment Benchmarks

Table 9.4.3.3.1—Assessable Development

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Infrastructure Access and Maintenance			
PO1 Infrastructure is designed and constructed to provide easy access for maintenance and to minimise maintenance costs.	AO1.1 All elements of the stormwater drainage network are provided with access and allow for maintenance in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Not Applicable No infrastructure is to become a Council asset.	
	AO1.2 <i>Local government infrastructure</i> on private property is provided with access easements in accordance with the Planning Scheme Policy 1: Infrastructure Design.		
	AO1.3 Trenches for underground services are in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.		
Stormwater Infrastructure			
PO2 The stormwater network is designed to: (1) result in no net increase in stormwater leaving the site; or (2) contribute towards a catchment wide quantity control system.	AO2 No acceptable outcome is prescribed.	Not Applicable No infrastructure is to become a Council asset. Notwithstanding this the stormwater basin has been designed to capture and treat water prior to release off site.	
PO3 The stormwater network is designed to improve stormwater quality and minimise stormwater quality deterioration.	AO3.1 Stormwater quality improvement devices are provided on all car parking areas with a capacity greater than 8 vehicles.	Complies with PO3 The site EA identifies the relevant source pollutants, and the subsequent management system comprises a series	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>A03.2 Stormwater quality is controlled through the provision of features designed to reduce contaminants such as excess nutrients and petrochemicals.</p>	<p>of sediment basins (refer Attachment 7 – Environmental Management Plan).</p> <p>Each sediment basin is proposed to retain up to the 1 in 5 year ARI 24h duration rainfall event, which is the industry standard, and will treat all retained surface water as required prior to discharging from the site, in accordance with the conditions of the EA.</p>	
<p>PO4 Stormwater infrastructure is designed and constructed:</p> <ul style="list-style-type: none"> (1) in accordance with natural channel design principles instead of a constructed channels where there is no natural flow path; (2) to minimise erosion; (3) to not locate major overland flow paths on private property in urban areas; (4) to prevent obstruction of the drainage network; (5) to preserve public safety; and (6) to connect to the stormwater network where available. 	<p>A04 Stormwater infrastructure is designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Complies with PO4 Refer to Response PO3 above.</p> <p>The development is a quarry, and as such operates under its own Environmental Authority (EA), It is noted that the References Standards in Table 6.4.1 of Planning Scheme Policy 1 relate to design criteria required for typical urban development settings, however these standards are not related to quarry operations, being a designated environmentally relevant activity (ERA) (extractive operation).</p>	
Allotment Drainage			
<p>PO5 In urban areas, development provides for allotment runoff to be:</p> <ul style="list-style-type: none"> (1) connected to the stormwater network where the lot drains to the road and/or occupiable lot; or 	<p>A05 Inter-lot drainage is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Complies with A05 The proposed development is not located in an urban area.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
(2) discharged to a gravel pit where the lot drains to a park or drainage reserve.			
Pavements and Road Works			
<p>PO6 Road pavements are of sufficient depth to provide a minimum 20 year design life based on design traffic speeds and traffic capacity.</p>	<p>A06 Road pavements are provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable The proposed development does not include the construction of road pavements.</p>	
<p>PO7 Development obtains access from a road and transport route which ensures the safe, efficient and comfortable operation of external roads having regard to:</p> <ul style="list-style-type: none"> (1) the number and types of vehicles generated by the development; (2) ensuring pavement design, standard and width can carry the additional number and types of vehicles generated by the development without undue physical impact on the road or pavement life; (3) ensuring road and access driveway design caters for anticipated vehicles and vehicle use in the development, enabling suitable manoeuvrability and safety, and avoiding congestion; (4) the functional classification of the road from which it gains access; (5) the location of access points; (6) the potential for conflict between vehicles, pedestrians, cyclists and other road users; 	<p>A07 Road design and construction is in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Complies with PO7 The proposed development seeks approval to produce 800,000 tonnes of quarry material per annum. The current truck fleet consists of a mixture of trucks, truck and dog and b-doubles. It is not proposed to alter the existing fleet. 15 staff will continue to be employed at the site. Sandy Creek Road is a two (2) lane sealed road which currently supports the movement of heavy vehicles from Bromelton North Quarry, and other activities on Sandy Creek Road. The road surface was upgraded around 2016. Having regard to the sight distances at the site access, and the ability to provide queuing onsite, no upgrade works are considered necessary.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>(7) the design of pedestrian access along roads giving access to the site; and (8) the desired speed environment.</p>			
<p>PO8 Development minimises conflict points when locating and designing intersections.</p>	<p>AO8 Development is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable No new access points to Sandy Creek Road are proposed. The existing access is appropriate for the number of vehicles required to support an increased extraction rate.</p>	
<p>PO9 Development provides traffic management to ensure the safe operation of the intersection.</p>	<p>AO9 Intersections, including uncontrolled intersections, round-a-bouts, signalised intersections and grade separated intersections are designed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable No new intersections are proposed.</p>	
<p>PO10 The design and design capacity of a pavement: (1) is adequate for the role the pavement will play in the transport network for vehicle, pedestrian or other traffic; (2) prevents pooling of water on a pavement in other than a major flood event; (3) provides that line marking, including crossings, is designed and applied to ensure the safe movement of traffic; (4) provides guideposts and road signage that adequately warn all road users of hazards to traffic movements and delineate the course of the road; and (5) ensures services, including electricity, water, sewerage and communications, are not located beneath the pavement</p>	<p>AO10 Design and construction of pavement is in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable Refer to response AO6 above. No works to Sandy Creek Road have been identified.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>other than where necessary to cross the pavement and:</p> <ul style="list-style-type: none"> (a) at a right angle to the road boundary; or (b) at an angle not greater than 45 degrees to the road boundary. 			
<p>PO11 A sealed surface is provided to pavements to minimise dust, maximise pavement longevity and minimise maintenance based on the function of the road or surfaced area.</p>	<p>AO11 Design and construction of pavement surface is in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable Refer to response AO6 above. No works to Sandy Creek Road have been identified.</p>	
<p>PO12 Edging is provided to sealed surfaces where traffic volumes are significant or there are significant vehicle movements from off the sealed surface onto the sealed surface to prevent erosion of the sealed surface.</p>	<p>AO12 Design and construction of pavement edging is in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable No works in Sandy Creek Road are proposed.</p>	
<p>PO13 Kerb and channel is provided within all urban areas.</p>	<p>AO13 Kerb and channel is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design in all land within the:</p> <ul style="list-style-type: none"> (1) Low-Density Residential Zone; (2) Low-Medium Density Residential Zone; (3) Major Centre Zone; (4) District Centre Zone; (5) Local Centre Zone; (6) Township Zone; (7) Mixed Use Zone; and 	<p>Not Applicable The site is not located in an urban area.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	(8) Industry Zone.		
<p>PO14 Kerb and channel is provided where stormwater flows in table drains will result in the erosion of the table drain.</p>	<p>AO14 Development is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable No works in Sandy Creek Road are proposed.</p>	
<p>PO15 Upright kerb is provided in all locations where lot access is not to be provided but kerb and channel is to be provided.</p>	<p>AO15 Kerbs are designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable No works in Sandy Creek Road are proposed.</p>	
<p>PO16 Verges to roads are adequate to accommodate: (1) safe and efficient movement of all users, including pedestrians and cyclists; (2) on-street parking; (3) street tree planting; and (4) utility infrastructure, including stormwater management and run-off from road surfaces.</p>	<p>AO16 Verges are designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable No works in Sandy Creek Road are proposed.</p>	
<p>PO17 Table drains are provided where roadside stormwater flows can be contained within the road reserve, stormwater flows are insufficient to cause significant erosion of the table drain and a grass cover can be maintained within the table drain.</p>	<p>AO17 Table drains are designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable No works in Sandy Creek Road are proposed.</p>	
<p>PO18</p>	<p>AO18 Development provides:</p>	<p>Not Applicable No works in Sandy Creek Road are proposed.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Cross drainage is managed so to retain the functionality of the road or paved surface.	(1) cross drainage to roadways and paved surfaces in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design ; or (2) diversion of cross drainage around the roadway or paved surface.		
<p>PO19</p> <p>Development provides for on-street parking considering:</p> <p>(1) safety;</p> <p>(2) the functional classification of the road; and</p> <p>(3) the location of any intersections or access points.</p>	<p>AO19</p> <p>On-street parking is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p> <p><i>Note - The provision of on-street parking is in addition to any parking required under the Parking and Access Code.</i></p>	<p>Not Applicable</p> <p>On street parking is not required along Sandy Creek Road.</p>	
<p>PO20</p> <p>The road network is designed to:</p> <p>(1) maximise vehicular, pedestrian, cycle and other transport network user safety; and</p> <p>(2) maximise the efficiency of the network considering construction cost and maintenance and operating costs.</p>	<p>AO20</p> <p>The road network is designed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable</p> <p>Any works to Sandy Creek Road will be subject to further assessment by Council provision of pedestrian and cycle movements is not considered appropriate given the rural nature of the area and nature of the proposed activity.</p>	
Electricity and Communications			
<p>PO21</p> <p>Development provides electricity and communications infrastructure. Such infrastructure is located and designed to:</p> <p>(1) minimise the visual impact of the infrastructure;</p> <p>(2) be located for ease of maintenance; and</p>	<p>AO21</p> <p>Services are provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Complies with PO21</p> <p>The existing and proposed development continues to utilise electricity infrastructure as part of its operational processes. No further infrastructure connections are required. As such, the visual impact of the continued use of this existing electricity connection is expected. No change to maintenance is expected.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
(3) provide warning tape to enable detection of underground cables when excavating.		No works are proposed which would warrant warning tape.	
External Works			
PO22 Where access to the external infrastructure network is to be provided development must construct the connection of the premises to the external infrastructure network.	AO22 No acceptable outcome is prescribed.	Not Applicable Construction for the connection to external infrastructure networks in not required.	
PO23 The design of the infrastructure network and any connection to the external network is constructed to an appropriate standard and does not diminish the safety and efficiency of the infrastructure network.	AO23 Connection to external infrastructure is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design .	Not Applicable Construction for the connection to external infrastructure networks in not required.	
Bridges			
PO24 Development provides for bridges to be: <ul style="list-style-type: none"> (1) safe for all users; (2) minimise the accumulation of debris on the bridge or its supporting structures; and (3) provided instead of culverts where there is a significant risk of clogging. 	AO24 Bridge design and construction is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design .	Not Applicable The construction of bridges is not required as part of the proposed development.	
PO25 Development provides for bridges to equitably provide space for all likely users.	AO25 Development provides for bridges which: <ul style="list-style-type: none"> (1) provide for separate pedestrian space where the road class provides for a pathway and/or bikeway in the road profile in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design; 	Not Applicable The construction of bridges is not required as part of the proposed development.	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	(2) provide the opportunity for the future addition of separate pedestrian space; and (3) prevent access for vehicles where the bridge has not been designed to carry vehicles.		
PO26 Where the infrastructure network designs require infrastructure to cross waterways, bridges are designed to make provision for the carriage of: (1) water supply pipes; (2) sewerage pipes; and (3) electricity or telephone cables.	AO26 No acceptable outcome is prescribed.	Not Applicable The construction of bridges is not required as part of the proposed development.	
Local Area Traffic Management Devices			
PO27 Development provides for local area traffic management devices to be designed and constructed to ensure devices: (1) do not become a traffic hazard; (2) result in a diminished speed environment; (3) do not incorporate elements which would reduce visibility of hazards for traffic below that limits for the speed environment; (4) are removable at low cost; (5) are incorporated into an area that there is a clear delineation between main traffic routes and minor local streets; and (6) do not result in a traffic hazard at the local area traffic management device	AO27 Development is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.	Not Applicable Local area traffic management devices are not required as part of the proposed development.	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
due to traffic storing at an intersection.			
Street Furniture			
<p>PO28 Development provides for street furniture to be:</p> <ul style="list-style-type: none"> (1) designed and constructed to ensure they do not become a traffic hazard; (2) designed and constructed to be safe for users and passing pedestrians; (3) designed to a consistent theme used in, or intended for, the locality; (4) designed to ensure they do not impede the maintenance of services located within the road verge; (5) designed to provide an aesthetic streetscape and incorporate landscaped elements; and (6) designed, located and constructed so that pedestrian and bicycle movement is not impeded. 	<p>AO28 Street furniture is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable Street furniture is not required as part of the proposed development.</p>	
Parks			
<p>PO29 Where development provides recreation space, the design of the recreation space and any furniture or recreation equipment or facilities is safe and accessible for all users.</p>	<p>AO29.1 Development provides that the design of recreation space conforms to the principles of crime prevention through environmental design (CEPTD).</p>	<p>Not Applicable Public open space is not required as part of the proposed development.</p>	
	<p>AO29.2 Development provides that recreation spaces, including all furniture or recreation equipment, are in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>		

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>AO29.3 Development provides for recreation spaces designed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>		
Lighting			
<p>PO30 Lighting infrastructure: (1) is consistent with the expected capacity of the use; (2) upgrades existing networks where current capacity is insufficient for the needs of the use; and (3) is in keeping with the character of the location.</p>	<p>AO30 Lighting infrastructure is provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p>	<p>Not Applicable The construction of lighting infrastructure is not required as part of the proposed development.</p>	
Landscaping of Public Areas			
<p>PO31 Landscaping of parks, streets and future public places is designed to: (1) enhance and soften the built form; (2) enhance the streetscape character; (3) contribute to attractive streets and public spaces; and (4) be in keeping with the character of the location.</p>	<p>AO31 Landscaping of future public lands is provided in accordance with the standards in Planning Scheme Policy 6: Landscaping for Public Areas.</p>	<p>Not Applicable Landscaping of public places or reserves is not required as part of the proposed development.</p>	

9.4.5 Parking and Access Code

9.4.5.3 Assessment Benchmarks

Table 9.4.5.3.1— Criteria for Accepted Development and Assessable Development

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Parking Provision Rates			
<p>PO1 Development provides for sufficient vehicle and service vehicle parking on site to satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to the particular circumstances of the premises including the:</p> <ol style="list-style-type: none"> (1) nature, intensity and hours of operation of the use; and (2) the existing and expected future traffic conditions in the surrounding area. 	<p>AO1 Development provides the number of vehicle and service vehicle parking spaces on site identified in Table 9.4.5.3.3 - Car and Service Vehicle Parking.</p> <p><i>Note - Car parking for people with disabilities must be addressed in accordance with the provisions of the National Construction Code, Volume 1, Part D3.5 Accessible Carparking.</i></p>	<p>Complies with PO1 Table 9.4.5.3.3 seeks for an extractive industry operation to provide car parking spaces at a rate of:</p> <ul style="list-style-type: none"> - 1 space per 2 employees; and - 1 visitor space. <p>The current operation employs 15 staff. This is not expected to change as a result of the proposed development. There is sufficient space adjacent to the office and workshop area for light vehicle parking. All visitors currently park adjacent to the weighbridge prior to accessing the site. Given the nature of the site, formalisation of these existing car parking areas is not required.</p>	
Vehicle Access and Manoeuvring			
<p>PO2 Vehicle parking areas are designed to:</p> <ol style="list-style-type: none"> (1) provide for safe and efficient vehicle movements throughout the site; (2) minimise conflict between vehicles and pedestrians; and (3) provide for safe and efficient ingress and egress points. 	<p>AO2 All vehicles are able to enter and exit the site in a forward direction.</p>	<p>Complies with AO2 The existing access to the site allows for all vehicles the enter and exit in a forward direction.</p>	

Table 9.4.5.3.2—Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Car Park Design and Layout			
<p>PO1 Vehicle parking areas are located and designed to:</p> <ul style="list-style-type: none"> (1) provide for safe and efficient movement of vehicles and pedestrians throughout the site; (2) minimise conflict between vehicles and pedestrians; (3) clearly delineate safe pedestrian movement; (4) provide for safe and efficient ingress and egress points; (5) provide for safety and security of users and pedestrians; (6) incorporate on-site landscaping; and (7) minimise the impact of vehicle parking on adjacent uses. 	<p>A01.1 Each car space provided has a minimum width of 2.4 metres and a minimum length of 5.4 metres.</p>	<p>Complies with PO1 Vehicle parking areas associated with the Bromelton North Quarry will remain unchanged as there will be no increase in the number of employees operating the site, and therefore the existing parking areas will continue to provide enough space onsite for parking, a standing bay available near the site office and weighbridge. The proposed development will retain the onsite area to ensure haulage vehicle queuing does not extend into Sandy Creek Road.</p>	
	<p>A01.2 Each parking bay provided for a <i>heavy vehicle</i> has the minimum dimensions specified below:</p> <ul style="list-style-type: none"> (1) Articulated vehicle (AV): minimum width of 3.5 metres and a minimum length of 17.5 metres; (2) Heavy rigid vehicle (HRV): minimum width of 3.5 metres and a minimum length of 11 metres; and (3) Small rigid vehicle (SRV): minimum width of 3.5 metres and a minimum length of 6.7 metres. 		
	<p>A01.3 All internal car park aisles have a minimum width of 6.2 metres.</p>		
	<p>A01.4 All vehicles are able to enter and exit the site in a forward direction.</p>		

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>AO1.5 Carpark and internal road pavements are constructed:</p> <p>(1) in the Rural and Rural Residential Zones, to at least 100mm of gravel pavement with cross drainage; or</p> <p>(2) in any other zone:</p> <p>(a) to at least 100mm of gravel pavement with a bitumen or asphaltic seal and cross drainage; or</p> <p>(b) of concrete.</p>		
Driveway Access			
<p>PO2 Vehicle access to a development:</p> <p>(1) responds to the needs of the use having regard to volume, frequency and type of vehicle generation;</p> <p>(2) provides for the safety of drivers and pedestrians;</p> <p>(3) provides unimpeded access for emergency and essential service vehicles; and</p> <p>(4) does not impact on the efficiency or safety of the external road network.</p>	<p>AO2.1 Driveway access is designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p> <p>AND</p> <p>AO2.2 The minimum driveway access dimensions for a <i>heavy vehicle</i> complies with <i>Table 3.1, Section 3 of AS2890.1:2004 Parking Facilities - Part 1: Off-street Car Parking.</i></p>	<p>Complies with PO2 The existing vehicle access will remain unchanged. Vehicles enter and exit the site in a forward gear, ensuring the safety of drivers as well as the external road network is maintained. There is sufficient area on site to ensure all queuing of vehicles occurs within the site.</p>	
<p>PO3 The parking spaces are designed to be:</p> <p>(1) useable by the occupants and visitors including disabled persons;</p> <p>(2) easily accessible from the building;</p> <p>(3) located to encourage off-street parking;</p> <p>(4) located and designed to maintain or improve the character of the</p>	<p>AO3.1 Entry and exit points to the car park are clearly signposted.</p> <p>AO3.2 All parking spaces are freely available for use by a development's employees and visitors during the business hours of the use.</p>	<p>Complies with PO3 The existing car parking areas are suitable for the nature of the activity, and will continue to operate unchanged as a result of this application. Light vehicle parking areas are located adjacent to staff facilities and are separated from areas frequented by heavy vehicle and quarry machinery. All vehicle parking will occur</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer		
surrounding area; and (5) located within the development site.		on site.			
	A03.3 Above ground or multi-level parking areas are designed, articulated and use finishes of a quality equal to or better than adjoining development.				
PO4 The parking area provides: (1) clearly marked parking spaces of adequate dimensions; (2) adequate manoeuvring area for parking spaces; (3) a clear, safe, and effective circulation system; and (4) sufficient queuing area for vehicles entering or leaving the site.	A04.1 The parking area is designed in accordance with <i>AS2890.1:2004 - Parking Facilities – Part 1: Off-street Car Parking</i> .	Complies with PO4 Adequate parking and manoeuvring area will continue to be provided adjacent to the site office and weighbridge facility to ensure sufficient vehicle flow and queuing areas for vehicles on the site.			
	A04.2 Small car parking is: (1) limited to a maximum of 10% of the total spaces provided; (2) physically separated from standard sized spaces; and (3) signposted as small car parking.				
	A04.3 The layout of the parking area assists in controlling traffic circulation and parking movements, and in limiting vehicle speeds.				
	A04.4 Parking, turning movements or intersection aisles are not located in a queuing area.				
	A04.5 Queuing spaces are provided in accordance with the table below. <table border="1" data-bbox="591 1430 1099 1476"> <thead> <tr> <th data-bbox="591 1430 853 1476">Static capacity of car</th> <th data-bbox="853 1430 1099 1476">Queue spaces</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		Static capacity of car	Queue spaces	
Static capacity of car	Queue spaces				

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer								
	<table border="1"> <thead> <tr> <th data-bbox="595 162 855 194">park</th> <th data-bbox="860 162 1102 194"></th> </tr> </thead> <tbody> <tr> <td data-bbox="595 197 855 245">1 to 60 spaces</td> <td data-bbox="860 197 1102 245">2</td> </tr> <tr> <td data-bbox="595 248 855 296">61 to 100 spaces</td> <td data-bbox="860 248 1102 296">3</td> </tr> <tr> <td data-bbox="595 300 855 370">Greater than 100 spaces</td> <td data-bbox="860 300 1102 370">As per table 3.3, AS 2890.1</td> </tr> </tbody> </table> <p data-bbox="595 373 1102 587">A04.6 Development, which is located on a minor road, provides one queuing space with a minimum length of 6 metres measured from the property boundary.</p>	park		1 to 60 spaces	2	61 to 100 spaces	3	Greater than 100 spaces	As per table 3.3, AS 2890.1		
park											
1 to 60 spaces	2										
61 to 100 spaces	3										
Greater than 100 spaces	As per table 3.3, AS 2890.1										
<p data-bbox="85 603 568 641">PO5</p> <p data-bbox="85 644 568 880">Parking areas are constructed to a standard: (1) suitable for the vehicles and frequency of use associated with development; and (2) that does not to cause environment nuisance.</p>	<p data-bbox="595 603 1102 641">A05</p> <p data-bbox="595 644 1102 1021">The standard of constructed surfaces, including parking areas, internal roads and driveway accesses: (1) reflects the type of vehicles associated with the use; (2) reflects the frequency of use; (3) reflects the nature of the development; and (4) minimises noise and dust impacts on adjacent <i>sensitive land uses</i>.</p>	<p data-bbox="1124 603 1630 641">Complies with PO5</p> <p data-bbox="1124 644 1630 951">As the number of employees will remain unchanged, the parking areas on the site will continue to provide for the frequency of vehicles entering the site. As these areas are within proximity of established operational areas on the site, it is anticipated that no environmental nuisance will be associated with these parking areas.</p>									
<p data-bbox="85 1037 568 1075">PO6</p> <p data-bbox="85 1078 568 1171">Safe and segregated pedestrian paths are provided within the parking area that provide access to the use.</p>	<p data-bbox="595 1037 1102 1075">A06</p> <p data-bbox="595 1078 1102 1203">No acceptable outcome is prescribed.</p>	<p data-bbox="1124 1037 1630 1075">Not Applicable</p> <p data-bbox="1124 1078 1630 1171">The pedestrian paths are not required as part of the proposed development to the existing quarry.</p>									
<p data-bbox="85 1219 568 1257">PO7</p> <p data-bbox="85 1260 568 1458">A bus pick up and set down area is provided on site where the development involves: (1) a <i>Community use</i>; or (2) an <i>Educational establishment</i>; or (3) a <i>Hospital</i>; or</p>	<p data-bbox="595 1219 1102 1257">A07</p> <p data-bbox="595 1260 1102 1458">A bus pick up and set down area is provided that allows: (1) a bus to manoeuvre in accordance with Austroads Standards for a long rigid bus; (2) passengers to safely board and alight</p>	<p data-bbox="1124 1219 1630 1257">Not Applicable</p> <p data-bbox="1124 1260 1630 1318">The proposed development does not involve any of the listed used in PO7.</p>									

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>(4) a <i>Major sport, recreation and entertainment facility</i>; or</p> <p>(5) a <i>Short term accommodation or Hotel</i> with more than 20 units or rooms; or</p> <p>(6) a major <i>Residential care facility</i>; or</p> <p>(7) a <i>Shopping centre</i> with a GFA in excess of 5,000m².</p>	<p>from the bus; and</p> <p>(3) buses to avoid obstructing access for circulating traffic within the site or on the street.</p>		
<p>PO8</p> <p>A car pick up and set down area is provided on site where the development involves:</p> <p>(1) a <i>Cemetery or Crematorium</i>; or</p> <p>(2) a <i>Child care centre</i>; or</p> <p>(3) a <i>Community use</i>; or</p> <p>(4) an <i>Educational establishment</i>; or</p> <p>(5) a <i>Hospital</i>; or</p> <p>(6) a <i>Major sport, recreation and entertainment facility</i>; or</p> <p>(7) a licensed <i>Club or Hotel</i>; or</p> <p>(8) a <i>Place of worship</i>; or</p> <p>(9) a <i>Shopping centre</i> with a gross floor area in excess of 5,000m².</p>	<p>A08</p> <p>A car pick up and set down area is provided within the site that allows:</p> <p>(1) several cars at one time to manoeuvre in accordance with Austroads standards;</p> <p>(2) passengers to safely board and alight from the vehicle; and</p> <p>(3) cars to avoid obstructing access for circulating traffic within the site.</p>	<p>Not Applicable</p> <p>The proposed development does not involve any of the listed uses in PO8.</p>	
Service Vehicle Provision			
<p>PO9</p> <p>Development provides for the loading, unloading, manoeuvring, and access by service vehicles on-site in a manner that:</p> <p>(1) is sufficient for the service vehicles to gain ready access to loading or unloading facilities associated with the uses on site;</p> <p>(2) is safe and efficient;</p>	<p>A09.1</p> <p>Service vehicle parking is provided in accordance with Table 9.4.5.3.3 - Car and Service Vehicle Parking.</p> <p>A09.2</p> <p>Service areas and driveway accesses are provided in accordance with the provisions of <i>AS2890.2 2002 –Parking Facilities – Off-street Commercial Vehicle Facilities</i>.</p>	<p>Complies with PO9</p> <p>The existing site access and internal road layout ensures that there is sufficient area for the safe and efficient parking, access and loading and unloading of service vehicles, should they be required on site.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>(3) does not impede vehicular and pedestrian circulation within or external to the site; and</p> <p>(4) does not detract from the amenity of the locality and in particular adjoining properties.</p>	<p>AO9.3 Service vehicle loading and unloading areas are screened from view from adjacent incompatible uses.</p>		
<p>PO10 Refuse collection vehicles are able to readily access on-site refuse storage facilities.</p>	<p>AO10.1 Access, pavement design and manoeuvring areas for an on-site refuse storage facility to enable access by a refuse collection vehicle are provided in accordance with <i>Austrroads standards, HB72 Design Vehicles and Turning Path Templates.</i></p>	<p>Complies with PO10 All waste generated on site will be transported externally for disposal.</p>	
	<p>AO10.2 Extra pavement depth is provided on the route the refuse collection vehicle will take through the car park.</p>		
Parking for Motorcycles			
<p>PO11 Development provides parking spaces for motorcycles in a manner sufficient to meet user needs.</p>	<p>AO11 Parking spaces for motorcycles are provided in accordance with <i>Section 2.4.7 of AS2890.1:2004 Parking Facilities - Part 1: Off-Street Car Parking.</i></p>	<p>Not Applicable Formalised motorcycle parking spaces are not provided.</p>	
Parking for Bicycles			
<p>PO12 Development provides for bicycle parking and end-of-trip facilities in an adequate manner to meet user needs where the development involves: (1) a <i>Community use</i>; or (2) a Sport, leisure or entertainment centre; or</p>	<p>AO12.1 Bicycle parking is provided in accordance with <i>AS2890.3:2015 - Parking Facilities - Bicycle Parking.</i></p>	<p>Not Applicable Formalised bicycle parking and associated end of trip facilities are not appropriate given the site location and nature of the activity.</p>	
	<p>AO12.2 Development provides for long term bicycle parking space together with the following end-of-trip facilities:</p>		

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
(3) a library or other public building; or (4) an <i>Educational establishment</i> ; or (5) a <i>Hospital or Health care service</i> ; or (6) a major park or recreation area; or (7) a <i>Shopping centre</i> .	(1) 1 locker per 2 bicycle parking spaces; and (2) 1 shower cubicle and change room per 10 bicycle parking spaces.		
	A012.3 Short-term, bicycle parking areas are located within 15 metres of the main entry to the building or facility they serve.		
Lighting			
PO13 Development provides lighting for safety and security in and around parking areas.	A013.1 Lighting is appropriately placed to avoid shadows and glare which might put pedestrians or vehicles at risk, including shielding lighting sources at eye level.	Not Applicable Due to the location and the isolated nature of the proposed development, lighting for purpose of public safety around the parking areas is not required.	
	A013.2 Night lighting is controlled by photoelectric cells rather than time switches.		
	A013.3 Areas not intended for night use are closed off from public access.		
	A013.4 Light spillage onto adjoining land and roadways is avoided and illumination levels outside the boundary of the site do not exceed 8 lux when measured 1.5 metres outside the boundary of the site at any level upwards from the ground.		
	A013.5 Lighting within parking structures complies with <i>AS/NZS 1680.1:2006 – Interior and Workplace Lighting - General Principles and Recommendations</i> .		
PO14 Outdoor public spaces and car parking areas, which are used after dark, are	A014.1 Areas intended for night-time use (including principal pedestrian and bicycle	Not Applicable Due to the location and the isolated nature of the proposed development,	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>appropriately and consistently lit to reduce the contrast between shadows and illuminated areas.</p>	<p>movement routes, car park walkways and public spaces) are lit in accordance with <i>AS/NZS 1158 - Lighting for Roads and Public Spaces</i>.</p>	<p>lighting for purpose of public safety around the parking areas is not required.</p>	
	<p>AO14.2 Areas that are heavily used by pedestrians, including main entries, walkways, and toilets are well lit to 50-110 lux.</p>		
Public Safety			
<p>PO15 Development enhances the public safety of a parking area by ensuring that a parking area: (1) optimises informal surveillance and controls inappropriate access; (2) is well-lit to enable surveillance of all of the parking area and driveway accesses; (3) is well-signed and provided with emergency facilities; and (4) incorporates features which control vehicle speeds.</p>	<p>AO15.1 A parking area: (1) is located where it can be monitored by passers-by and occupants of the development; and (2) with more than 100 spaces, is supervised during operating hours to provide surveillance and manage emergencies.</p>	<p>Not Applicable The site is not accessible by the public.</p>	
	<p>AO15.2 A parking area is well lit, with vandal-proof lighting, to enable visibility of all parts of the parking area.</p>		
	<p>AO15.3 A parking area promotes public safety through open design and prevention of concealment areas.</p>		
	<p>AO15.4 A parking area is provided with signage identifying exits, destinations, and the location of emergency facilities including fire extinguishers, telephones, or emergency buttons.</p>		

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>AO15.5 Speed humps are designed in accordance with <i>AS2890.1:2004 - Parking Facilities - Part 1: Off-street Car Parking</i> and in a manner that reduces vehicle speeds, avoids damage to vehicles, and enables the bumps to be easily seen by both drivers and pedestrians.</p>		
Parking Structures			
<p>PO16 Parking structures have adequate clearance from walls, columns, roofs, and other obstructions, to facilitate ease and safety of use.</p>	<p>AO16.1 Parking structures comply with <i>AS2890.1:2004 -Parking Facilities - Part 1: Off-street Car Parking</i>.</p>	<p>Not Applicable Formalised parking structures are not required as part of the proposed development. The site will continue to provide appropriate parking for all vehicle types on-site.</p>	
	<p>AO16.2 Development does not incorporate tandem or stacked parking.</p>		
<p>PO17 Parking structures are designed to minimise the visual impact of the structure on the streetscape and adjacent uses.</p>	<p>AO17.1 Parking structures complement the visual amenity of the streetscape in terms of building bulk, height, materials, colours, and façade articulation.</p>	<p>Not Applicable No parking structures are proposed.</p>	
	<p>AO17.2 Where structures adjoin residential uses the shadows cast by the structure, and the nature of the facade does not detrimentally impact on the residential use.</p>		
	<p>AO17.3 Development provides that parking structures are an integral part of the building they serve.</p>		
	<p>AO17.4 Development provides that a free-</p>		

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>standing, parking area building is compatible with other nearby buildings.</p> <p>AO17.5 Development provides that where a parking area façade fronts directly on to a commercial or retail street, the street level incorporates retail or commercial uses in a manner that contributes to a pedestrian environment.</p>		
Parcel Pick Up and Trolley Bay Areas			
<p>PO18 Parcel pick up areas: (1) do not interrupt the flow of vehicles in circulation driveways; and (2) enable pedestrians to move freely and safely around vehicles in the pick-up area without being put at risk by traffic.</p>	<p>AO18 No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development does not require parcel pick up or trolley bay areas.</p>	
<p>PO19 Development provides for trolley bays in parking areas associated with retail development to enable the orderly storage of shopping trolleys.</p>	<p>AO19 Trolley bays are provided in accordance with <i>AS2890.1:2004 - Parking Facilities - Part 1: Off-street Car Parking</i>.</p>	<p>Not Applicable The proposed development does not require parcel pick up or trolley bay areas.</p>	
Signage			
<p>PO20 Development provides for signage within parking areas to: (1) direct and inform drivers entering and circulating within parking areas about vehicle entry points, exits, and the location of parking for disabled persons; (2) warn against hazards to safety or potential damage to vehicles; (3) identify rows of parking to enable</p>	<p>AO20.1 Signage is provided in accordance with: (1) <i>AS2890.1:2004 Parking Facilities - Part 1: Off-street Car Parking</i>; and (2) <i>AS 1742: Manual of Uniform Traffic Control Devices</i>.</p> <p>AO20.2 Signage intended for night use is illuminated.</p>	<p>Not Applicable Signage within parking areas is not required as part of the proposed development. The existing site will continue to provide appropriate parking for all vehicle types on-site.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>users to locate their vehicles;</p> <p>(4) direct users to lifts, stairs, amenities, exits and other destinations; and</p> <p>(5) inform users about security measures.</p>	<p>AO20.3</p> <p>Parking spaces are clearly marked and their location clearly signed to identify parking for site occupants, visitors, disabled persons, motorcyclists and cyclists.</p>		
Landscaping			
<p>PO21</p> <p>Development provides for landscaping in parking areas to:</p> <p>(1) enhance the amenity of the site;</p> <p>(2) reduce the heat reflection, glare and the harsh visual effect of large expanses of concrete or asphalt;</p> <p>(3) provide shade for vehicles and pedestrian walkways;</p> <p>(4) separate and define different use areas in the parking area;</p> <p>(5) reduce light spill-over; and</p> <p>(6) separate incompatible uses.</p>	<p>AO21.1</p> <p>Development provides for landscaping throughout parking areas, which:</p> <p>(1) incorporates shade trees at the rate of one shade tree for every fourth car space;</p> <p>(2) provides a minimum 1.2 metres square planting area for each shade tree;</p> <p>(3) incorporates ground covers around the base of each shade tree; and</p> <p>(4) uses shade tree species that are robust, provide an appropriate canopy, and do not create a nuisance from fruit or sap.</p>	<p>Not Applicable</p> <p>Landscaping in parking areas is not required as part of the proposed development. The existing site will continue to provide appropriate parking for all vehicle types on-site.</p>	
	<p>AO21.2</p> <p>A <i>buffer landscaped</i> strip 3 metres in width along all street frontages to the parking area is provided, and a 2 metre <i>screen landscape</i> is provided along all boundaries with residential or other <i>sensitive land uses</i>.</p>		
	<p>AO21.3</p> <p>Development protects landscaping areas from vehicular traffic by barrier kerb, bollards, or similar devices.</p>		
Parking Area Usage			
<p>PO22</p> <p>All parking areas are operated solely for the use of the tenants, customers and employees of the development.</p>	<p>AO22</p> <p>The parking area is to be used solely by the users of the development site on which it is located and no parking spaces are to be used by, leased to, or sold to other</p>	<p>Not Applicable</p> <p>Only employees and various qualified visitors will be granted access to the site.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	persons.		

8.2.3 Bushfire Hazard Overlay Code

8.2.3.3 Assessment Benchmarks

Table 8.2.3.3.1— Bushfire Hazard Overlay Code - For Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Access for Firefighting Appliances			
<p>PO1 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p><i>Note - A site specific assessment prepared by a suitably qualified person in accordance with Planning Scheme Policy 4 - Bushfire Management Plans, may be required to determine compliance with PO1.</i></p>	<p>AO1.1 (1) Development has a driveway from a <i>constructed road</i> with: a minimum vertical clearance of 4.8 metres; and (2) a minimum formed width of 3.5 metres.</p>	<p>Complies with PO1 The existing internal road network within the site ensures safe and efficient evacuation of employees and access of fire-fighting service vehicles.</p>	
	<p>AO1.2 (1) A driveway does not exceed a length of 60 metres from a <i>constructed road</i>;</p> <p>OR (2) Where a driveway from a <i>constructed road</i> is longer than 60 metres, it is designed to accommodate turning bays for firefighting appliance vehicles in accordance with Queensland Fire and Emergency Services, <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots (2019)</i>.</p>		

Table 8.3.1.3.2— Bushfire Hazard Overlay Code - Assessable Development

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
All Development			

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>PO1 Development is located where it is not at risk from bushfire hazard.</p> <p><i>Note - A site specific assessment prepared by a suitably qualified person in accordance with Planning Scheme Policy 4 - Bushfire Management Plans will be required to determine compliance with PO1.</i></p>	<p>AO1 A site-specific assessment determines that bushfire hazard is unlikely on any part of the site affected by the development.</p>	<p>Complies with PO1 The isolated nature of the vegetation located on the site, and the nature of the extractive use proposed, ensures that the development is not at risk from bushfire hazard.</p> <p>Extractive industry by its nature is well equipped to respond to bushfire risks, having access to heavy machinery and water supply in the event of a fire. Bushfire hazard will be reduced through the progressive removal of vegetation identified in the east pit.</p>	
<p>The following Outcomes (PO2 - PO22) must be addressed only where it is determined through AO1 above that the site is at risk from Bushfire Hazard and a Bushfire Management Plan is required</p> <p>PO2 – PO22 have not be addressed as a bushfire management plan was not deemed to be required.</p>			

8.2.4 Environmental Significance Overlay Code

8.2.4.3 Assessment Benchmarks

Table 8.2.4.3.1— Environmental Significance Overlay Code - for Assessable Development

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>Protection of Matters of State and Local Environmental Significance identified on:</p> <p>(1) Environmental Significance Overlay Map – Biodiversity OM-04-A (Mapped on site MSES (Protected Vegetation))</p> <p>(2) Environmental Significance Overlay Map – Local Biodiversity OM-04-B (Not Mapped on site)</p> <p>(3) Environmental Significance Overlay Map – Priority Species OM-04-C (Not Mapped on site)</p> <p>(4) Environmental Significance Overlay Map – Wetlands and Waterways OM-04-D (Not Mapped on site)</p> <p>(5) Environmental Significance Overlay Map – Local Watercourses OM-04-E (Not Mapped on site)</p>			
<p>PO1 Development protects and avoids</p>	<p>AO1.1 Development has no impact on the</p>	<p>Complies with PO1 Under the Scenic Rim Planning Scheme,</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>impact on Matters of State and/or Local Environmental Significance.</p> <p>Note - Compliance with this Performance Outcome must be demonstrated by an Ecological Assessment Report prepared in accordance with Planning Scheme Policy 5 - Ecological Assessments.</p>	<p>relevant environmental values of Matters of State and/or Local Environmental Significance.</p> <p>OR</p> <p>AO1.2 An Ecological Assessment Report prepared in accordance with Planning Scheme Policy 5 - Ecological Assessments demonstrates that the development site does not contain any Matters of State and/or Local Environmental Significance.</p> <p>OR</p> <p>AO1.3 An Ecological Assessment Report prepared in accordance with Planning Scheme Policy 5 - Ecological Assessments demonstrates that development is located, designed and operated to mitigate adverse impacts on the relevant environmental values of Matters of State and/or Local Environmental Significance.</p>	<p>the site is not mapped as to contain any Matters of Local Significance (MLES). Council's mapping adopts the SPP mapping and does identify an area of MSES (Protected Vegetation), the extent of which corresponds with the extent of regulated vegetation within the site.</p> <p>The proposed development does not include the clearing of vegetation mapped as regulated Category B remnant vegetation.</p> <p>A majority of the state mapped koala habitat and regrowth vegetation can be cleared under the existing development approval.</p> <p>As the site is within a Key Resource Area, further clearing of regrowth vegetation is exempt clearing work.</p> <p>Furthermore, clearing of core koala habitat outside the priority habitat area within a state development area is <i>exempted development</i>.</p> <p>As such, further assessment of the clearing of state identified regrowth vegetation or koala habitat is not required.</p>	
<p>PO2 Development is designed and constructed to: (1) avoid significant adverse impact on Matters of State and/or Local Environmental Significance; and (2) protect and enhance <i>ecological</i></p>	<p>AO2 The design and layout of development minimises adverse impacts on Matters of State and/or Local Environmental Significance by: (1) focusing development in non-vegetated areas to protect existing</p>	<p>Complies PO2 Quarry resources are fixed in location and finite. The site is confirmed to contain a state significant resource, being included within a Key Resource Area. The quarry design has avoided areas of mapped state remnant vegetation (Category B).</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p><i>connectivity</i> and habitat extent between areas of State and/or Local Environmental Significance.</p>	<p>habitat;</p> <p>(2) using urban design to consolidate density and preserve existing habitat and <i>native vegetation</i>;</p> <p>(3) aligning property boundaries to maintain ecologically important areas;</p> <p>(4) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</p> <p>(5) avoiding impacts on flora and fauna and their habitat as identified in the <i>Nature Conservation Act 1992</i> and locally significant species;</p> <p>(6) ensuring that significant fauna and flora and their habitats are protected in their environmental context and incorporate measures that allow for the safe movement of fauna through the site;</p> <p>(7) ensuring the clearing of <i>native vegetation</i> is minimised;</p> <p>(8) ensuring development does not isolate areas identified as Matters of State and/or Local Environmental Significance;</p> <p>(9) ensuring development retains <i>native vegetation</i> in areas large enough to maintain ecological values, functions and processes; and</p> <p>(10) ensuring development is operated and managed in a manner to ensure long term viability of the matter of environmental significance.</p> <p>Note - Development should ensure that the ecological</p>	<p>A majority of the state mapped koala habitat and regrowth vegetation can be cleared under the existing development approval. The additional clearing activities, associated with the quarry, are also exempt under relevant state legislation.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p><i>connectivity between habitats (whether it is the same or different environmental value) is not affected to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is inhibited. Maintaining vegetation in patches of the greatest possible size and with the minimal edge-to-area ratio, for example, can help to achieve this.</i></p>		
<p>PO3 Buffers are provided and maintained that protect the long term viability of Matters of State and/or Local Environmental Significance.</p> <p><i>Note - Compliance with this Performance Outcome must be demonstrated by an Ecological Assessment Report prepared in accordance with Planning Scheme Policy 5 - Ecological Assessments.</i></p>	<p>AO3.1 Development provides and maintains a buffer to Matters of State and/or Local Environmental Significance, the width of which is supported by an evaluation of the <i>environmental values</i> prepared in accordance with Planning Scheme Policy 5 - Ecological Assessments.</p> <p>OR</p> <p>AO3.2 Where involving a wetland or watercourse, development provides a buffer from an area identified as High Ecological Value Waters (Watercourse), High Ecological Value Waters (Wetland) and High Ecological Significance Wetlands which has a minimum width of: (1) 100m where the area is located outside an urban area; or (2) 50m where the area is located within an urban area.</p> <p><i>Note - Use the Queensland Wetlands Buffer Guideline http://wetlandinfo.ehp.qld.gov.au/resources/static/pdf/resources/reports/buffer-guide/wetland-buffer-guideline-14-04-13.pdf and/or the setback buffer distances for wetlands and watercourses http://dilqp.qld.gov.au/resources/policy/sdap/sdap-module-8-v-1-7.pdf under the native vegetation</i></p>	<p>Complies with PO3 The current site approvals allow for extraction and associated processing activities to occur adjacent to State significant vegetation. No additional impacts will occur to this vegetation as a result of the proposed development.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p><i>clearing (Module 8) of the State Development Assessment Provisions for guidance on buffers.</i></p>		
<p>PO4 The ongoing management, operation and tenure of Matters of State and/or Local Environmental Significance, ensures impacts on biodiversity values and ecological processes are avoided or minimised.</p>	<p>AO4.1 No ongoing impacts occur from the operation of the development.</p> <p>OR</p> <p>AO4.2 Where impacts are ongoing: (1) they are mitigated by appropriate management, tenure or monitoring and reporting; and (2) relevant management plans and reporting are provided for assessment and approval.</p> <p><i>Note - Appropriate management arrangements could include conservation tenures such as conservation covenants, conservation envelopes, nature refuges, protected areas or parks.</i></p>	<p>Complies with PO4 As discussed above for PO3, the existing operation occurs adjacent to State mapped remnant vegetation. No new impacts to vegetation will occur as a result of the proposal. Implementation of the EMP will ensure risks to the environment are appropriately managed.</p>	
<p>PO5 Disturbed or cleared or degraded areas are rehabilitated.</p>	<p>AO5.1 Development provides for cleared, degraded or disturbed areas to be rehabilitated or allowed to regenerate naturally, where development is located in areas identified as: (1) Protected Areas; (2) Regulated Vegetation (as defined in the SPP); (3) mapped areas of Local Environmental Significance; or (4) other Matters of State and/or Local Environmental Significance identified within an Ecological Assessment Report as requiring rehabilitation.</p>	<p>Complies with AO5.1 The proposed development ensures that land disturbed within the area identified in AO5.1 are rehabilitated to the associated acceptable standard as demonstrated within the Rehabilitation Management Plan. (refer Attachment 7 – Environmental Management Plan)</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>AO5.2 Development provides for <i>locally significant species</i> to be predominantly used in revegetation and landscape planting on the site.</p>	<p>Complies with AO5.2 The proposed development will ensure that Council's locally significant species will be used for the landscaping and revegetation of the site.</p>	
<p>PO6 Where <i>habitat</i> or <i>vegetation</i> is proposed to be damaged, management strategies are implemented to ensure the protection and safety of wildlife and the protection of nearby <i>habitat</i> in areas identified as either Matters of State and/or Local Environmental Significance.</p>	<p>AO6 Development ensures that:</p> <ol style="list-style-type: none"> (1) the native fauna is safely relocated to an area of similar <i>habitat</i>; (2) the sequence of <i>habitat</i> disturbance ensures that fauna is not isolated from adjoining areas of <i>habitat</i>; (3) fauna relocation occurs immediately prior to <i>habitat</i> disturbance; (4) qualified fauna spotter catchers, licenced by the Queensland Parks and Wildlife Service, are present on the site at the time of the damage, to direct and undertake the removal and relocation of fauna; (5) where possible, damaged <i>habitat</i> and nesting sites are rehabilitated outside of development areas; (6) <i>vegetation</i> planned for retention is protected from damage, in accordance with AS4970. (7) <i>vegetation</i> is cleared in accordance with <i>Policy 6 of the Department of Environment and Heritage Protection's: Koala-Sensitive Design Guideline</i>. 	<p>Complies with AO6 It is anticipated that the requirements of AO6 will be applied as a condition of approval.</p>	
<p>PO7 Development design and location provides for the safe movement of native fauna through the site.</p>	<p>AO7 Where infrastructure crosses native fauna movement paths, the design of new development incorporates fauna friendly movement solutions.</p>	<p>Not Applicable The proposed development does not include the construction of infrastructure which crosses through fauna movement paths.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>Editor's note – Fauna friendly movement solutions developed in accordance with the Queensland Government Fauna Sensitive Road Design Manual Volume2: Preferred Practices; and the Department of Environment and Heritage Protection's: Koala-Sensitive Design Guideline are Council's preferred method for addressing this outcome.</p>		
Local Vegetation Clearing – Offsets			
<p>PO8 Where significant residual impacts resulting from damage to <i>vegetation</i> in areas identified as Matters of Local Environmental Significance (and where not identified as Matters of State Environmental Significance) cannot be avoided or mitigated, the impacts are offset so that the <i>environmental value</i> proposed to be removed from the site is maintained.</p> <p>Note – Compliance with this performance outcome is to be demonstrated by an Ecological Assessment Report.</p>	<p>AO8 No Acceptable Outcome is prescribed.</p>	<p>Not Applicable Offsets are not required as a result of the proposed development. Refer to response PO1.</p>	
Water Quality – Waterways and Wetlands			
<p>PO9 Development located in areas identified on Environmental Significance Overlay Map – Wetlands and Waterways OM-04-D: (1) protects or enhances habitat values (including maintenance of fish passage), ecological connectivity and other ecological functions and values; (2) protects water quality and aquatic</p>	<p>AO9.1 Development, including any associated filling or excavation (other than rehabilitation or restorative works) does not occur within a High Ecological Value Waters (Watercourse), High Ecological Value Waters (Wetland), High Ecological Significance Wetlands and Waterways and Wetlands Buffer Area.</p>	<p>Not Applicable The proposed development is not located with areas identified as Environmental Significance Overlay Map – Wetlands and Waterways OM-04-D.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>conditions;</p> <p>(3) maintains natural micro-climatic conditions;</p> <p>(4) maintains natural hydrological processes;</p> <p>(5) prevents mass soil movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and</p> <p>(6) avoids loss or modification of chemical, physical or biological properties or functions of soil.</p>	<p>AO9.2</p> <p>Development provides a buffer from an area identified as High Ecological Value Waters (Watercourse), High Ecological Value Waters (Wetland), and High Ecological Significance Wetlands which has a minimum width of:</p> <p>(1) 100m where the area is located outside an <i>urban area</i>; or</p> <p>(2) 50m where the area is located within an <i>urban area</i>; or</p> <p>(3) the buffer width of which is supported by an evaluation of the <i>environmental values</i> (identified by a <i>suitably qualified person</i>), including the function and threats.</p> <p>Note – Use the Queensland Wetlands Buffer Guideline http://wetlandinfo.ehp.qld.gov.au/resources/static/pdf/resources/reports/buffer-guide/wetland-buffer-guideline-14-04-13.pdf and/or the setback buffer distances for wetlands and watercourses http://dilgp.qld.gov.au/resources/policy/sdap/sdap-module-8-v-1-7.pdf under the native vegetation clearing (Module 8) of the State Development Assessment Provisions for guidance on buffers.</p> <p>Editor's note – Buffer Areas to Matters of State Environmental Significance Waterways and Wetlands have been mapped based on 100m either side of the centre line of the receiving waters or 100m from wetlands.</p>		

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>PO10 Development within a Watercourse Buffer Area (A, B or C) shown on Environmental Significance Overlay Map – Local Watercourse OM-04-E has no adverse impact on:</p> <ul style="list-style-type: none"> (1) <i>native vegetation</i>; (2) terrestrial and aquatic habitat; (3) ecological functions; and (4) nature conservation functions 	<p>AO10 The <i>development footprint</i> is not located within:</p> <ul style="list-style-type: none"> (1) 10m from the high or outer bank of the watercourse located in Watercourse Buffer Area A; (2) 25m from the high or outer bank of the watercourse located in Watercourse Buffer Area B; (3) 50m from the high or outer bank of the watercourse located in Watercourse 	<p>Not Applicable The proposed development is not located within a water course buffer area shown on Environmental Significance Overlay Map – Local Watercourse OM-04-E.</p>	
Water Quality – All Waterways and Wetlands and Local Watercourses			
<p>PO11 Development appropriately manages stormwater quality to:</p> <ul style="list-style-type: none"> (1) protect natural ecosystems; (2) protect water quality; (3) reduce runoff and peak flows; and (4) meet the water quality objectives and environmental values for Queensland waters. <p><i>Note – Development is designed to achieve the prescribed water quality objectives for Waterways in accordance with the Environmental Protection (Water) Policy 2009 for both State and Local wetlands, waterways, and watercourses.</i></p>	<p>AO11 A site-based stormwater quality management plan (SQMP) is prepared by a <i>suitably qualified person</i> that demonstrates that the stormwater quality treatment measures meet the design objectives identified in Table 8.2.4.3.2 – Stormwater Management Design Objectives.</p>	<p>Complies with AO11 A Water Quality Management Plan has been prepared and provided in Section 4.2 of the EMP to ensure that stormwater quality treatment measures meet the required standards (refer Attachment 7 – Environmental Management Plan).</p>	
<p>PO12 Stormwater quantity management outcomes demonstrate no adverse impact on stormwater flooding or the drainage of properties external to the subject site.</p>	<p>AO12.1 A site-based stormwater quantity management plan (SQMP) is prepared by a <i>suitably qualified person</i>:</p> <ul style="list-style-type: none"> (1) that demonstrates achievable stormwater quantity control measures for discharge during both the construction and operational phases of development; and 	<p>Complies with AO12.1 Refer to response to AO11 above.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	(2) is designed in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i> .		
	AO12.2 Stormwater flows discharged from development are either within the capacity of the downstream drainage system such that non-worsening occurs, or are mitigated to pre-development characteristics.	Complies with AO12.2 Refer to response to AO11 above.	
PO13 Development does not discharge wastewater to a waterway or wetland off-site unless demonstrated to be best practice environmental management for that site and addresses the: (1) applicable water quality objectives for the receiving waters; and (2) the potential adverse impact on ecosystem health of receiving waters. Note – Development is designed to achieve the prescribed water quality objectives for Waterways in accordance with the Environmental Protection (Water) Policy 2009 for both State and Local wetlands, waterways, and watercourses.	AO13.1 Where the development involves the discharge of wastewater, a site-based Wastewater Management Plan is prepared by a <i>suitably qualified person</i> and addresses: (1) wastewater type; (2) climatic conditions; (3) water quality design objectives; and (4) best-practice environmental management.	Complies with PO13 No new onsite wastewater treatment is required as a result of this application.	
	AO13.2 The site-based Wastewater Management Plan required in AO13.1 provides that wastewater is managed in accordance with a waste management hierarchy that: (1) avoids wastewater discharges to waterways, wetlands and watercourses; and (2) if wastewater discharge to waterways, wetlands or watercourses cannot practicably be avoided, minimises wastewater discharge to waterways,		

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	<p>wetlands or watercourses by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p>		
<p>PO14 The <i>environmental value</i> of receiving waters and the functionality of stormwater infrastructure are protected from the impacts of erosion, turbidity and sedimentation.</p> <p><i>Note – Development is designed to achieve the prescribed water quality objectives for Waterways in accordance with the Environmental Protection (Water) Policy 2009 for both State and Local wetlands, waterways, and watercourses.</i></p>	<p>AO14 An erosion and sediment control plan is prepared by a <i>suitably qualified person</i> that achieves the design objectives in Table 8.2.4.3.2 – Stormwater Management Design Objectives.</p>	<p>Not Applicable An erosion and sediment control plan can be provided to Council, if required, prior to commencement of vegetation clearing.</p>	
<p>PO15 Development does not cause land degradation in areas identified as Matters of State Environmental Significance Waterways and Wetlands (identified on Environmental Significance Overlay Map - Wetlands and Waterways OM-04-D) or Matters of Local Environmental Significance Local Watercourses (identified on Environmental Significance Overlay Map - Local Watercourses OM-04-E), including: (1) mass soil movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and (2) loss or modification of chemical, physical or biological properties or functions of soil.</p>	<p>AO15 Development does not change the natural surface water or groundwater hydrologic regime, including through channelization, redirection or interruption of flow, where located in areas identified as: (1) Matters of State Environmental Significance Waterways and Wetlands (identified on Environmental Significance Overlay Map - Wetlands and Waterways OM-04-D); or (2) Matters of Local Environmental Significance Local Watercourses (identified on Environmental Significance Overlay Map – Local Watercourses OM-04-E).</p>	<p>Complies with AO15 The proposed development is not located in area mapped within Wetlands and Waterways OM-04-D or Local Watercourses OM-04-E.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Reconfiguring a Lot			
<p>PO16 Where the site is identified as having Matters of State and/or Local Environmental Significance the ecological function and biodiversity values of existing habitat are maintained by ensuring that reconfiguring a lot does not result in the:</p> <ul style="list-style-type: none"> (1) fragmentation of habitat; (2) loss of habitat; and (3) loss of <i>environmental values</i>. 	<p>AO16.1 Where required, areas that are mapped as containing Matters of State and/or Local Environmental Significance are dedicated as public open space for purposes consistent with the ecological values and functions of the area.</p>	<p>Not Applicable The proposed development does not involve reconfiguring a lot.</p>	
	<p>AO16.2 The design, location and shape of the development does not impact on Matters of State and/or Local Environmental Significance by:</p> <ul style="list-style-type: none"> (1) ensuring the boundaries do not result in the clearing of Matters of State and/or Local Environmental Significance. (2) the shape size and location of lots and there boundaries minimise the impact of Matters of State and/or Local Environmental Significance. (3) dedicated Matters of State and/or Local Environmental Significance as conservation area in a private property conservation mechanism. 		
	<p>AO16.3 Where required, open space is provided adjacent to waterway buffers with roads servicing linear parkland and lots located on the opposite side of the road.</p>		
	<p>AO16.4 Where required, open space for conservation purposes is consolidated with existing conservation areas to allow for a</p>		

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	connected movement corridor.		
Development in a Vegetation Management Area on Environmental Significance Overlay Map – Vegetation Management Area OM-04-F			
<p>PO17 Development in the Vegetation Management Area maximises the retention of <i>significant trees</i> to maintain and protect the visual amenity of the local area.</p>	<p>AO17 Development is located in an existing cleared area.</p>	<p>Not Applicable The proposed development is not located in area mapped within Vegetation Management Area OM-04-F.</p>	
<p>PO18 Development in the Vegetation Management Area maintains and enhances a predominantly forested character when viewed from a road.</p>	<p>AO18 No Acceptable Outcome is prescribed.</p>	<p>Not Applicable The proposed development is not located in area mapped within Vegetation Management Area OM-04-F.</p>	
<p>PO19 Development in the Vegetation Management Area protects and enhances <i>significant trees</i> on ridgelines which contributes to the character and visual amenity of the local area.</p>	<p>AO19 No Acceptable Outcome is prescribed.</p>	<p>Not Applicable The proposed development is not located in area mapped within Vegetation Management Area OM-04-F.</p>	
<p>PO20 Development in the Vegetation Management Area avoids or minimises disturbance to <i>significant trees</i> on steep slopes to prevent erosion and slippage.</p>	<p>AO20 No Acceptable Outcome is prescribed.</p>	<p>Not Applicable The proposed development is not located in area mapped within Vegetation Management Area OM-04-F.</p>	
<p>PO21 Development in the Vegetation Management Area protects and enhances a <i>significant tree</i> which: (1) is of significant historical, cultural, educational and aesthetic value; or</p>	<p>AO21 No Acceptable Outcome is prescribed.</p>	<p>Not Applicable The proposed development is not located in area mapped within Vegetation Management Area OM-04-F.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>(2) is an uncommon species in the locality; or</p> <p>(3) positively contributes to the character and visual amenity of the local area; or</p> <p>(4) is of a great height, trunk circumference or canopy spread; or</p> <p>(5) contains a hollow or is a nesting tree for native fauna.</p>			
<p>PO22 Development in the Vegetation Management Area contributes towards the maintenance of biodiversity by providing for the linking of and expansion of areas of local and state biodiversity significance.</p>	<p>AO22 Development retains and replants vegetation that:</p> <p>(1) links areas of forest;</p> <p>(2) provides for the expansion of area of forest;</p> <p>(3) where location would support areas of state biodiversity significance, provides for the reestablishment of forest; and</p> <p>(4) provides for such areas to be included in a conservation envelope or retained in public ownership.</p>	<p>Not Applicable The proposed development is not located in area mapped within Vegetation Management Area OM-04-F.</p>	

8.2.5 Extractive Resources Overlay Code

8.2.5.3 Assessment Benchmarks

Table 8.2.5.3.1— Extractive Resources Overlay Code – Assessable Development

Performance outcomes	Acceptable outcomes	Applicant Comments	Assessment Officer
Protection of Key Resource Areas			
<p>PO1 Development in a Key Resource Area (KRA) maintains the long-term</p>	<p>AO1.1 Development not associated with extractive industry in the KRA does not involve a <i>sensitive</i></p>	<p>Complies with AO1.1 The proposed development is for Extractive Industry use.</p>	

Performance outcomes	Acceptable outcomes	Applicant Comments	Assessment Officer
availability and ability to extract the extractive resource.	<i>land use</i> and does not increase the number of people living in the KRA.		
	A01.2 Development involving reconfiguring a lot does not result in an increase in the number of lots within the KRA located in a: (1) Resource Area / Processing Area; or (2) Separation Area; or (3) Transport Route Separation Area.	Not Applicable The proposed development does not involve reconfiguring a lot.	
Protection of Transport Routes			
PO2 Development will not adversely affect the safe and efficient operation of vehicles transporting extractive materials along the Transport Route identified in the Extractive Resources Overlay Map OM-05 .	A02 Development: (1) does not increase the number of access points to the Transport Route; or (2) access points are designed to ensure the safe and efficient operation of vehicles transporting extractive materials along the transport route.	Complies with A02 The proposed development: (1) will have no change to the number of access point to the site. (2) the existing access is designed to ensure that the haulage vehicles will be operating in a safe and efficient nature when entering and exiting the site.	
Development Intensity			
PO3 Development incorporates measures to mitigate the potential adverse effects from existing or future extractive industry on people working, residing or congregating in the Resource Area / Processing Area, Separation Area and Transport Route Separation Area.	A03.1 The number of people working, residing or congregating in the Resource Area / Processing Area, Separation Area and Transport Route Separation Area is not increased.	Complies with PO3 The proposed development is for an extractive industry use within a Key Resource Area.	
	A03.2 Development incorporates design, orientation and construction materials that mitigate the potential adverse effects from an existing or future extractive industry to acceptable levels by:		

Performance outcomes	Acceptable outcomes	Applicant Comments	Assessment Officer
	<ul style="list-style-type: none"> (1) locating buildings and structures the greatest distance practicable from the Resource Area / Processing Area and associated Transport Route; (2) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthestmost from the Resource Area / Processing Area and associated Transport Route; (3) minimising openings in walls closest to these effects; (4) providing mechanical ventilation to habitable rooms; (5) use of appropriate construction methods and materials including (acoustic) insulation and glazing materials; (6) providing private outdoor recreation space that is located adjacent to a building façade which shields it from the extractive industry or resource; and (7) providing buffer landscaping between development and the Resource Area / Processing Area, where the Resource Area / Processing Area is visible from the development. 		

8.2.7 Landslide Hazard and Steep Slope Overlay Code

8.2.7.3 Assessment Benchmarks

Table 8.2.7.3.1 — Landslide Hazard and Steep Slope Overlay Code - for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Steep Slope Area - Slope Hazard 15.1 - 20% or Steep Slope Area - Slope Hazard 20.1 - 25%, and Landslide Hazard - Medium			
<p>PO1 Development siting and access: (1) ensures the safety of people on sites containing unstable or steep slopes is maintained; and (2) mitigates the potential damage to property to an acceptable or tolerable level.</p>	<p>AO1 Development involving building, earthworks, vegetation clearing or an increase in the number of people living and working on a site, is undertaken on land identified as a <i>Steep Slope Area - Slope Hazard 15.1 - 20%</i> or <i>Steep Slope Area - Slope Hazard 20.1 - 25%</i>, and <i>Landslide Hazard - Medium</i>, only where a geotechnical stability assessment report, prepared and certified by a Registered Professional Engineer in Queensland (RPEQ), confirms that the proposed development: (1) is designed, located and managed to ensure the safety of people is maintained; (2) is located so that it is geologically stable in the long term and not at risk from landslide; (3) is appropriate for the sloping nature of the site; and (4) that the risk of landslide adversely affecting the subject lot, adjoining properties and the proposed development is at a low level.</p> <p>Note - Certification is to consider all relevant matters including but not limited to safety of persons using the site, adjacent land stability impacts, rockfall, development siting and layout, vegetation and vegetation removal, waste disposal areas, stormwater management, earthworks, driveways, car parking and manoeuvring areas.</p>	<p>Complies with PO1 No buildings or structures are proposed to be constructed on areas identified as being subject to landslide hazard risks. The extractive industry activity will reprofile the site, removing landslide hazards. Prior to the surrender of the EA, the operator will be required to demonstrate the site is safe, stable, non-polluting and self-sustaining.</p>	

Table 8.2.7.3.2 — Landslide Hazard and Steep Slope Overlay Code - for Assessable Development

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Landslide Hazard and Steep Slope Constraints (Slope Hazard over 25% and Landslide Hazard Area - High and Very High)			
<p>PO1 Development is not located in areas of intolerable landslide risk.</p>	<p>AO1 Development is not undertaken on land identified as:</p> <ul style="list-style-type: none"> • Steep Slope Area - Slope Hazard Over 25%; or • Landslide Hazard Area - High and Very High; <p>unless:</p> <p>(1) a location with less slope and/or less geological instability risk is not available on the site for the development; and</p> <p>(2) a geotechnical stability assessment report undertaken by a suitably qualified person certifies that the development:</p> <ul style="list-style-type: none"> (a) is designed, located and managed to ensure the safety of people is maintained; (b) is located so that it is geologically stable in the long term and not at risk from landslide; (c) is appropriate for the sloping nature of the site; and (d) that the risk of landslide adversely affecting the subject lot, adjoining properties and the proposed development is at a low level; (e) can manage the evacuation of people if involving institutional uses. <p><i>Note - A geotechnical stability assessment report, prepared and certified by an RPEQ, is to consider all relevant matters including but not limited to safety of persons using the site, adjacent land stability impacts, rockfall, development siting and layout, vegetation and vegetation removal, waste disposal areas, stormwater management, earthworks, driveways, car parking and manoeuvring areas.</i></p>	<p>Complies with PO1 No buildings or structures are proposed to be constructed on areas identified as being subject to landslide hazard risks. The extractive industry activity will reprofile the site, removing landslide hazards. Prior to the surrender of the EA, the operator will be required to demonstrate the site is safe, stable, non-polluting and self-sustaining.</p>	
Specific Land Uses			
<p>PO2 Development involving <i>vulnerable uses</i>:</p>	<p>AO2 A <i>vulnerable use</i> is not established or expanded in areas designated:</p> <p>(1) Landslide Hazard Area - High; or</p>	<p>Not Applicable The proposed development is not defined as a vulnerable use.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>(1) is only established or expanded in areas of low or no risk; and</p> <p>(2) is not likely to burden disaster management response or recovery capacity and capabilities by having:</p> <ul style="list-style-type: none"> (a) an increased number of people calculated to being at risk from land instability or landslide; (b) increase the number of people likely to need evacuation; and (c) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes in higher risk areas. 	<p>(2) Landslide Hazard Area - Very High; or</p> <p>(3) Steep Slope Area – Slope Hazard Over 25%.</p>		
<p>PO3</p> <p>The manufacture or storage of hazardous material in bulk is not located on land, or in the immediate surrounds of land, with a slope in excess of 15%, or in a Landslide Hazard Area.</p>	<p>A03</p> <p>No acceptable outcome prescribed.</p>	<p>Not Applicable</p> <p>The use of bulk hazardous materials may be used on the site and as such, they will be stored as per the relevant Australian Standards.</p>	
<p>PO4</p> <p>Development involving <i>infrastructure activities</i> includes measures identified by a site-specific geotechnical stability assessment report prepared by a <i>suitably qualified person</i> that ensures:</p> <p>(1) <i>infrastructure activities</i> are able to function effectively during</p>	<p>A04</p> <p>No acceptable outcome prescribed.</p>	<p>Not Applicable</p> <p>The proposed development is not defined as an infrastructure activity.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>and immediately after landslide events;</p> <p>(2) the long term stability of the site including associated buildings and infrastructure;</p> <p>(3) access to the site will not be impeded by a landslide event; and</p> <p>(4) the <i>infrastructure activities</i> will not be adversely affected by landslides originating from other land including land above the site.</p>			
Built Form			
<p>PO5 Development in Steep Slope Areas and Landslide Hazard Areas incorporates measures to minimise landslide risk level for the development site and for areas immediately surrounding the development site without significantly altering the characteristics of the land.</p>	<p>AO5.1 Development located in a Steep Slope Area is located on the least steep part of the subject site.</p> <p>AO5.2 Existing vegetation is retained on land with a slope of 15% or greater.</p> <p>AO5.3 Development creates minimal disturbance to the natural ground levels.</p>	<p>Complies with PO5 No buildings or structures are proposed to be constructed on areas identified as being subject to landslide hazard risks. The extractive industry activity will reprofile the site, removing landslide hazards. Prior to the surrender of the EA, the operator will be required to demonstrate the site is safe, stable, non-polluting and self-sustaining.</p>	
Stormwater Drainage			
<p>PO6 Development ensures that stormwater runoff does not:</p> <p>(1) increase the susceptibility of the site to landslide; and</p> <p>(2) does not cause detriment to the natural environment or to any other lots.</p>	<p>AO6 Stormwater drainage (including roof guttering and rainwater tank overflows) is managed to avoid an increase in on-site groundwater, ponding of water and water concentration into slopes and discharges to a lawful point of discharge.</p>	<p>Complies with PO6 Stormwater will be managed in accordance with the conditions of the EA. Implementation of the EMP will ensure that site activities, including stormwater management do not increase the likelihood of the site becoming susceptible to landslip.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
Wastewater			
<p>PO7 Wastewater disposal does not create or increase the likelihood of instability of the site or neighbouring sites.</p>	<p>AO7 Development ensures that: (1) where sewerage reticulation is available, wastewater is disposed of via a connection to sewerage reticulation; or (2) where sewerage reticulation is not available on site: (a) subsurface disposal of effluent is not used; and (b) effluent disposal areas are located in areas so as not to cause potential instability on site or on a neighbouring site.</p> <p><i>Note - Certification is to be provided by a RPEQ, confirming that the location of the effluent disposal areas is appropriate for the sloping nature of the site.</i></p>	<p>Not Applicable No new buildings are proposed and therefore there is no change to onsite effluent disposal.</p>	
Vehicle and Pedestrian Access			
<p>PO8 Development provides that vehicle and pedestrian access is designed and located to address slope satiability issues and control of erosion.</p>	<p>AO8.1 Development is positioned on a site so that: (1) vehicle and pedestrian access avoids areas identified as: (a) Steep Slope Area - Slope Hazard over 25%; and (b) Landslide Hazard Areas; and (2) the amount and depth of any excavation required to construct internal vehicle and pedestrian access is minimised.</p> <p>AO8.2 Paths, driveways and roads: (1) are designed to: (a) follow natural contours and have the minimum length necessary; (b) minimise the number of crossings of water courses and drainage lines; and (c) allow for traffic to enter and leave the site in a forward gear; and</p>	<p>Complies with PO8.1 No pedestrian access within the mapped areas is proposed.</p> <p>The proposed activity will continue to use the existing internal access routes, which are constructed at a grade suitable for the movements of heavy vehicles.</p> <p>Over time, the land will be reprofiled, removing landslide hazards.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	(2) be sealed with asphalt, concrete or another type of hardstand where traversing a slope greater than 10%; and (3) do not traverse land with a slope exceeding 25%.		
Operational Works			
PO9 Operational works (not associated with building work), is minimised and must not; (1) adversely affect slope stability; or (2) cause geological instability; (3) create erosion potential; or (4) create a potential risk to structures or personal safety.	AO9.1 Development involving operational works is supported by a RPEQ certified geotechnical report, which: (1) adequately addresses and documents the site's geotechnical stability and constraints; (2) incorporates necessary mitigation measures so that the level of landslide risk to property and persons is low; (3) ensures surface waters are managed and will not cause erosion both during the works being undertaken, and in an ongoing basis.	Not Applicable Operational Works - Earthworks is not required as part of the proposed development.	
	AO9.2 Development creates minimal disturbance to the natural ground levels.	Not Applicable Refer to response AO9.1 above.	
Vegetation			
PO10 To minimise the risk of landslide, land instability, degradation of slopes, erosion or scouring, development: (1) creates minimal disturbance to existing vegetation significant to the stabilisation of the land; and (2) revegetates areas to increase the stabilisation of the land.	AO10 Development: (1) retains vegetation in slopes, gullies, existing and potential landslip areas; and (2) revegetates slopes, gullies, existing and potential landslip areas with: (a) grasses; (b) dense landscaping; or (c) a combination of (a) and (b). <i>Note - Vegetation management is to be considered by a RPEQ in a Geotechnical Stability Assessment Report.</i>	Complies with PO10 Reshaping of the land to ensure the stability and integrity is a required to ensure that quarry operations are undertaken in a way which is safe and stable. As a requirement of the Environmental Authority governing the site, rehabilitation is to occur to ensure that the condition of the quarry land is returned to a state which generates no further impact to the surrounding environment (refer Attachment 7 – Environmental Management Plan).	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>PO11 Development for <i>community services activities</i>:</p> <ul style="list-style-type: none"> (1) is not at risk from landslide hazards; or will function without impediment from a landslide; (2) provides access to the infrastructure without impediment from the effects of a landslide; (3) does not contribute to elevated risk of landslide to adjoining properties. 	<p>AO11 Development involving <i>community services activities</i> includes measures identified by a site-specific geotechnical assessment prepared by a competent person that ensures:</p> <ul style="list-style-type: none"> (1) the long-term stability of the site including associated building and infrastructure; (2) access to the site will not be impeded by a landslide event; and (3) the community infrastructure will not be adversely affected by landslides originating from other land, including land above the site. 	<p>Not Applicable Community services activities are not required as part of the proposed development.</p>	
Reconfiguring a Lot			
<p>PO12 Development involving reconfiguration of a lot:</p> <ul style="list-style-type: none"> (1) has a low level of landslide risk; (2) does not increase the landslide hazard risk for adjoining and nearby sites; and (3) does not result in an increase in the number of people living, congregating or working on land in high risk areas. 	<p>AO12.1 Additional lots are not created in:</p> <ul style="list-style-type: none"> (1) Landslide Hazard Area - High; or (2) Landslide Hazard Area - Very High; or (3) Steep Slope Area – Slope Hazard Over 25%. <p>AO12.2 Development does not involve reconfiguring a lot for a vulnerable use.</p> <p>AO12.3 Retaining walls have a maximum height of 1.5 metres.</p> <p>AO12.4 Development involves minimal disturbance to the natural ground levels.</p>	<p>Not Applicable The proposed development does not include reconfiguring a lot.</p>	
<p>PO13 Reconfigured lots provide a building envelope that:</p> <ul style="list-style-type: none"> (1) is large enough to at least accommodate a dwelling house, outdoor recreation area, water 	<p>AO13.1 Reconfigured lots intended to accommodate a future dwelling house provides a building envelope:</p> <ul style="list-style-type: none"> (1) with a minimum area of 1,000m²; (2) with a minimum dimension of 18 metres; (3) on land with a slope less than 15.1%; 	<p>Not Applicable The proposed development does not include reconfiguring a lot.</p>	

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
<p>supply/storage, and on site wastewater treatment system (where not connected to the reticulated network);</p> <p>(2) is geologically stable in the long term and does not increase the rock fall or landslide risk for adjoining and nearby sites; and</p> <p>(3) does not impose unreasonable building constraints for future uses;</p> <p>(4) would not result in the removal of vegetation important to ground stability; and</p> <p>(5) achieves a safe and efficient access by vehicles and pedestrians to a formed legal road access.</p>	<p>(4) is demonstrated to have a low level of landslide risk; and</p> <p>(5) provides any benching or retaining walls at a maximum height of 1.5 metres.</p>		
	<p>AO13.2</p> <p>Reconfigured lots intended to accommodate uses other than a dwelling house provides a building envelope:</p> <p>(1) with a minimum area of 1,000m²;</p> <p>(2) with a minimum dimension of 18 metres;</p> <p>(3) on land with a slope less than 15.1%;</p> <p>(4) that has an area large enough to facilitate the proposed use, car parking, water supply/storage and on site wastewater treatment system (where not connected to the reticulated network);</p> <p>(5) is demonstrated to have a low level of landslide risk; and</p> <p>(6) provides any benching or retaining walls at a maximum height of 1.5 metres.</p>	<p>Not Applicable</p> <p>The proposed development does not include reconfiguring a lot.</p>	
	<p>AO13.3</p> <p>The building envelope is connected to a constructed public road by a driveway or road that:</p> <p>(1) is designed to:</p> <p>(a) follow natural contours and have the minimum length necessary; and</p> <p>(b) minimise the number of crossings of water courses and drainage lines; and</p> <p>(2) be sealed with asphalt, concrete or another type of hardstand where traversing a slope greater than 10%; and</p> <p>(3) does not traverse land with a slope exceeding 25%.</p>		
	<p>AO13.4</p> <p>The building envelope is located in an area that:</p>		

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Assessment Officer
	(1) does not require the removal of vegetation; or (2) is located in an area with a slope less than 15.1% slope.		