

8.2.2 Airport environs overlay code

8.2.2.1 Application

1. This code applies to assessing development in the Airport environs overlay, if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
 - b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - c. impact assessable development.
2. Land in the Airport environs overlay is identified on the Airport environs overlay maps and is included in the following sub-categories:
 - a. Obstacle Limitation Surfaces (OLS) sub-categories:
 - i. approach and departure limitation surface boundary and contours sub-category;
 - ii. conical limitation surface contours sub-category;
 - iii. horizontal limitation surface boundary sub-category;
 - iv. transitional surface sub-category;
 - v. runway centreline sub-category.
 - b. Procedures for Air Navigation Services—Aircraft Operational Surfaces (PANS-OPS) sub-categories:
 - i. procedures for air navigation surfaces (PANS) sub-category.
 - c. Bird and bat strike zone sub-categories:
 - i. distance from airport 0-3km sub-category;
 - ii. distance from airport 3-8km sub-category;
 - iii. distance from airport 8-13km sub-category.
 - d. Public safety area sub categories:
 - i. public safety area sub-category;
 - ii. airport runway sub-category.
 - e. Light intensity sub-categories:
 - i. Zone A - 0 candela - 600m wide 1000m from runway strip sub-category;
 - ii. Zone B - 50 candela - 900m wide 2000m from runway strip sub-category;
 - iii. Zone C - 150 candela - 1200m wide 3000m from runway strip sub-category;
 - iv. Zone D - 450 candela - 1500m wide 4500m from runway strip sub-category;
 - v. within 6km - Max intensity of light sources 3 degrees above horizon sub-category.
 - f. Aviation facilities sub-categories:

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- i. aviation facilities sub-category;
- ii. glidepath - 1500m at 30 degrees sub-category;
- iii. distance from NDB - 500m sub-category;
- iv. distance from radar - 4,000m sub-category;
- v. distance from VHF - 500m sub-category;
- vi. distance from VOR - 1000m sub-category;
- vii. distance from outer marker - 50m sub-category.
- g. Australian Noise Exposure Forecast (ANEF) contour sub-categories:
 - i. ANEF 40-45 sub-category;
 - ii. ANEF 35-40 sub-category;
 - iii. ANEF 30-35 sub-category;
 - iv. ANEF 25-30 sub-category;
 - v. ANEF 20-25 sub-category.
- h. Height restriction zone sub-categories:
 - i. height restriction zone 15m sub-category;
 - ii. height restriction zone 45m sub-category;
 - iii. height restriction zone 90m sub-category.

3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

Editor's note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- Noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy.

8.2.2.2 Purpose

1. The purpose of the Airport environs overlay code is to:
 - a. Implement the policy direction in the Strategic framework, in particular:
 - i. Theme 1: Brisbane's globally competitive economy and Element 1.2 — Brisbane's industrial economy;
 - ii. Theme 5: Brisbane's CityShape and Element 5.1 — Brisbane's City Centre and Element 5.2 — Brisbane's Major Industry Areas.
 - b. Provide for the assessment of the suitability of development in the Airport environs overlay.

2. The purpose of the code will be achieved through the following overall outcomes:
- Development protects the safety and functioning of operational airspace of the Brisbane, Archerfield and Amberley airports.
 - Development protects the functioning of aviation facilities from incompatible land uses, buildings, structures and works.
 - Development within the vicinity of the Brisbane and Archerfield airports is appropriately located to prevent exposure to very high levels of aircraft noise and designed to adequately attenuate expected aircraft noise to protect the health and wellbeing of occupants.
 - Development ensures that operational airspace of the Brisbane, Archerfield and Amberley airports is not put at risk from light sources or wildlife interference generated by development.
 - Development minimises potential hazards to the safety and functioning of airport operations resulting from emissions from smoke, dust or any other airborne particulate or the creation of air turbulence.
 - Development does not materially increase the number of people or the storage and handling of dangerous goods or combustible liquids within public safety areas.
 - Development minimises the potential hazard to safety of airport operators resulting from reflection of sunlight, and other potential threat of interference to pilot vision.
 - Development avoids increased risks to public safety near airport runways.

8.2.2.3 Performance outcomes and acceptable outcomes

Table 8.2.2.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories		
General		
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	AO1 Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation.	Complies.

	Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.	
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	AO2 Development does not emit into the OLS or height restriction zone: a. a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; b. smoke, dust, ash, steam or other airborne particulate.	Complies.
Additional performance outcomes and acceptable outcomes if involving air service		
PO3 Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	AO3 Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	Not applicable.
Section B—If in the Bird and bat strike zone sub-categories		
PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	AO4.1 Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats. AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	Complies.

Section C—If in the Public safety area sub-categories		
PO5 Development does not expose or increase the risk to public safety.	AO5.1 Development does not increase the number of people living, working or congregating in the Public safety area sub-categories. AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	Complies
Section D—If in the Light intensity sub-categories		
PO6 Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	AO6.1 Development ensures that outdoor lighting: a. does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length; b. does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories. Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator. AO6.2 Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve: a. coloured flashing or sodium lighting; or	Not applicable.

	b. glare or upward shining lights; or c. flare plumes.	
Section E—If in the Aviation facilities sub-categories		
PO7 Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility. Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.	AO7 Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that: a. transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or b. contains a reflective surface that will interfere with the functioning of the aviation facility. Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.	Not applicable.
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO8.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category:	Not applicable.

	a. provides external windows and doors which are acoustically rated to a minimum of Rw 30; b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50. AO8.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category: a. provides external windows and doors which are acoustically rated to a minimum of Rw 30; b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50. AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category. AO8.4 No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service. AO8.5	
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	Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.	
PO9 Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.	AO9.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category. AO9.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	Not applicable.

Table 8.2.2.3.B—Internal noise criteria

Use	Activity of internal space	L _A Max 'S' time weighting
Caretaker's accommodation	Sleeping areas	50dB(A)
Childcare centre	Other habitable rooms	55dB(A)
Community residence		
Dual occupancy		
Dwelling house		
Dwelling unit		
Multiple dwelling		

Relocatable home park Residential care facility Retirement facility Rooming accommodation		
Resort complex Rural workers' accommodation Short-term accommodation Tourist park	Sleeping areas	55dB(A)
Educational establishment	Libraries, study areas and sleeping areas	50dB(A)
	Teaching areas and other habitable rooms	55dB(A)
Community care centre Health care service Hospital	Sleeping areas, wards, theatres, treatment and consulting rooms	50dB(A)
Office	Private offices and conference rooms	55dB(A)
	Open offices, drafting	65dB(A)
	Typing, data processing	70dB(A)
Other	Comply with AS 2021-2015 Acoustics—Aircraft noise intrusion—Building siting and construction, adopted 12 February 2015	

Note—

- LAMax 'S' time weighting is the A-weighted maximum sound pressure level of aircraft noise measured using the slow responsive time
- Rw: weighted sound reduction index
- dB(A): A-weighted decibels

8.2.11 Flood overlay code

8.2.11.1 Application

1. This code applies to assessing development in the Flood overlay, if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
 - b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - c. impact assessable development.
2. Land in the Flood overlay is identified on the Flood overlay map and is included in the following sub-categories:
 - a. Brisbane River flood planning area 1 sub-category;
 - b. Brisbane River flood planning area 2a sub-category;
 - c. Brisbane River flood planning area 2b sub-category;
 - d. Brisbane River flood planning area 3 sub-category;
 - e. Brisbane River flood planning area 4 sub-category;
 - f. Brisbane River flood planning area 5 sub-category;
 - g. Creek/waterway flood planning area 1 sub-category;
 - h. Creek/waterway flood planning area 2 sub-category;
 - i. Creek/waterway flood planning area 3 sub-category;
 - j. Creek/waterway flood planning area 4 sub-category;
 - k. Creek/waterway flood planning area 5 sub-category;
 - l. Overland flow flood planning area sub-category.

Editor's note—For the purposes of the overlay, the Pine and South Pine rivers are treated as Creek/waterway flood planning area sub-categories.

Note—The Flood overlay is a 'natural hazard area' for the purpose of the State Planning Policy. Within this area, susceptibility to flooding has been identified. The natural hazard area identified on the Flood overlay map may not reflect the full extent of the flood affected area.

3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- management of flood hazard or hydraulic hazard, guidance is provided in the Flood planning scheme policy;
- filling or excavation within the Creek/waterway flood planning area sub-categories, guidance is provided in the Compensatory earthworks planning scheme policy;
- handling or storage of hazardous materials, guidance is provided in the Management of hazardous chemicals in flood affected areas planning scheme policy;
- standards and specifications for public assets in a park, guidance is provided in the Infrastructure design planning scheme policy;

- standards and specifications for stormwater drainage assets, guidance is provided in the Infrastructure design planning scheme policy.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is required, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

8.2.11.2 Purpose

1. The purpose of the Flood overlay code is to:
 - a. Implement the policy direction in the Strategic framework, in particular:
 - i. Theme 2: Brisbane's outstanding lifestyle, and Element 2.3 — Brisbane's healthy and safe communities;
 - ii. Theme 4: Brisbane's highly effective transport and infrastructure networks, and Element 4.3 — Brisbane's coordinated infrastructure planning and delivery.
 - b. Provide for the assessment of the suitability of development in the Flood overlay.
2. The purpose of the Flood overlay code will be achieved through the following overall outcomes:
 - a. Development minimises exposure of people and property to unacceptable risk from flood hazard in all flood events.
 - b. Development and infrastructure mitigates the flood risk through its location, siting, design, construction and operation whilst maintaining amenity.
 - c. Development does not unduly burden the city's counter-disaster response capacity, including emergency services access during a flood emergency.
 - d. Development provides for efficient evacuation and access for evacuation resources including emergency services during flood events, or otherwise plans for the prospect and impact of isolation or hindered evacuation during flooding.
 - e. Development involving essential community infrastructure remains functional during and immediately after flood events.
 - f. Development ensures that emergency management plans respond to the number and capacity of future users of the development to safely participate in emergency measures such as evacuation.
 - g. Development ensures that essential building services or services essential for the development are designed, located and operated to minimise the flood risk to people, minimise damage to property, disruption to building function, and re-establishment time after a flood event.
 - h. Development involving hazardous materials manufactured, handled or stored in bulk does not adversely impact on public safety and the environment as a result of the impacts of floodwater.
 - i. Development does not, directly or cumulatively, cause or increase adverse impacts on other properties or land within the floodplain from flooding.
 - j. Development and infrastructure mitigates the impacts of hydraulic hazard due to predictable future increases in rainfall intensity on flooding.
 - k. Development prioritises, in order, the safety of people, protection of public infrastructure and protection of private property, in the management of the economic, social and environmental impacts of flooding.

8.2.11.3 Performance outcomes and acceptable outcomes

Table 8.2.11.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including any secondary dwelling Note—Development for a dwelling house does not require assessment against any other sections of this code.		
PO1 Development involving any habitable or non-habitable part of a dwelling house, including any secondary dwelling, is located and designed to: a. minimise the risk to people from flood hazard; b. achieve acceptable flood immunity; c. minimise property impacts from a flood event up to and including the defined flood event; d. minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event up to and including the defined flood event.	AO1.1 Development for a dwelling house including any secondary dwelling: a. is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories; or b. is only located in these sub-categories, if a Registered Professional Engineer Queensland certifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood event. AO1.2 Development for a dwelling house and any secondary dwelling complies with the minimum flood planning levels in Table 8.2.11.3.B. Note—If located in an area that has no flood level information available from the Council such as an overland flow path, a Registered Professional Engineer of Queensland with expertise in undertaking flood studies is to certify that the flood level and	Not applicable.

	development levels for the dwelling house and any secondary dwelling achieve the required flood planning levels in Table 8.2.11.3.B. AO1.3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E. Editor's note—For creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. Note—The Flood planning scheme policy provides guidance on undercroft design.	
PO2 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category: a. maintains the conveyance of flood waters to allow flow and debris to pass predominantly unimpeded through the site; b. does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; c. will not result in a material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	AO2 Development: a. is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or b. provides an open undercroft area from natural ground level to habitable floor level for any area inundated by the defined flood event; or Note—This undercroft area is not suitable for providing non-habitable rooms, secure storage of valuables, or future enclosing for storage or car parking. The clear area may include structural elements such as columns and floor substructure. The Flood planning scheme policy provides guidance on undercroft design. Editor's note—An open undercroft design may be achieved through a 'valance' treatment around the perimeter of an otherwise internally clear undercroft. Editor's note—For Creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. c. a flood study from a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that the	Not applicable.

	development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties. Note—Flood studies demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy and ensure that where an undercroft is required to manage flood impacts it complies with Table 8.2.11.3.E.	
Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house or reconfiguring a lot Note—If development that is accepted development subject to compliance with identified requirements complies with the acceptable outcomes of this part, no further assessment against this code is required.		
PO3 Development: a. is compatible with flood hazard in a defined flood event; b. minimises the risk to people from flood hazard; c. does not reduce the ability of evacuation resources including emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; d. minimises impacts on property from flooding; e. minimises disruption to residents, business or site operations and recovery time due to flooding; f. minimises the need to rebuild structures after a flood event greater than the defined flood event.	AO3 Development for a material change of use is identified in Table 8.2.11.3.C as compatible with the flood hazard in the relevant flood planning area.	Complies.

Note—Where Table 8.2.11.3.C identifies that a flood risk assessment is required, compliance with this performance outcome can be achieved by submitting a flood risk assessment, which may be included within a flood study, addressing the criteria within this performance solution. Preparing flood risk assessments and flood studies is required to be in accordance with the Flood planning scheme policy. Note—An emergency management plan prepared in accordance with the Flood planning scheme policy, which sets out procedures for evacuation due to flooding may be used to demonstrate compliance with this performance outcome.		
PO4 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with: a. maintaining continuity of operations; b. impacts of flooding on asset life and ongoing maintenance costs; c. efficient recovery after flood events; d. recreational benefits to the city; e. availability of suitable land within the park.	AO4.1 Development involving a building or structure in a park complies with the flood planning levels specified in Table 8.2.11.3.D. AO4.2 Development involving a building or structure in a park where Table 8.2.11.3.D does not apply: a. is not located within the 20% AEP flood extent of any creek/waterway or overland flow path; or b. is located above the 20% AEP flood level of any creek/waterway or overland flow path.	Not applicable.
Section C—If accepted development subject to compliance with identified requirements (acceptable outcomes only) for a park or assessable development other than for a dwelling house		
PO5 Development is located and designed to: a. minimise the risk to people from flood hazard on the site; b. minimise flood damage to the development and contents of buildings up to the defined flood event;	AO5.1 Development complies with the flood planning levels specified in Table 8.2.11.3.D. Note—If located in an area with no Council-derived flood levels such as an overland flow path, a Registered Professional Engineer Queensland with expertise in undertaking flood studies is to derive the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.11.3.D. The study is to demonstrate that the development and	Not applicable.

c. provide suitable amenity; d. minimise disruption to residents, recovery time and the need to rebuild structures after a flood event up to and including the defined flood event.	engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy. AO5.2 Development is: a. not located in the: i. Brisbane River flood planning area 1, 2a, or 2b sub-categories; ii. Creek/waterway flood planning area 1 or 2 sub-categories; iii. Overland flow flood planning area sub-category; or b. only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that: i. the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and ii. the risk to people is managed to an acceptable level.	
PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise flood recovery and economic consequences of damage during a flood.	AO6.1 Development ensures that: a. all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or b. if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with	Not applicable.

	walls and floors impermeable to the passage of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D. Note—A basement storage area does not include a bike storage room, change room, building maintenance storage and non-critical electrical services. AO6.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a secondary pump system with a backup power source for the pump.	
PO7 Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.	AO7.1 Development: a. does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or b. does not result in a material increase in flood level or hydraulic hazard on upstream, downstream or adjacent properties. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy. AO7.2 Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows.	Not applicable.

	AO7.3 Development which creates a new overland flow path or significantly modifies an existing overland flow path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.	
PO8 Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy. Note—This part of the code applies to all development other than a dwelling house and any secondary dwelling which involves filling or excavation, whether or not the development application comprises a separate development application for operational work involving filling or excavation.	AO8 Development ensures that no filling or excavation greater than 100mm is located in the Creek/waterway flood planning area 1, 2 or 3 sub-categories if contained in the 5% AEP flood extent of any Creek/waterway flood planning area sub-category for which no waterway corridor has been mapped in the Waterway corridors overlay.	Not applicable.
PO9 Development ensures that the building and site design: a. maintains the conveyance capacity of existing overland flow paths and creek/waterways; b. ensures floodwaters and flood debris can pass predominantly unimpeded under a	AO9.1 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub-category: a. complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E;	Not applicable.

structure or building to minimise property or building damage, including for a flood larger than the defined flood event; c. mitigates flood impacts by ensuring that filling, excavation and location of services are designed to allow for the conveyance of floodwater across the site. Note—The Flood planning scheme policy provides guidance on relevant considerations in determining minimum undercroft clearances and treatment of ground level in undercroft areas where floodwater conveyance is required underneath development.	b. not located directly above any part of a waterway corridor as mapped in the Waterway corridors overlay. AO9.2 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub category: a. has a ground level within the undercroft area that is free draining; b. does not involve excavation below ground level of more than 300mm within the undercroft area.	
PO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard, in order to: a. protect safety of users and emergency services personnel; b. support efficient emergency services access and site evacuation with consideration to the scale of development. Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements, and the ability to take refuge. The Flood planning scheme policy provides information for undertaking flood risk assessments.	AO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses: a. is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L and Table 8.2.11.3.D; or b. has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or c. can achieve vehicular evacuation to a suitable flood-free location. Note—A suitable flood-free location is of a size and nature sufficient to provide for the size and characteristics of the population likely to need evacuation to that area.	Not applicable.
PO11 Development has access which, having regard to hydraulic hazard, provides for safe vehicular and	AO11.1 Development provides an access or driveway into the site which is:	Not applicable.

pedestrian movement and emergency services access to adjoining roads.	a. trafficable during the defined flood event; b. not located in the Creek/waterway flood planning area 1 sub-category; c. not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event; d. the access or driveway is not inundated by a 10% AEP flood. AO11.2 Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site. Note—explanation of hydraulic hazard provided in the Flood planning scheme policy.	
PO12 Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.	AO12 Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.	Not applicable.
PO13 Development for pedestrian and cyclist paths: a. provides a suitable level of trafficability; b. manages the impacts of flooding on asset life and ongoing maintenance costs; c. balances route availability with recreational and transport connectivity benefits to the city.	AO13.1 Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2 year ARI) flood immunity from all flooding sources. Note—If the site is subject to more than one type of flooding, the requirement that affords the greatest level of protection will apply. AO13.2 All new on-road cyclist and pedestrian facilities comply with the flood planning levels and	Not applicable.

	trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.	
PO14 Development which increases the residential population within the Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time.	AO14 Development in the Brisbane River flood planning area sub-categories in areas where the 1% AEP flood level is greater than 12.8m AHD involving: a. an increase in the number of residential dwellings; or b. additional residential lots is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event. Note—Explanation of a hydraulic hazard is provided in the Flood planning scheme policy.	Not applicable.
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO15 Development involving essential community infrastructure: a. remains functional to serve community need during and immediately after a flood event, or is part of a network that is able to maintain the function of the essential community infrastructure when parts of the development are unable to function during or after a flood; b. is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; c. is able to remain functional or is part of a network which is able to remain functional even when other infrastructure or services	AO15 Development involving essential community infrastructure: a. is ancillary to and not relied upon for the provision of the essential service during a flood; or b. is located above the flood planning levels in Table 8.2.11.3.G; c. has access to or provides the necessary back-up emergency electricity and communications supply in times of flood; d. is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the flood event listed for the development type in Table 8.2.11.3.G; e. that services a local area: i. is able to be accessed in times of flood to service local community	Not applicable.

(such as electricity supply) may be compromised in a flood event; d. contains mitigation measures which are not entirely dependent on human activation to respond to a flood event. Note—Protection of function is required up to and including the flood event in Table 8.2.11.3.G.	needs up to the event listed for that development type in Table 8.2.11.3.G; or ii. has a service continuity plan that demonstrates the continued provision of service during the relevant flood event.	
Additional performance outcomes and acceptable outcomes if development involves the processes in Table 8.2.11.3.H		
PO16 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: a. protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; b. securing above-ground tanks for hazardous materials against flotation and lateral movement; c. preventing damage to hazardous materials pipework or entry of floodwater into hazardous materials pipework; d. preventing damage to or off-site release of packages, drums or containers storing hazardous materials. Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A pump drainage system is not an acceptable measure to meet the performance outcome.	AO16 a. Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.11.3.M. b. Development involving the processes listed in Table 8.2.11.3.H: i. where located in the Flood overlay area, occurs only in the Creek/waterway flood planning area 5 sub-category or the Brisbane River flood planning area 5 sub-category; or ii. is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a flood event. Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and processes including risk assessment for the	Not applicable.

	management of hazardous chemicals in flood planning areas.	
Additional performance outcomes and acceptable outcomes for reconfiguring a lot		
PO17 Development locates and designs all lots resulting from reconfiguring a lot to: - minimise the risk to people from flood hazard; - minimise damage to property from flood hazard; - facilitate safe and efficient evacuation. Note— - Consideration of all floods up to the probable maximum flood is relevant to minimising the risk to people. - Flood warning time is not considered sufficient in the Creek/waterway planning area sub-categories or the Overland flow flood planning area sub-category. - Filling above the flood planning level for a flood event greater than the defined flood event cannot be assumed to mitigate the flood hazard.	AO17.1 Development creating new lots is identified in Table 8.2.11.3.I as suitable within the relevant flood planning area. AO17.2 Development provides for reconfiguring a lot design that achieves a road and lot layout which: - provides trafficable vehicular egress for evacuation during a defined flood event; - optimises hazard-free movement away from sources of flood hazard within the development. Note—Further advice on road and lot layout is contained in the Flood planning scheme policy. AO17.3 Development which creates a new residential lot in an area subject to Brisbane River flooding, if the 1% AEP flood level is greater than 12.8m AHD is not subject to a hydraulic hazard greater than 0.6m²/s DV or 0.6m deep in a 0.2% AEP flood. Note—Refer to the Flood planning scheme policy for further explanation on the 0.2% AEP flood.	Not applicable.
PO18 Development involving reconfiguring a lot: - minimises the risk to people from flood hazard; - creates safe evacuation routes or avoids isolation of the development during a flood	AO18.1 Development involving reconfiguring a lot ensures: - all lots comply with the flood planning levels in Table 8.2.11.3.J; - a new road complies with the flood planning levels in Table 8.2.11.3.F.	Not applicable.

greater than the defined flood event; c. minimises damage to property and services; d. provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage; e. ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose; f. provides a lot that is not substantially burdened by flood mitigation infrastructure.	AO18.2 Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development: a. complies with Table 8.2.11.3.K; or b. has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual. Note—The Flood planning scheme policy contains supporting information about trafficability on existing roads and serviceability during floods.	
	AO18.3 Development protects the conveyance of flood hazard area by providing an easement over the: a. 2% AEP flood extent for overland flow flooding; b. 1% AEP flood extent for creek/waterway flooding.	

Table 8.2.11.3.B—Flood planning levels for a dwelling house (excluding BCA building classification 10a)

Flooding source	Minimum habitable floor level		Minimum non-habitable floor level (i.e. utility areas, garage, laundry, storage room and basement entries)	
Brisbane River	1% AEP flood level + 500mm		2% AEP flood level + 300mm	
Creek/ waterway	1% AEP flood level + 500mm		1% AEP flood level + 300mm	
Overland flow	2% AEP flood level + 500mm		2% AEP level + 300mm	

	Note—Where no detailed flood level information is available from the Council such as an overland flow path, a Registered Professional Engineer Queensland with expertise in flood studies is to derive the relevant flood level and certify that the development level for the dwelling house, including any secondary dwelling, meets the required flood immunity standards.
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Note—

- Where the site is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these flooding sources.
- Where development involves a building undercroft this may result in a higher floor level than the minimum habitable and non-habitable floor levels in Table 8.2.11.3.B.
- Flood planning levels for a dwelling house from storm-tide inundation are located in the Coastal hazard overlay code.

Table 8.2.11.3.C—Land use compatibility with flood hazard

C — Land use is compatible with the flood hazard subject to meeting all other relevant requirements.

— Flood risk assessment in accordance with requirements of the Flood planning scheme policy is required to demonstrate the use is compatible with the flood hazard.

Accommodation activities	Brisbane River flood planning area sub-category						Creek/waterway flood planning area sub-category					Overland flow flood planning area sub-category
	5	4	3	2B	2A	1	5	4	3	2	1	
Community residence	C	#	#	#	#	#	C	#	#	#	#	#
Dual occupancy	C	C	#	#	#	#	C	#	#	#	#	C
Dwelling unit	C	C	#	#	#	#	C	#	#	#	#	C
Multiple dwelling (1—3 storeys)	C	C	#	#	#	#	C	#	#	#	#	C
Multiple dwelling (4+ storeys)	C	C	C	#	#	#	C	#	#	#	#	C
Nature-based	C	C	C	#	#	#	C	#	#	#	#	C

tourism												
Relocatable home park	C	#	#	#	#	#	C	#	#	#	#	C
Residential care facility	#	#	#	#	#	#	#	#	#	#	#	#
Resort complex	C	C	C	#	#	#	C	#	#	#	#	C
Retirement facility	C	#	#	#	#	#	#	#	#	#	#	C
Rooming accommodation, short-term accommodation or hotel where including accommodation (1—3 storeys)	C	C	#	#	#	#	C	#	#	#	#	C
Rooming accommodation, short-term accommodation or hotel where including accommodation (4+ storeys)	C	C	C	#	#	#	C	#	#	#	#	C
Tourist park	C	C	#	#	#	#	C	C	#	#	#	C
Commercial land uses	Brisbane River flood planning area sub-category						Creek/waterway flood planning area sub-category					Overland flow flood planning area sub-

												category
	5	4	3	2B	2A	1	5	4	3	2	1	
Agricultural supplies store	C	C	#	#	#	#	C	#	#	#	#	C
Animal husbandry	C	C	#	#	#	#	C	#	#	#	#	C
Animal keeping	C	C	#	#	#	#	C	#	#	#	#	C
Aquaculture	C	C	#	#	#	#	C	#	#	#	#	C
Bulk landscape supplies	C	C	C	C	C	C	C	C	C	#	#	C
Car park ancillary to another use	C	C	C	C	C	#	C	C	#	#	#	C
Car wash	C	C	C	C	C	#	C	C	#	#	#	C
Food and drink outlet	C	C	#	#	#	#	C	C	#	#	#	C
Function facility	C	C	#	#	#	#	C	#	#	#	#	C
Garden centre	C	C	C	#	#	#	C	C	#	#	#	C
Hardware and trade supplies	C	C	#	#	#	#	C	C	#	#	#	C
Home-based business	C	C	#	#	#	#	C	#	#	#	#	C
Hotel (where not including accommodation)	C	C	#	#	#	#	C	#	#	#	#	C

Market	C	C	C	#	#	#	C	C	#	#	#	C
Nightclub entertainment facility	C	C	#	#	#	#	C	#	#	#	#	C
Office	C	C	#	#	#	#	C	#	#	#	#	C
Outdoor sales	C	C	#	#	#	#	C	C	#	#	#	C
Parking station	C	C	C	C	C	#	C	C	#	#	#	C
Roadside stalls	C	C	C	#	#	#	C	C	#	#	#	C
Sales office	C	C	#	#	#	#	C	C	#	#	#	C
Shop, Adult store	C	C	#	#	#	#	C	#	#	#	#	C
Shopping centre	C	#	#	#	#	#	C	#	#	#	#	C
Showroom	C	C	#	#	#	#	C	C	#	#	#	C
Theatre	C	C	#	#	#	#	C	#	#	#	#	C
Tourist attraction	C	C	C	#	#	#	C	C	#	#	#	C
Veterinary service	C	C	#	#	#	#	C	#	#	#	#	C
Wholesale nursery	C	C	C	C	C	C	C	C	C	#	#	C
Community land uses	Brisbane River flood planning area sub-category						Creek/waterway flood planning area sub-category					Overland flow flood planning area sub-category

	5	4	3	2B	2A	1	5	4	3	2	1	
Childcare centre	C	#	#	#	#	#	C	#	#	#	#	#
Club	C	C	#	#	#	#	C	C	#	#	#	C
Community care centre	C	#	#	#	#	#	C	#	#	#	#	C
Community use	C	#	#	#	#	#	C	C	#	#	#	C
Educational establishment (and outdoor education centre)	C	#	#	#	#	#	C	#	#	#	#	C
Environment facility	C	C	C	C	C	C	C	C	C	C	C	C
Health care service	C	#	#	#	#	#	C	#	#	#	#	C
Hospital	#	#	#	#	#	#	#	#	#	#	#	#
Indoor sport and recreation	C	C	#	#	#	#	C	C	#	#	#	C
Major sport, recreation and entertainment facility	C	#	#	#	#	#	C	C	#	#	#	C
Motor sport facility	C	C	C	#	#	#	C	C	C	#	#	C
Outdoor sport and recreation	C	C	C	#	#	#	C	C	#	#	#	C
Park	C	C	C	C	C	C	C	C	C	C	C	C
Place of worship	C	#	#	#	#	#	C	C	#	#	#	C

Special purpose land uses	Brisbane River flood planning area sub-category						Creek/waterway flood planning area sub-category					Overland flow flood planning area sub-category
	5	4	3	2B	2A	1	5	4	3	2	1	
Air service	C	#	#	#	#	#	C	#	#	#	#	C
Cemetery	C	C	C	#	#	#	C	C	#	#	#	C
Crematorium	C	#	#	#	#	#	C	#	#	#	#	C
Detention facility	#	#	#	#	#	#	#	#	#	#	#	C
Emergency services	#	#	#	#	#	#	#	#	#	#	#	#
Funeral parlour	C	#	#	#	#	#	C	#	#	#	#	C
Landing	C	C	C	C	C	C	C	C	C	C	#	C
Major electricity infrastructure	#	#	#	#	#	#	#	#	#	#	#	#
Port service	C	C	C	#	#	#	C	C	C	C	#	C
Substation	C	#	#	#	#	#	C	#	#	#	#	#
Telecommunications facility	C	#	#	#	#	#	C	#	#	#	#	#
Utility installation	C	#	#	#	#	#	#	#	#	#	#	#
Industry land uses	Brisbane River flood planning area						Creek/waterway flood planning area					Overland flow

	sub-category						sub-category					flood planning area sub- category
	5	4	3	2B	2A	1	5	4	3	2	1	
Extractive industry	C	C	C	#	#	#	C	C	C	#	#	C
High impact industry	C	C	#	#	#	#	C	C	#	#	#	C
Intensive animal industry	C	C	#	#	#	#	C	#	#	#	#	C
Intensive horticulture	C	C	C	#	#	#	C	C	#	#	#	C
Low impact industry	C	C	#	#	#	#	C	C	#	#	#	C
Marine industry	C	C	C	#	#	#	C	C	#	#	#	C
Medium impact industry	C	C	#	#	#	#	C	C	#	#	#	C
Research and technology industry	C	#	#	#	#	#	C	#	#	#	#	C
Rural industry	C	C	C	C	C	C	C	C	C	#	#	C
Service industry	C	C	#	#	#	#	C	C	#	#	#	C
Service station	C	#	#	#	#	#	C	#	#	#	#	C
Special industries	C	#	#	#	#	#	#	#	#	#	#	C
Transport depot	C	#	#	#	#	#	C	#	#	#	#	C
Warehouse	C	C	#	#	#	#	C	#	#	#	#	C

Note—Caretaker's accommodation and home-based business are considered ancillary to the dominant land use.

Table 8.2.11.3.D—Flood planning categories for development types

BCA building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category — refer to Table 8.2.11.3.L for flood planning levels
Class 1—4	Habitable room ⁽²⁾	Category A
	Non-habitable room including patio and courtyard	Category B
	Non-habitable part of a Class 2 or Class 3 building excluding the essential services ⁽²⁾ control room	Category B Risk management approach to Brisbane River flooding is permitted (refer to Flood planning scheme policy)
	Parking located in the building undercroft of a multiple dwelling	Category C
	Carport ⁽⁴⁾ , unroofed car park; vehicular manoeuvring area	Category D
	Essential electrical services ⁽²⁾ of a Class 2 or Class 3 building only	Category A ⁽⁶⁾
	Basement parking entry ⁽³⁾	Category C + 300mm
Class 5, Class 6, or Class 8	Building floor level	Category C Risk management approach to Brisbane River flooding is permitted (refer to Flood planning scheme policy)
	Garage or car park located in the building undercroft ⁽³⁾	Category C
	Carport ⁽⁴⁾ or unroofed car park	Category D
	Vehicular manoeuvring areas	Category D
	Basement parking entry ⁽³⁾	Category C

	Essential electrical services ⁽²⁾	Class 8 — Category C ⁽⁶⁾ Class 5 & 6 — Category A ⁽⁶⁾
Class 7a	Refer to the relevant building class specified in this table	
Class 7b	Building floor level	Category C Risk management approach to Brisbane River flooding is permitted (refer to Flood planning scheme policy)
	Vehicular manoeuvring area	Category D
	Essential electrical services ⁽²⁾	Category C
Class 9	Building floor level	Category A
	Building floor level for habitable rooms in Class 9a or 9c where for a residential care facility	0.2% AEP flood
	Building floor level for habitable rooms in Class 9b where involving children, such as a childcare centre	0.2% AEP flood
	Garage or car park located in the building undercroft ⁽³⁾	Category C
	Carport ⁽⁵⁾ or unroofed car park	Category D
	Vehicular manoeuvring areas	Category D
	Essential electrical services ⁽²⁾	Category A
Class 10a	Car parking facility	Refer to the relevant building class specified in this table
	Shed ⁽⁵⁾ or the like	Category D
Class 10b	Swimming pool	Category E
	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood planning levels do not apply

Notes—

(1) Refer to the Building Code of Australia for definitions of building classifications.

(2) Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift or pump controls.

(3) Basement car parks must be suitably waterproofed and all air vents, air-conditioning ducts, pedestrian access and entry and exit ramps into the basement must comply with the applicable flood planning levels in this table.

(4) A shelter for a motor vehicle, which has a roof and one or more open sides, and which can be built against the side of a building.

(5) A slight or rough structure built for shelter and storage; or a large strongly built structure, often open at the sides or end.

(6) Where essential electrical services are proposed in a basement below the specified flood planning level, the flood immunity of all air vents, air-conditioning ducts, pedestrian access, lift shafts and entry/exit ramps at the basement entrance and any other openings into that basement must conform with the flood planning levels for Category A for Residential development, and the relevant basement entry level of all other uses. To ensure flood immunity, basements require a waterproof basement design to prevent flood waters entering the basement.

- A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.
- A flood event with an AEP of 0.2% is the equivalent of a 500 year ARI flood event.
- Where a building has a combination of uses that includes a component of classes 2, 3 or 9, the essential services for that building shall comply with the requirements of the building class with the greatest flood planning level requirement.
- Use classes for residential development also include basement storage.

Table 8.2.11.3.E— Building undercroft clearances

Flooding source	Minimum clearance requirement⁽¹⁾⁽³⁾
Overland flow— Hydraulic Hazard (DV <0.6 m ² /s and depth <600mm in 2% AEP flood event)	Lowest floor level is to be 1.5m ⁽²⁾ above the highest ground elevation in undercroft area
Overland flow— Hydraulic Hazard (DV >0.6 m ² /s or depth >600mm in 2% AEP flood event)	Lowest floor level is to be 2.5m ⁽²⁾ above the highest ground elevation in undercroft area
Creek/waterway (Flood planning area 1, 2 or 3 sub-categories)	Lowest floor level is to be 2.5m ⁽²⁾ above the highest ground elevation in undercroft area
Creek/waterway (Flood planning area 4 sub-category)	Lowest floor level is to be 1.5m ⁽²⁾ above the highest ground elevation in undercroft area

Notes—

(1) The minimum undercroft only relates to the minimum clearance requirements from ground level to the finished floor level and not minimum flood planning levels. Where the flood planning level requirement with freeboard results in a higher finished floor level that higher level needs to be adopted.

(2) Refer to the Flood planning scheme policy for explanatory material regarding clearances and considerations.

⁽³⁾ The minimum undercroft clearance only applies to the area of undercroft above the relevant flood extent or flood planning area sub-category.

Table 8.2.11.3.F—Flood planning levels for a new road

Flooding source ⁽¹⁾	Minimum design levels at the crown of the road (m AHD) ⁽²⁾	
	Residential development	Industrial or commercial development
Brisbane River ⁽³⁾	Defined flood level	5% AEP flood level
Creek/waterway	1% AEP flood level	2% AEP flood level
Overland flow	2% AEP flood level	2% AEP flood level

Notes—

⁽¹⁾ Where the road is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these sources.

⁽²⁾ Where flood levels are not available from Council's FloodWise Property Report, such as for overland flow flooding, a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies is required to estimate the relevant flood level.

⁽³⁾ A risk management approach determining flood planning levels of roads for Brisbane River flooding can be applied as an alternative to Table 8.2.11.3.F. Typically such roads would have a flood immunity no worse than the surrounding roads that support a similar land use, otherwise a Flood Risk Assessment which complies with the relevant requirements of the Flood planning scheme policy is provided.

Table 8.2.11.3.G—Flood planning levels for essential community infrastructure

Type of essential community infrastructure	Minimum design levels
Emergency services	0.2% AEP flood
Emergency services, where for an emergency shelter	0.5% AEP flood
Emergency services, where for police facilities	0.5% AEP flood
Hospital and health care service where associated with a hospital	0.2% AEP flood
Community facility where involving storage of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood

State-controlled roads Major or minor electricity infrastructure not otherwise listed in this table Utility installation where for rail transport services Air service Telecommunications facility	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.
Power stations (as defined in the <i>Electricity Act 1994</i>) or renewable energy facility.	0.2% AEP flood
Major electricity infrastructure where a major switch yard	0.2% AEP flood
Substations	0.5% AEP flood
Utility installation where for a sewage treatment plant	Defined flood event
Utility installation where for a water treatment plant	0.5% AEP flood

Note—A flood event with an AEP of 0.2% is the equivalent of a 500 year ARI flood event.

Note—A flood event with an AEP of 0.5% is the equivalent of a 200 year ARI flood event.

Table 8.2.11.3.H—Table of processes requiring additional assessment in a flood planning area

Process
(1) Oil refining or processing
(2) Producing, refining or processing gas or fuel gas
(3) Power station, including the activity of generating electricity by using fuel
(4) Producing, quenching, cutting, crushing or grading coke
(5) Waste incinerator, including thermal treatment of waste
(6) Pulp or paper manufacturing
(7) Tannery or works for curing animal skins, hides or finishing leather

(8) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing
(9) Rendering plant, including meat processing
(10) Manufacturing chemicals, poisons and explosives
(11) Manufacturing fertilisers involving ammonia
(12) Manufacturing polyvinyl chloride plastic
(13) Major hazard facilities for the storage and handling of dangerous goods
(14) Storage of hazardous chemicals in quantities that would exceed the hazardous chemicals flood hazard threshold set out in Table 8.2.11.3.M
(15) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products
(16) Manufacturing or processing plaster
(17) Enamelling workshop
(18) Galvanising works
(19) Anodising or electroplating workshop
(20) Powder coating workshop
(21) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote
(22) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste
(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre
(24) Abattoir, including meat processing
(25) Recycling chemicals, oils or solvents
(26) Waste disposal activity (other than waste incinerator), including waste transfer station operation
(27) Recycling, storing or reprocessing regulated waste, including regulated waste treatment

(28) Manufacturing batteries and battery recycling
(29) Drum and container reconditioning
(30) Water treatment
(31) Sewage treatment

Table 8.2.11.3.I—Suitability of reconfiguring a lot within a flood planning area

C — Reconfiguring a lot is suitable within a flood planning area

— Flood risk assessment in accordance with the requirements of the Flood planning scheme policy is required to demonstrate the mitigation of risk from flood hazard

Flood planning area	Creek/waterway flood planning area sub-categories			Brisbane River flood planning area sub-categories		
	Residential	Industrial	Other	Residential	Industrial	Other
1	#	#	#	#	#	#
2/2a;2b	#	#	#	#	C	#
3	#	#	#	#	C	C
4	C	C	C	C	C	C
5	C	C	C	C	C	C

Notes—

- A flood risk assessment is required for residential reconfiguring a lot development where creating more than two new lots in the overland flow flood planning area sub-category.
- Additional requirements apply for the Brisbane River flood planning area sub-category if the 1% AEP flood level is greater than 12.8m AHD.
- Minimum site levels, requirements for no adverse off site impacts and other provisions in the planning scheme still apply.

Table 8.2.11.3.J—Flood planning levels for reconfiguring a lot

Flooding source ⁽¹⁾	Minimum lot levels (m AHD) ⁽²⁾		
	Residential (creating 6 or less lots with no new road)	Residential (creating more than 6 lots), or a new road	Other than residential
Brisbane River	2% AEP flood level + 300mm	1% AEP flood level + 0.3m	1% AEP flood level
Creek/waterway	Minimum 300m ² area at the 1% AEP flood level + 300mm ⁽³⁾	1% AEP flood level + 300mm	2% AEP flood level
Overland flow	Minimum 300m ² area at the 2% AEP flood level + 300mm ⁽³⁾	2% AEP flood level + 300mm	2% AEP flood level

Notes—

⁽¹⁾ Where the site is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these sources.

⁽²⁾ Where flood levels are not available from Council's FloodWise Property Report such as for overland flow flooding, a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies is required to estimate the relevant flood level.

⁽³⁾ The 300m² area is considered suitable for siting a dwelling house with open space area at or above the nominated flood planning level.

Table 8.2.11.3.K—Flood planning levels for existing road providing access to or fronting a development

Flooding source ⁽¹⁾	Minimum design levels at the crown of the road (m AHD) ⁽²⁾⁽³⁾		
	Local road	Neighbourhood road	District road, suburban road, arterial road
Brisbane River	5% AEP flood level	2% AEP flood level	2% AEP flood level
Creek/waterway	5% AEP flood level	2% AEP flood level	2% AEP flood level
Overland flow	5% AEP flood level	5% AEP flood level	5% AEP flood level

Notes—

⁽¹⁾ Where the site is subject to more than one flooding source, the minimum flood planning level is the highest level determined from these sources.

⁽²⁾ Where flood levels are not available from Council's FloodWise Property Report such as overland flow flooding a suitably qualified Registered Professional Engineer in Queensland with expertise in undertaking flood studies is required to estimate the relevant flood level. The Flood planning scheme policy sets out the requirements for a flood risk assessment process.

⁽³⁾ The design standard for industry access is the 5% AEP flood level for all flooding sources.

Table 8.2.11.3.L—Categories of flood planning levels

Flooding source ⁽¹⁾	Minimum design floor or pavement levels (m AHD) ⁽²⁾ (refer to Table 8.2.11.3.D for assignment of these categories)				
	Category A	Category B	Category C	Category D	Category E
Brisbane River	1% AEP flood level + 500mm	1% AEP flood level + 300mm	DFL	5% AEP flood level	5% AEP flood level
Creek/ waterway	1% AEP flood level + 500mm	1% AEP flood level + 300mm	1% AEP flood level	1% AEP flood level	5% AEP flood level
Overland flow	2% AEP flood level + 500mm	2% AEP flood level + 300mm	2% AEP flood level	2% AEP flood level	5% AEP flood level

Notes—

⁽¹⁾ Where the site is subject to more than one type of flooding that is overland flow flooding, creek or waterway flooding or river flooding, the minimum flood immunity level is the highest level determined from these sources.

⁽²⁾ Where flood levels are not available from Council's FloodWise Property Report such as overland flow flooding, the applicant will need to engage a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies required to estimate the relevant flood level. The Flood planning scheme policy sets out the requirements for a flood risk assessment process.

Table 8.2.11.3.M—Hazardous chemicals flood hazard threshold

Hazardous chemicals flood hazard threshold means any of the following:
A hazardous chemical listed in schedule 11 of the Work Health and Safety Regulation 2011 in a quantity that exceeds a threshold quantity stated in column 5 of schedule 11
A chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code in the Acute I or Chronic I category that exceeds 2500 litres or kilograms
A chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code in the Chronic II category that exceeds 10,000 litres or kilograms

A chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code and assigned to Packing Group III that exceeds 10,000 litres or kilograms

A chemical classified as hazardous to the aquatic environment under the Globally Harmonised System of Classification and Labelling of Chemicals that exceeds 10,000 litres or kilograms

8.2.13 Industrial amenity overlay code

8.2.13.1 Application

1. This code applies to assessing development in the Industrial amenity overlay, if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - b. impact assessable development.
2. Land in the Industrial amenity overlay is identified on the Industrial amenity overlay map and is included in the following sub-categories:
 - a. Industrial amenity investigation area sub-category;
 - b. Industrial hazard investigation area sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- air quality assessment, guidance is provided in the Air quality planning scheme policy;
- hazard and risk assessment, guidance is provided in the Industrial hazard and risk assessment planning scheme policy;
- noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy.

8.2.13.2 Purpose

1. The purpose of the Industrial amenity overlay code is to:
 - a. Implement the policy direction in the Strategic framework, in particular:
 - i. Theme 1: Brisbane's globally competitive economy and Element 1.2 — Brisbane's industrial economy;
 - ii. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.2—Brisbane's environmental quality and sustainable design;
 - iii. Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.2 — Brisbane's other infrastructure networks;
 - iv. Theme 5: Brisbane's CityShape and Element 5.2 — Brisbane's Major Industry Areas.
 - b. Provide for the assessment of the suitability of development of land within the Industrial amenity overlay considering the health and wellbeing of occupants.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development protects Brisbane's industrial areas to ensure their integrity and effective operation.
 - b. Development for new premises within the Industrial hazard investigation area sub-category is compatible with existing declared major hazard facilities and facilities storing 10% or more than the major hazard facilities quantity threshold and does not adversely impact on the continued

operation of those existing uses.

- c. Development for a sensitive use within the Industrial amenity investigation area sub-category is compatible with nearby existing uses that have the potential for off-site air or noise emissions and does not adversely impact on the continued operation of those existing uses.

8.2.13.3 Performance outcomes and acceptable outcomes

Table 8.2.13.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If in the Industrial amenity investigation area sub-category		
PO1 Development of sensitive uses outside of sensitive zones is prevented from encroaching upon land in the Industry zones category.	AO1 Development for a sensitive use is located no closer than: (a) 250m to an Industry zone, General industry B zone precinct boundary; (b) 500m to an Industry zone, General industry C zone precinct boundary; (d) 1500m to a Special industry zone boundary.	Complies.
PO2 Development is located, designed and constructed to achieve the air quality (planning) criteria in Table 8.2.13.3.B, odour criteria in Table 8.2.13.3.C and health risk criteria in Table 8.2.13.3.D. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO2 Development for a sensitive use is located no closer than the distance stated in Table 8.2.13.3.G.	Complies.
PO3 Development is located, designed and constructed to achieve the noise (planning) criteria in Table 8.2.13.3.E to protect the development from adverse	AO3 Development for a sensitive use is located no closer than: a. 150m to a medium impact industry A or	Complies.

noise impacts. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	sewage treatment plant; b. 250m to a medium impact industry B, waste transfer station or landfill; c. 500m to a high impact industry or special industry.	
Section B—If in the Industrial hazard investigation area sub-category		
PO4 Development is located, designed and constructed to achieve the hazard and risk criteria in Table 8.2.13.3.F to protect the development from: a. technological hazards (fire, explosion and toxic release); b. major hazard facilities; c. facilities storing 10% or more than the major hazard facilities quantity threshold. Editor's note—Applicants should contact Council for advice.	AO4 No acceptable outcome is prescribed.	Not applicable.

Table 8.2.13.3.B—Air quality (planning) criteria

Pollutant	Averaging time	Health outcome protected	Criteria including background (µg/m³)	Criteria including background (ppm)
Nitrogen dioxide	1 hour	Health and wellbeing	250	0.12
	Annual	Health and wellbeing	62	0.03
Sulfur dioxide	1 hour	Health and wellbeing	570	0.2
	24 hours	Health and wellbeing	230	0.08
	Annual	Health and wellbeing	57	0.02
Particulate matter (PM) as total suspended particulates (TSP)	Annual	Health and wellbeing	90	-

Particulate matter less than 10µm (PM ₁₀)	24 hours	Health and wellbeing	50	-
	Annual	Health and wellbeing	25	-
Particulate matter less than 2.5µm (PM _{2.5})	24 hours	Health and wellbeing	25	-
	Annual	Health and wellbeing	8	-
Carbon monoxide	8 hour	Health and wellbeing	11,000	9
Dust deposition as insoluble solids	Annual	Protecting aesthetic environment	4g/m ² /month	-
1,1,1-trichloroethane (methyl chloroform)	1 hour	Health and wellbeing	12,500	2.3
1,1,2-trichloroethane	1 hour	Health and wellbeing	1,000	0.18
1,1-biphenyl	1 hour	Health and wellbeing	24	0.0037
1,2-dichloroethane	24 hours	Health and wellbeing	750	0.17
1,3-butadiene	Annual	Health and wellbeing	2.4	0.001
Acetaldehyde	1 hour	Odour	42	0.023
Acetic acid	1 hour	Odour	270	0.11
Acetone	1 hour	Health and wellbeing	22,000	9.2
Acrolein	1 hour	USEPA extremely toxic	0.42	0.00018
Acrylonitrile	1 hour	USEPA Group B1 carcinogen (probable human carcinogen)	8	0.0037
Alpha chlorinated toluenes and benzoyl chloride	1 hour	IARC Group 1 carcinogen (known human carcinogen)	9	0.0018
Ammonia	1 hour	Health and wellbeing	330	0.46
Antimony and compounds	1 hour	Health and wellbeing	9	-

Arsenic and compounds (as total metal content in PM ₁₀)	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.09	-
	Annual	Health and wellbeing	6ng/m ³	-
Benzene	1 hour	Health and wellbeing	29	0.009
	Annual	Health and wellbeing	10	0.003
Benzo(a)pyrene (as marker for PAH)	Annual	Health and wellbeing	0.3ng/m ³	-
Beryllium and compounds	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.004	-
Bromochloromethane	1 hour	Health and wellbeing	19,000	3.7
Bromoform (tribromomethane)	1 hour	Health and wellbeing	90	0.009
Bromotrifluoromethane	1 hour	Health and wellbeing	112,000	18
Butyl acrylate	1 hour	Odour	100	0.019
Butyl mercaptan	1 hour	Odour	7	0.002
Cadmium and compounds (as total metal content in PM ₁₀)	Annual	Health and wellbeing	5ng/m ³	-
Carbon disulfide	1 hour	Odour	18	0.0055
	24 hours	Health and wellbeing	110	0.032
Chlorine	1 hour	Health and wellbeing	50	0.018
Chlorine dioxide	1 hour	Health and wellbeing	5.1	0.0018
Chlorobenzene	1 hour	Odour	100	0.023
Chloroform	1 hour	Health and wellbeing	900	0.18

Chromium III compounds	1 hour	Health and wellbeing	9	-
Chromium VI compounds	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.09	-
Copper dusts and mists	1 hour	Health and wellbeing	18	-
Copper fumes	1 hour	Health and wellbeing	3.7	-
Cumene (isopropyl benzene)	1 hour	Odour	21	0.004
Cyanide (as CN)	1 hour	Health and wellbeing	90	-
Cyclohexane	1 hour	Health and wellbeing	19,000	5
Cyclohexanone	1 hour	Odour	260	0.07
Diacetone alcohol	1 hour	Odour	700	0.15
Dichloromethane (methylene chloride)	24 hours	Health and wellbeing	3,200	0.85
	7 days	Health and wellbeing	480	0.13
Diethylamine	1 hour	Odour	30	0.01
Dimethylamine	1 hour	Odour	9	0.0052
Dioxins and furans (as TCDD TEF)	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.000002	-
Diphenyl ether	1 hour	Odour	80	0.01
Ethanol	1 hour	Odour	2,100	1.1
Ethyl acetate	1 hour	Odour	12,100	3.5
Ethyl acrylate	1 hour	Odour	0.4	0.0001
Ethyl butyl ketone	1 hour	Health and wellbeing	4,200	0.9

Ethyl chloride (chloroethane)	1 hour	Health and wellbeing	48,000	18
Ethylbenzene	1 hour	Health and wellbeing	8,000	1.8
Ethylene oxide	1 hour	IARC Group 1 carcinogen (known human carcinogen)	3.3	0.0018
Formaldehyde	1 hour	Protecting aesthetic environment	96	0.07
	24 hours	Health and wellbeing	54	0.04
Hydrogen chloride	1 hour	Health and wellbeing	140	0.09
Hydrogen cyanide	1 hour	USEPA extremely toxic	200	0.18
Hydrogen sulfide	24 hours	Health and wellbeing	160	0.11
	1 hour	Odour	6.5	0.0043
Lead and compounds (as total metal content in TSP)	Annual	Health and wellbeing	0.5	-
Magnesium oxide fumes	1 hour	Health and wellbeing	180	-
Manganese and compounds (as total metal content in PM ₁₀)	Annual	Health and wellbeing	0.16	-
MDI (diphenylmethane diisocyanate)	1 hour	USEPA extremely toxic	0.04	-
Mercury inorganic	1 hour	Health and wellbeing	1.8	-
	Annual	Health and wellbeing	1.1	-
Mercury organic	1 hour	Health and wellbeing	0.18	-
Methanol	1 hour	Odour	3,000	2.4
Methyl ethyl ketone	1 hour	Odour	3,200	1.1

Methyl isobutyl ketone	1 hour	Odour	230	0.05
Methyl mercaptan	1 hour	Odour	0.46	0.00023
Methyl methacrylate	1 hour	Odour	120	0.027
Methyl styrene	1 hour	Odour	140	0.029
Methylamine	1 hour	Odour	2.7	0.0023
n-Butanol	1 hour	Odour	500	0.16
n-Butyl acetate	1 hour	Odour	1,020	0.21
n-Hexane	1 hour	Health and wellbeing	3,200	0.9
Nickel and compounds (as total metal content in PM ₁₀)	Annual	Health and wellbeing	0.02	-
Nitric acid	1 hour	Health and wellbeing	90	0.037
Nitrobenzene	1 hour	Odour	2.6	0.00052
n-Propanol	1 hour	Odour	41	0.016
Pentachlorophenol	1 hour	USEPA extremely toxic	0.9	-
Phenol	1 hour	Odour	20	0.0052
Phosgene	1 hour	USEPA extremely toxic	7	0.0018
Phosphine	1 hour	Odour	3.1	0.0023
Propylene oxide	1 hour	USEPA Group B1 carcinogen (probable human carcinogen)	90	0.037
Pyridine	1 hour	Odour	7	0.0023
Styrene	1 hour	Odour	65	0.014

	7 days	Health and wellbeing	280	0.06
Sulfate	24 hours	Health and wellbeing	27	-
Sulfuric acid	1 hour	Health and wellbeing	18	-
TDI (toluene-2,4-diisocyanate; toluene-2,6-diisocyanate)	1 hour	USEPA extremely toxic	0.04	-
Tetrachloroethylene (perchloroethylene)	1 hour	Odour	7,487	1.01
	Annual	Health and wellbeing	270	0.036
Toluene	1 hour	Odour	958	0.23
	24 hours	Health and wellbeing	4,100	1
	Annual	Health and wellbeing	410	0.1
Trichloroethylene	1 hour	IARC Group 2A carcinogen (probable human carcinogen)	500	0.09
Triethylamine	1 hour	Odour	200	0.05
Vanadium and compounds (as total metal content in PM ₁₀)	24 hours	Health and wellbeing	1.1	-
Vinyl chloride monomer	24 hours	Health and wellbeing	28	0.01
Vinyl toluene	1 hour	Health and wellbeing	4,400	0.9
Welding fumes (total particulate)	1 hour	Health and wellbeing	90	-
Xylenes (as a total of ortho, meta and para isomers)	24 hours	Health and wellbeing	1,200	0.25
	Annual	Health and wellbeing	950	0.2
Zinc chloride fumes	1 hour	Health and wellbeing	18	-

Zinc oxide fumes	1 hour	Health and wellbeing	90	-
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Note—

- Criteria that are stated in $\mu\text{g}/\text{m}^3$ are to be referenced to 0°C.
- Criteria that are stated in ppm are to be expressed as volume/volume.
- Averaging times of 1 hour or less are to be presented using the 99.9th percentile concentration of the total site impact from dispersion modelling and background concentration for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.
- Averaging times of greater than 1 hour are to be presented using the maximum concentration of the total site impact from dispersion modelling and background concentration.
- Dust deposition is the maximum allowable level from new and existing sources, calculated from annualised modelling data.
- Polycyclic aromatic compounds (PAH) are assessed as Benzo(a)pyrene equivalent using potency equivalency factors as listed in the Air quality planning scheme policy.
- Dioxins and furans are assessed as 2,3,7,8-tetrachlorodibenzodioxin equivalent (TCDD) using toxic equivalency factors (TEF) as listed in the Air quality planning scheme policy.
- ng — nanograms

Table 8.2.13.3.C—Odour criteria

Pollutant	Averaging time	Health outcome protected	Criteria (odour units-OU)
Odour	1 hour	Odour	0.5OU for tall stacks
Odour	1 hour	Odour	2.5OU for ground level and wake-affected plumes from short stacks

Note—Odour criteria are to be evaluated using the 99.5th percentile concentration from dispersion modelling.

Table 8.2.13.3.D—Health risk assessment criteria

Risk type	Incremental health risk criteria for development in isolation	Cumulative health risk criteria for development with background sources of pollutants
Lifetime cancer risk	Less than 1 in 1,000,000	Less than 1 in 100,000
Chronic hazard index	Less than 0.5	Less than 1
Acute hazard index	Less than 0.5	Less than 1

Note—

- Lifetime cancer risk and chronic hazard index are to be evaluated using the annual average concentration from dispersion modelling.
- Acute hazard index is to be evaluated using the maximum 1 hour average concentration from dispersion modelling.
- The methodology for evaluating health risk in isolation or with background sources of pollutants is outlined in the Air quality planning scheme policy.

Table 8.2.13.3.E—Noise (planning) criteria

Location where the criteria applies inside a sensitive use	Adjusted equivalent continuous sound pressure level (LAeq,adj,T) to be achieved during day, evening and night-time periods			Maximum sound pressure level (LAmax) to be achieved during the night-time period
	Day 7am—6pm LAeq,adj,11hr	Evening 6pm—10pm LAeq,adj,4hr	Night 10pm—7am LAeq,adj,9hr	Night 10pm—7am
Sleeping areas	35dB(A)	35dB(A)	30dB(A)	45dB(A)
Other habitable rooms	35dB(A)	35dB(A)	35dB(A)	-
Low frequency noise criteria for specified sources				
Noise intrusion into habitable rooms	60dB(C)	60dB(C)	Sleeping areas: 55dB(C) Other habitable rooms: 60dB(C)	N/A

Note—

- LAeq,adj,T: The adjusted A-weighted equivalent continuous sound pressure level of the development during the time period T, where T is an 11-hour day (7am—6pm), 4-hour evening (6pm—10pm) and 9-hour night (10pm—7am), determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.
- LAmax: The adjusted A-weighted maximum sound pressure level determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.
- dB(A): A-weighted decibels
- dB(C): C-weighted decibels

Table 8.2.13.3.F—Hazard and risk criteria

Fatality risk	
Land use	Fatality risk (risk in a million per year)
Hospital, educational establishment, childcare centre, community care centre,	0.5

residential care facility, retirement facility and health care service		
Dwelling house, Dual occupancy, multiple dwelling, community residence, short-term accommodation, rooming accommodation, tourist park, or relocatable home park	1 Note—Residential intensification may be appropriate where mitigating measures can be implemented to reduce risk exposure to less than the one in a million per year individual fatality risk level, provided the pre-mitigation residual risk levels are below the 10 in a million per year individual fatality risk level. However, no residential intensification should take place where pre-mitigation residual risk levels are in excess of the 10 in a million per year individual fatality risk level.	
Commercial developments including shop and shopping centre, food and drink outlet, office, theatre and tourist attraction	5 unless mitigating measures are implemented to reduce risk exposure to less than this individual fatality risk level	
Indoor sport and recreation, outdoor sport and recreation	10	
Industry activities	50 unless mitigating measures are implemented to reduce risk exposure to less than the individual fatality risk level	
Injury risk		
Type of risk	Injury risk	
Heat radiation	Incident heat flux radiation does not exceed 4.7kW/m ² at a frequency of more than 50 chances in a million per year	
Explosion overpressure	Incident explosion overpressure does not exceed 7kPa at frequencies of more than 50 chances in a million per year.	
Toxic exposure	Toxic concentrations do not exceed a level which would be seriously injurious to sensitive members of the community following a relatively short period of exposure at a maximum frequency of 10 in a million per year. Toxic concentrations will not cause irritation to eyes or throat, coughing or other acute physiological responses in sensitive members of the community over a maximum frequency of 50 in a million per year.	
Risk of property damage and accident propagation		
Type of property damage and accident propagation risk	Land use	Property damage and accident propagation risk criteria

Heat radiation	Neighbouring potentially hazardous installations or at land zoned to accommodate such installations	Incident heat flux radiation is not to exceed a risk of 50 in a million per year for the 23kW/m ² heat flux level
Explosion overpressure	Neighbouring potentially hazardous installations, at land zoned to accommodate such installations, or at nearest public buildings	Incident explosion overpressure is not to exceed a risk of 50 in a million per year for the 14kPa explosion overpressure level.
Societal risk		
If development involves a significant intensification of population including medium density or high density residential; indoor sport and recreation or outdoor sport and recreation where large numbers of spectators are likely to be present; or shopping centre. Societal risk criteria (see Figure a): 1. below the negligible line societal risk is not considered significant provided other individual criteria are met; 2. above the intolerable line is considered undesirable even if individual risk criteria are met; 3. within the ALARP region, the emphasis is on reducing risks as far as possible towards the negligible line. Provided other hazard and risk criteria are met, the risks would be considered tolerable in the ALARP region. Note—Societal risk criteria particularly focus on multiple fatality situations. Hence, it is generally not meaningful to address societal risk when considering a development application for a single dwelling in the vicinity of a potentially hazardous facility.		

Table 8.2.13.3.G—Minimum separation distances in the Industrial amenity investigation area

Established use	Minimum separation distance (measured to the property boundary of the development)
Medium impact industry A	150m
Medium impact industry B	250m
High impact industry except where noted below	500m
Special industry except where noted below	1,500m
Service station with annual throughput of motor spirit not exceeding 1.2 ML, measured from the dispensing area and fuel storage vents	10m
Service station with annual throughput of motor spirit not exceeding 9 ML and including Stage 1 vapour recovery, measured from the dispensing area and fuel storage vents	50m

Service station with annual throughput of motor spirit not exceeding 12 ML and including Stage 1 and Stage 2 vapour recovery, measured from the dispensing area and fuel storage vents	20m
Service station not otherwise listed	100m
274 Stanworth Rd, Boondall, excluding access road	490m
206 Brisbane Corso, Fairfield	240m
69A Nalya Cres, Karana Downs	160m
Tanker Street, Lytton	350m
188 Paringa Road, Murarrie 178 Paringa Road, Murarrie	650m
200 Main Beach Road, Pinkenba	960m
32 Dunn Road, Rocklea 240 Donaldson Road, Rocklea 229 Donaldson Road, Rocklea	690m
176A Grindle Road, Wacol	570m
491 Gooderham Rd, Willawong, measured from stack	800m
1402 Nudgee Rd, Nudgee 1512 Nudgee Rd, Nudgee, measured from active waste transfer area	500m
168 Paringa Rd, Murarrie	930m
168A, 282, 285 Paringa Road, Murarrie	950m
194 Paringa Road, Murarrie	950m
89 Harcourt Rd, Darra 99 Harcourt Rd, Darra	300m

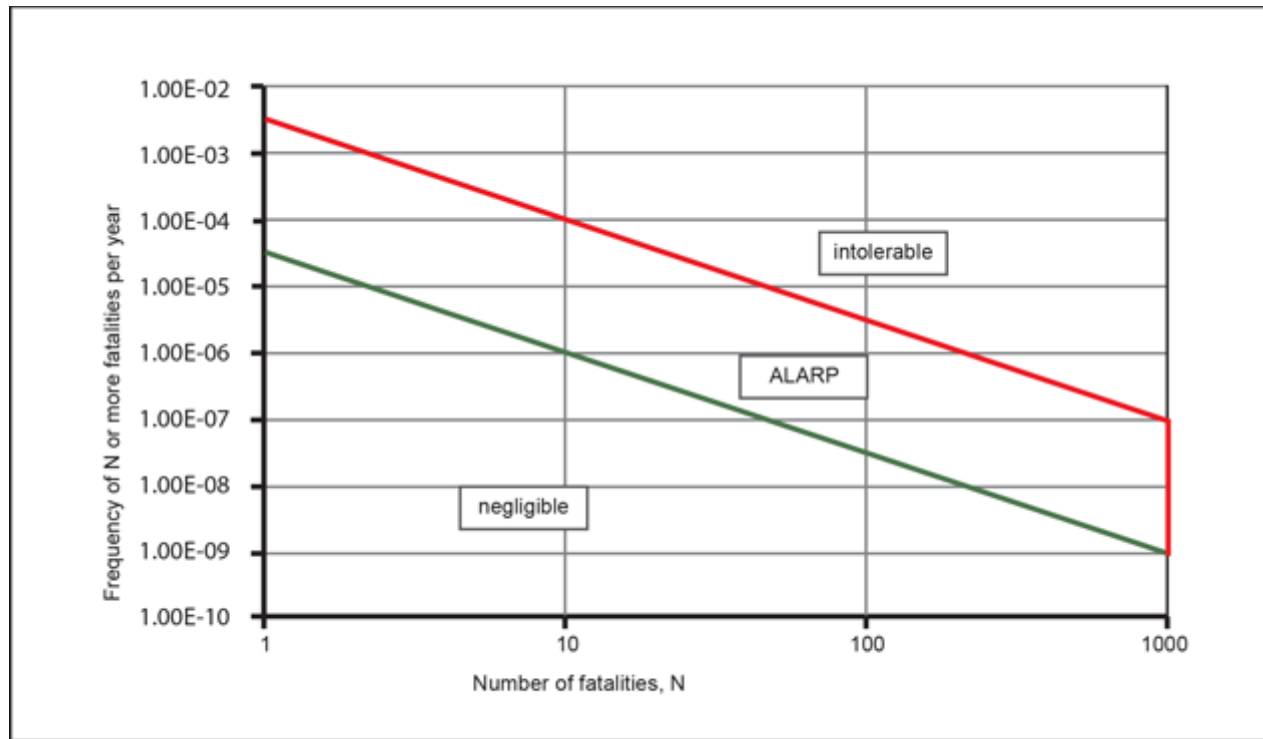


Figure a—Societal risk criteria

View the high resolution of Figure a—Societal risk criteria

8.2.15 Potential and actual acid sulfate soils overlay code

8.2.15.1 Application

1. This code applies to assessing development in the Potential and actual acid sulfate soils overlay, if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - b. impact assessable development.

Note—Where the natural ground level is greater than 20m AHD, the Potential and actual acid sulfate soils overlay code does not apply.

Editor's note—Where the Potential and actual acid sulfate soils overlay code does not apply, it is recommended that acid sulfate soil be appropriately managed in other circumstances as well. For example, installing a piped drain may not disturb much soil but could result in a degraded asset.

2. Land in the Potential and actual acid sulfate soils overlay is identified on the Potential and actual acid sulfate soils overlay map and is included in the following sub-categories:
 - a. Potential and actual acid sulfate soils sub-category;
 - b. Land at or below 5m AHD sub-category;
 - c. Land above 5m AHD and below 20m AHD sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to acid sulfate soils, an acid sulfate soil investigation report, or an acid sulfate soil management plan, guidance is provided in the Potential and actual acid sulfate soils planning scheme policy.

8.2.15.2 Purpose

1. The purpose of the Potential and actual acid sulfate soils overlay code is to:
 - a. Implement the policy direction in the Strategic framework, in particular Theme 2: Brisbane's outstanding lifestyle and Element 2.3 — Brisbane's healthy and safe communities.
 - b. Provide for the assessment of the suitability of development in the Potential and actual acid sulfate soils overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development ensures that the release of an acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting groundwater or filling land.
 - b. Development ensures that disturbed acid sulfate soils or drainage waters are treated and, if required, ongoing management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

c. Development is located, designed and constructed to avoid the mobilisation and release of iron compounds for coastal algal blooms.

8.2.15.3 Performance outcomes and acceptable outcomes

Table 8.2.15.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development protects the environmental values and ecological health of receiving waters and does not subject assets to accelerated corrosion.	AO1 Development ensures that: a. no potential or actual acid sulfate soils are disturbed; or Note—This can be demonstrated through the submission of an acid sulfate soil investigation report with reference to the Potential and actual acid sulfate soils planning scheme policy. b. the disturbance impacts in an area that hosts potential acid sulfate soils are appropriately managed, if less than 500m³ of soil is disturbed and the watertable is not affected; or Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a preliminary acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy. c. impacts are appropriately managed if 500m³ or more of soil is disturbed or the watertable in an area that hosts potential or actual acid sulfate soils is affected. Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a full acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy using levels of testing commensurate with the level of risk. If the investigation demonstrates that an acid sulfate soil management plan is not	Complies.

	required, only an investigation report is required.	
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8.2.24 Transport noise corridor overlay code

8.2.24.1 Application

1. This code applies to assessing development in the Transport noise corridor overlay, if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - b. impact assessable development.
2. Land in the Transport noise corridor overlay is identified on the Transport noise corridor overlay map and is included in the following sub-categories:
 - a. Noise corridor — Brisbane:
 - i. Queensland Development Code MP4.4 Noise Category 1;
 - ii. Queensland Development Code MP4.4 Noise Category 2;
 - iii. Queensland Development Code MP4.4 Noise Category 3;
 - iv. Queensland Development Code MP4.4 Noise Category 4.
 - b. State designated noise corridor - State-controlled road (mandatory area):
 - i. Category 0: Noise Level < 58 dB(A);
 - ii. Category 1: 58 dB(A) - 63 dB(A);
 - iii. Category 2: 63 dB(A) - 68 dB(A);
 - iv. Category 3: 68 dB(A) - 73 dB(A);
 - v. Category 4: Noise Level > 73 dB(A).
 - c. State designated noise corridor - State-controlled road (voluntary area):
 - i. Category 0: Noise Level < 58 dB(A);
 - ii. Category 1: 58 dB(A) - 63 dB(A);
 - iii. Category 2: 63 dB(A) - 68 dB(A);
 - iv. Category 3: 68 dB(A) - 73 dB(A);
 - v. Category 4: Noise Level > 73 dB(A).
 - d. State designated noise corridor - rail network:
 - i. Category 0: Noise Level < 70 dB(A);
 - ii. Category 1: 70 dB(A) - 75 dB(A);
 - iii. Category 2: 75 dB(A) - 80 dB(A);
 - iv. Category 3: 80 dB(A) — 85 dB(A);
 - v. Category 4: Noise Level > 85 dB(A).

3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note - The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

8.2.24.2 Purpose

1. The purpose of the Transport noise corridor overlay code is to:
 - a. Implement the policy direction in the Strategic framework in particular:
 - i. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.2—Brisbane's environmental quality and sustainable design;
 - ii. Theme 5: Brisbane's CityShape and Element 5.8 — Brisbane's Growth Nodes on Selected Transport Corridors.
 - b. Provide for the assessment of the suitability of development in the Transport noise corridor overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development ensures that the intrusion of transport noise on a passive recreation space of a dual occupancy, multiple dwelling, residential care facility, or retirement facility located in a transport noise corridor is appropriately managed.
 - b. Development ensures that each dwelling has access to an outdoor space for passive recreation where transport noise has been minimised.

8.2.24.3 Performance outcomes and acceptable outcomes

Table 8.2.24.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development provides outdoor space for passive recreation in a manner where transport noise has been minimised.	AO1 Development ensures that each dwelling: a. has a balcony or outdoor recreation area shielded by the building from direct transport noise; or b. with a balcony exposed to transport noise has a solid gap-free balustrade.	Complies.

9.3.7 Dwelling house code

9.3.7.1 Application

1. This code applies to assessing a material change of use or building work if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5), building work (section 5.7), a neighbourhood plan (section 5.9), or an overlay (section 5.10); or
 - b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), building work (section 5.7), a neighbourhood plan (section 5.9) or an overlay (section 5.10); or
 - c. impact assessable development for a dwelling house if not on a small lot or a use of a similar nature.
2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where a dwelling house on a small lot, the Dwelling house (small lot) code applies.

Note—Where the land is identified in an overlay such as the Bushfire overlay map, Flood overlay map, Landslide overlay map, Significant landscape trees overlay map or Waterway corridors overlay map, additional provisions relating to that overlay also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding, are identified in the Flood overlay code.

Note—Where the site is located may be subject to a zone, zone precinct, neighbourhood plan or overlay, these may vary the outcomes identified in this code and to the extent that these vary, those outcomes prevail.

Note—Preliminary approvals or development approval for other aspects of development can vary the outcomes of this code and to the extent that these vary, those outcomes prevail.

Editor's note—Depositing or allowing sediment or other water contaminants to wash or move into roadways, stormwater pipes and waterways without taking appropriate steps to prevent this occurring, is a breach of the *Environmental Protection Act 1994*. Penalties apply including fines and prosecution. Additional information, including best practice guidelines for controlling stormwater pollution from building sites, can be found in the SEQ Healthy Waterways - Water by Design program's Erosion and Sediment Control factsheets.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

9.3.7.2 Purpose

1. The purpose of the Dwelling house code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development ensures that one dwelling house or one dwelling house and one secondary dwelling is provided on a lot, each occupied by no more than one household.

- b. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space.
- c. Development of a dwelling house provides sufficient and safe vehicle access and parking for residents.
- d. Development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land.
- e. Development ensures that the siting of a dwelling house and any built to boundary walls do not negatively impact on the privacy and amenity of adjoining residents.
- f. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, is of a height that is appropriate to the strategic and local context and meets community expectations. Development has a building height that is predominantly:
 - i. 1 or 2 storeys in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low-medium density residential zone, 2 or 3 storey mix zone precinct of the Low-medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone.
 - ii. 3 storeys in the Up to 3 storey zone precinct of the Low-medium density residential zone or the Medium density residential zone.

9.3.7.3 Performance outcomes and acceptable outcomes

Table 9.3.7.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development ensures that a building other than a dwelling house on the site: a. is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site; b. is smaller in size and scale than the dwelling house; c. has the appearance of a building ancillary to the dwelling house; d. is occupied by no more than 1 household.	AO1.1 Development comprises not more than one dwelling house and one secondary dwelling, each occupied by one household. AO1.2 Any development for a secondary dwelling is: a. a maximum of 80m² in gross floor area; b. located within 20m of the dwelling house.	Not applicable.
PO2	AO2	Complies.

Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity; c. contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure a); d. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity. Note—In interpreting PO2(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	Development in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low—medium density residential zone, 2 or 3 storey mix zone precinct of the Low—medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 9.5m and: a. 2 storeys; or b. 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment. Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code; which vary according to the height of the building. Editor's note—For the purposes of determining compliance with AO2 reference is to be made to section 1.7.7.	
PO3 Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity. Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage	AO3 Development in the Up to 3 storeys zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 11.5m and: a. 3 storeys; or b. 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet or other	Not applicable.

of the subject site.	sanitary compartment. Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code, which vary according to the height of the building. Editor's note—For the purposes of determining compliance with AO3 reference is to be made to section 1.7.7.	
PO4 Development ensures that residents' vehicles are accommodated on site.	AO4 Development provides a minimum number of on-site parking spaces comprising: a. 1 car parking space for the dwelling house; b. 1 car parking space for any secondary dwelling on the same site.	Complies.
PO5 Development ensures that the location and design of a dwelling house, secondary dwelling or domestic outbuilding does not expose surrounding properties to additional adverse impacts of overland flow.	AO5 Development and associated site works, including filling or excavation, are designed and constructed to ensure overland flow is not worsened, impeded, or otherwise diverted to adversely affect other properties.	Complies.
PO6 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining property, the surface- or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property. Note—The Queensland Development Code outlines requirements for surface- and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface- or roof-water drainage connection is not required through an adjoining property.	AO6 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining property, the owner of the adjoining property has provided written permission for the connection.	Not applicable.

If for a site with an approved building envelope plan or development footprint plan		
PO7 Development is sited to complement and be consistent with the form and character of the local area, having regards to: a. values of the locality expressed in overlays, neighbourhood plans, zones and infrastructure; b. location of buildings on adjoining sites, ensuring sufficient separation of buildings to minimise impacts on residential amenity and privacy; c. the impact of slope.	AO7 Development has a footprint that fits entirely within the approved building envelope or development footprint plan.	Complies.
If in the Environmental management zone, Rural zone, Rural residential zone or in a very-low density residential area identified in a neighbourhood plan		
PO8 Development does not adversely impact on scenic features.	AO8 Development maximum building height is located a minimum of 15m vertically below any ridgeline within 150m horizontal distance of the dwelling house.	Not applicable.

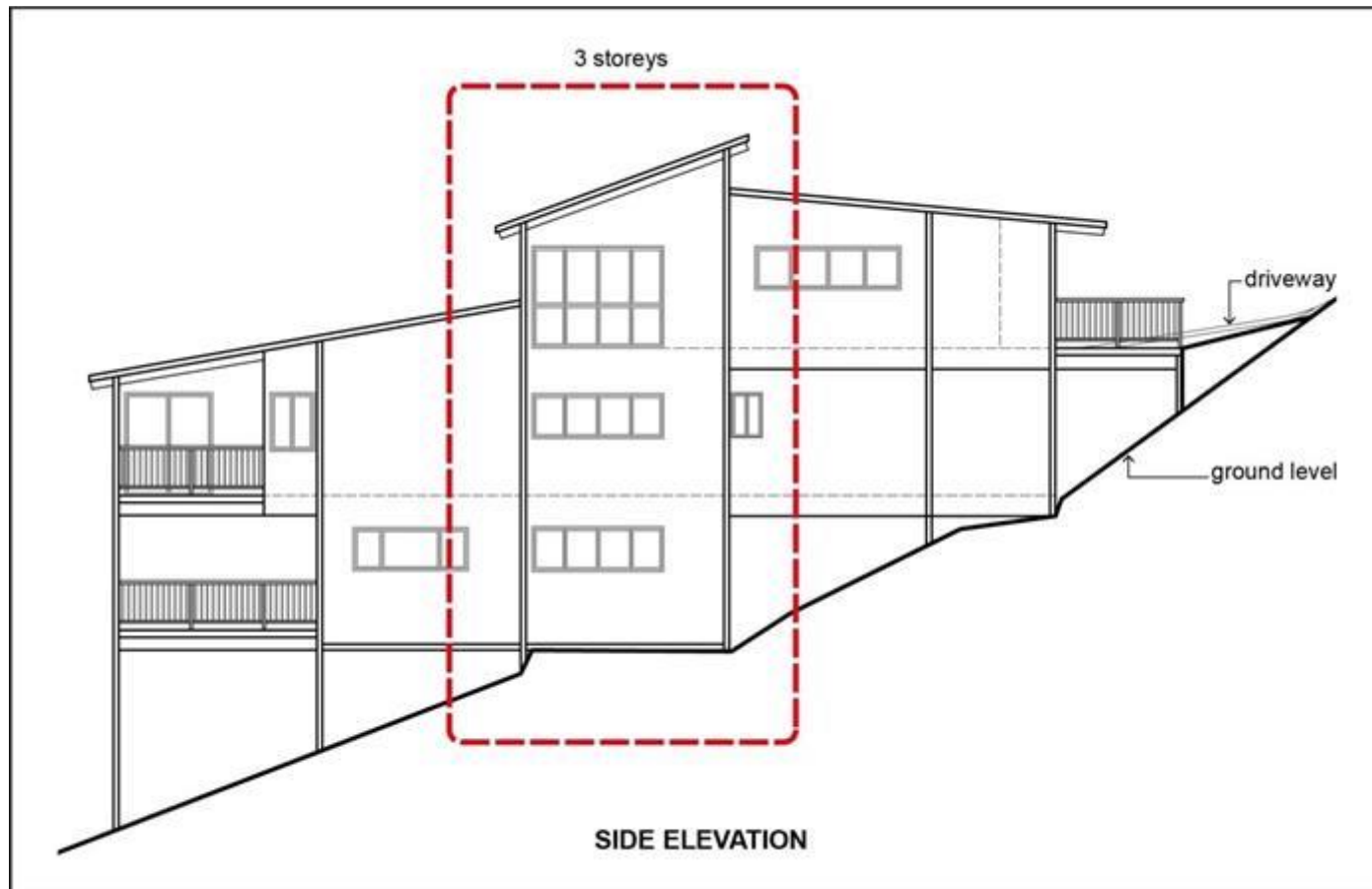


Figure a—Predominantly 2 storey dwelling addressing local circumstances of topography

View the high resolution of Figure a—Predominantly 2 storey dwelling addressing local circumstances of topography

7.2.19.6 Stephens district neighbourhood plan code

7.2.19.6.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Stephens district neighbourhood plan area if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
 - b. impact assessable development.
2. Land in the Stephens district neighbourhood plan area is identified on the NPM-019.6 Stephens district neighbourhood plan map.
3. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment with variations to categories of development and assessment. Refer to Table 5.9.46.A, Table 5.9.46.B, Table 5.9.46.C and Table 5.9.46.D.

7.2.19.6.2 Purpose

1. The purpose of the Stephens district neighbourhood plan code is to provide finer grained planning at a local level for the Stephens district neighbourhood plan area.
2. The purpose of the Stephens district neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
 - a. Character housing is complemented by new housing types that meet the needs of the community.
 - b. Multiple dwellings are not accommodated in the Low density residential zone.
 - c. Development protects the functionality and efficiency of Ipswich Road by providing direct lot access from lower order roads.
 - d. The traditional character of the commercial and shopping areas at Annerley Junction and Chardons Corner is reinforced and their pedestrian and landscape amenity enhanced.
 - e. Significant environmental features such as Toohey Forest, Rocky Water Holes Creek and Stable Swamp Creek are preserved for their ecological and recreational values.

7.2.19.6.3 Performance outcomes and acceptable outcomes

Table 7.2.19.6.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
If fronting Ipswich Road		
PO1 The functionality and safety of Ipswich Road for pedestrians, cyclists and vehicles is maintained.	AO1 Development does not provide additional vehicular access from Ipswich Road.	Not applicable.