BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A007148915

6.2.6.5 Rural zone code

1. The purpose of the rural zone is to:
    a. provide for rural uses and activities; and
    b. provide for other uses and activities that are compatible with:
        i. existing and future rural uses and activities; and
        ii. the character and environmental features of the zone; and
    c. maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
2. The purpose of the zone will be achieved through the following overall outcomes:
    a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:
        i. Theme 2: Brisbane's outstanding lifestyle and Element 2.2 — Brisbane's housing and accommodation choices;
        ii. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 — Brisbane's environmental values;
        iii. Theme 5: Brisbane's CityShape and Element 5.6 — Brisbane's Greenspace System.
    b. Development provides for primary production uses, as well as some broad hectare and low-intensity uses where they have a low environmental impact, support the rural setting and contribute towards Brisbane's fresh food and produce consumed in the city.
    c. Development does not limit the ongoing operation of both an existing or future rural use or primary production activity through the intrusion of an incompatible use, including rural residential development.
    d. Development conserves and protects an area suitable for primary production from fragmentation or alienation or from built forms of development that do not support the agricultural capability of the land.
    e. Development for a residential use only comprises a predominantly 1 or 2 storey dwelling house which is located on an appropriately sized lot.
    f. Development for rural workers' accommodation may be located on land used for rural purposes which requires non-resident worker.
    g. Development for a dwelling house or rural workers' accommodation is designed and sited to respect the rural values, amenity and identity of the Rural zone.
    h. Development for a home-based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents.
    i. Development facilitates the establishment of a wide range of rural uses, including animal husbandry, cropping, intensive animal industry, roadside stall, wholesale nursery and winery.
    j. Development for the rural uses of animal keeping, aquaculture, intensive horticulture or outdoor sport and recreation may be accommodated in the Rural zone.
    k. Development for an agricultural supplies store, bulk landscape supplies, emergency services, garden centre, market, service station or veterinary service:
        i. is located on a district road or suburban road (or a motorway or arterial road only, if a service station);
        ii. supports existing concentrations of centre-type activities.
    l. Development carefully manages the visual impact of clearing, building design and construction, materials, access ways and other aspects of development and land use to be consistent with its rural setting.
    m. Development protects and enhances semi-natural and natural habitats and rural landscape values through appropriate design, construction and operation of development.
    n. Development for a low-impact activity such as outdoor sport and recreation or a home-based business such as a farm stay, is accommodated in a suitable location where it does not compromise the long-term use of the land for rural activities.
    o. Development for a place of public worship, retirement facility, residential care facility or other intensive land use is not accommodated as their size, bulk and visual impact detracts significantly from the rural landscape character and primary production values of lands.
    p. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development

Note—A minimum lot size of 100ha applies to reconfiguration of a lot for lands in the Regional Landscape and Rural Production Area of the SEQ Regional Plan 2009-2031 in which a large proportion of this land is located.

Note—Where shown on the Extractive industry overlay map, extractive industry will be accommodated. Refer to section 5.10.

Complies

1(a): The proposal is not a rural use; however, it seeks to accommodate a Transport Depot and Educational Establishment (Truck Driving School) within the existing open area of the site where's there no vegetation

1(b)(i): The layout keeps truck parking and manoeuvring within the site, and will not conflict with rural activities.

1(b)(ii): The open layout has no new buildings and limits vegetation clearing to the narrow access strip, helping retain the site's character and environmental features.

1(c): The proposal avoids subdivision and new buildings, and retains vegetation outside the access strip to help protect

natural resources.

2(a): The proposal supports the relevant Strategic Framework directions by providing a transport-related use near the Gateway Motorway and limiting built form.

2(b): The open layout avoids building work,

2(c): The site is proposed for truck parking and driving, and the keeps vehicle activity within the site.

2(d): No subdivision or new buildings are proposed, avoiding fragmentation of the land by lots or permanent built form.

2(e): Not applicable, as the proposal does not include residential development.

2(f): Not applicable, as the proposal does not include rural workers' accommodation.

2(g): Not applicable, as the proposal does not include a dwelling house or rural workers' accommodation.

2(h): Not applicable, as the proposal is not a home-based business.

2(i): Not applicable, as the proposal is not one of the rural uses listed.

2(j): Not applicable,

2(k): Not applicable, as the proposal is not one of the uses listed.

2(l): No new buildings are shown and vegetation clearing is limited to the access strip, reducing visual change to the site.

2(m): Vegetation outside the access strip is proposed to be retained, with ecological assessment to confirm protection of mapped biodiversity values.

2(n): Not applicable.

2(o): The layout avoids new building bulk and retains vegetation outside the access strip, helping limit visual effects on the rural landscape.

2(p): The layout responds to mapped constraints by limiting vegetation clearing and keeping the northern flood-affected area outside the proposed truck access and parking areas.

9.4.11 Transport, access, parking and servicing code

9.4.11.1 Application

1. This code applies to assessing:
    a. operational work which is assessable development if this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for operational work (section 5.8); or
    b. a material change of use or reconfiguring a lot if:
        i. assessable development where this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5) reconfiguring a lot (section 5.6), or an overlay (section 5.10); or
        ii. impact assessable development, to the extent relevant.
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 this code contains performance outcomes or acceptable outcomes that relate to:

- crime prevention through environmental design principles, guidance is included in the Crime prevention through environmental design planning scheme policy;
- design for the reduction of graffiti, guidance is provided and the Graffiti prevention planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- transport, access, parking and servicing standards and guidelines are contained in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.

Note—If involving a standard format lot with common property such as requiring a community management scheme under the *Body Corporate and Community Management Act 1997*, the development contains a reconfiguring a lot aspect of development and the Subdivision code will apply.

9.4.11.2 Purpose

1. The purpose of the Transport, access, parking and servicing code is to assess the suitability of the transport, access, parking and servicing aspects of development.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development provides for access, circulation, parking and vehicle-based services for all relevant transport modes, including walking, cycling and public transport relevant to the nature of the proposed development and its location in relation to the transport network and surrounding existing and future land uses.
    b. Development enhances the potential for trip making other than by private vehicle.
    c. Development provides safe access for all transport modes that does not impact adversely on the efficiency and safety of the transport network or diminish the amenity of nearby land uses.
    d. Development ensures that impacts on amenity caused by traffic generation is consistent with the community's reasonable expectations for the intended use.
    e. Development provides site access arrangements to ensure that any adverse impacts on other development, the transport network and those who use it, are

minimised to maintain amenity of the area and the safety and efficiency of the transport system.

f. Development ensures that access, parking and servicing arrangements and impacts such as noise, are consistent with the community's reasonable expectations and avoid risk of damage to people, property and vehicles.
g. Development maximises safety in the use of the transport network, particularly for the most vulnerable users (children, pedestrians, persons with disabilities and cyclists) so that all transport modes are safe and convenient.
h. Development provides for walking and cycling routes and end-of-trip facilities for pedestrians and cyclists, designed and located to make walking and cycling attractive and viable transport options.
i. Development envisaged by the planning scheme, which will potentially have an adverse impact on the operation of the transport network, is designed and of a scale that maintains the safety and efficiency of the transport network.
j. Development provides for on-site parking and manoeuvring areas for cars, motorcycles, bicycles and service vehicles which:
    i. are safe and convenient to use;
    ii. if outside the City core and the City frame identified in Figure a are adequate to meet the design peak-parking demands without significant overflow to adjacent premises or the generation of excessive on-street car parking demand, taking into account the requirements of other road users.
k. Development provides for on-site servicing that is safe, convenient to use, but discrete, and adequate to meet the reasonably expected demands generated by the development, without significant adverse impacts on the external road system or adjacent premises.
l. Development accommodates future road upgrades and widenings ensuring the ongoing capacity, efficiency and safety of the transport network.

9.4.11.2 Purpose

1. Complies The code applies to the proposed site access, vehicle circulation, parking and servicing arrangements.

2(a) Complies: The layout provides a Weedon Street West access corridor, on-site truck and car parking, and vehicle manoeuvring areas.

2(b) Complies: The vehicle-based nature of the depot and truck training is supported by the proposed on-site parking and movement areas.

2(c) Complies: The access corridor, stopping bay and internal manoeuvring areas are designed to keep truck movements within the site.

2(d) Complies: Providing on-site parking and manoeuvring allows traffic generated by the use to be managed within the site.

2(e) Complies: The proposed access is from Weedon Street West, with no direct access to the Gateway Motorway, and the stopping bay allows trucks to use the narrow corridor one at a time.

2(f) Complies: The layout provides on-site truck and car parking and manoeuvring, with no separate vehicle cleaning, repair or servicing area shown.

2(g) Complies: The internal parking and manoeuvring areas provide space to manage vehicle movements within the site, with pedestrian safety to be addressed in the detailed access arrangements.

2(h) Complies: The proposal is a vehicle-based depot and truck driving school, and the site layout provides for the associated vehicle access and parking requirements.

2(i) Complies: The on-site parking and manoeuvring areas are intended to accommodate the proposed transport activity, with the traffic assessment to confirm effects on the surrounding network.

2(j)(i) Complies: The layout identifies on-site truck and car parking and manoeuvring areas, with the traffic assessment to confirm their safe and convenient operation.

2(j)(ii) Complies: The proposed on-site parking is intended to meet the depot's demand without reliance on parking on adjoining premises or excessive on-street parking.

2(k) Complies: No separate vehicle servicing activities are shown, and the layout provides on-site space for the vehicle movements associated with the proposed use.

2(l) Complies: The access is proposed from Weedon Street West, and the development layout does not show works requiring widening of the Gateway Motorway.

9.4.11.3 Performance outcomes and acceptable outcomes

Table 9.4.11.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development is designed: a. to include a technically competent and accurate response to the transport and traffic elements of the development; b. in accordance with the standards in the Transport, access, parking and servicing planning scheme policy; c. to ensure the efficient operation and safety of the development and its surrounds. Note—The acceptable outcome and performance outcome can be demonstrated through a development application that: • is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • ensures that any computer modelling input and output data are	**AO1** Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies The layout identifies the proposed access, stopping bay, parking and manoeuvring areas.

accurate, reasonable and carried out in accordance with sound traffic engineering practices.		
PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.	**AO2** No acceptable outcome is prescribed.	**Complies:** The proposal is an open, transport depot with no major passenger-generating buildings or public transport function, and the truck and car movements are accommodated through the site's access and manoeuvring layout.
PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.	**AO3.1** Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. **AO3.2** Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access services more than an individual development or premises.	**Complies:** The Weedon Street West access connects to the on-site parking and manoeuvring areas, with a stopping bay for one-truck-at-a-time use, and AO3.2 is not applicable.
PO4 Development provides walking and cycle routes through the site which: a. link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; b. encourage walking and cycling; c. ensure pedestrian and cyclist safety; d. provide a direct and legible network.	**AO4.1** Development provides walking and cycle routes which are constructed on the carriageway or through the site to: a. create a walking or cycle route along the full frontage of the site; b. connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. **AO4.2** Development provides walking and cycle routes that are constructed in compliance with the standards in the	**Not applicable:**

Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.	Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	
	AO4.3 Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.	
PO5 Development provides secure and convenient bicycle parking which: a. for visitors is obvious and located close to the building's main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; c. is easily and safely accessible from outside the site; d. does not impact adversely on visual amenity; e. does not impede the movement of pedestrians or other vehicles; f. is designed to comply with a recognised standard for the construction of bicycle facilities. Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.	**AO5.1** Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. **AO5.2** Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.	Not applicable:
	AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	
	AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	
	AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	
PO6	**AO6**	Not applicable:

Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users. Note—For a performance outcome the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.	Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	
PO7 Development provides pedestrian and cyclist access to the site which is designed to provide safe movement and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.	**AO7** Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.	Not applicable:
PO8 Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road system, key destinations and public transport facilities.	**AO8** No acceptable outcome is prescribed.	Not applicable:
PO9 Development provides access driveways in the road area that are located, designed and controlled to: a. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; b. ensure the amenity of adjacent premises, from impacts such as noise and light.	**AO9.1** No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy). **AO9.2** Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.	**Complies** The proposed access from Weedon Street West and stopping bay are designed to manage truck movements.
	AO9.3 Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the standards in the	

	Transport, access, parking and servicing planning scheme policy.	
	AO9.4 Development provides access driveways in the road area which: a. are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; b. are not provided through a bus stop, taxi rank or pedestrian crossing or refuge.	
	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	
PO10 Redevelopment provides for: a. the closure of all access driveways in the road area that no longer comply with the standards in the Transport, access, parking and servicing planning scheme policy; b. the reinstatement of adjacent footpaths.	**AO10** No acceptable outcome is prescribed.	Not applicable
PO11 Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.	**AO11.1** Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. **AO11.2** Development ensures that convex mirrors are only used in a site:	**Complies:** The access is for trucks and cars, with no pedestrian or cyclist route through it, and the driveway sight distances will provide safe vehicle entry and exit.

	a. as a secondary support at access driveways; b. in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.	
PO12 Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	**AO12** Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.	Not applicable
PO13 Development outside of the City core and City frame as identified in Figure a provides on-site car parking spaces to accommodate the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street.	**AO13** Development outside of the City core and City frame as identified in Figure a: a. provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or b. for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy. Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.	C**omplies** The layout provides on-site truck and car parking areas to accommodate the depot's parking demand without relying on adjoining land or on-street parking.
PO14 Development ensures that the number of car parking spaces and design of the car parking area: a. meet the combined design peak parking demand for residential, visitor and business	**AO14.1** Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.	Complies The layout provides on-site car parking for the depot and truck training activities,

parking; b. allow for the temporal sharing of car-parking spaces for uses with different peak parking demands. Note—In order to demonstrate that adequate car parking is provided, a traffic impact assessment prepared in compliance with the Transport, access, parking and servicing planning scheme policy is to identify the appropriate number of car parking spaces to be provided.	**AO14.2** Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.	
PO15 Development provides a car park layout which allows for on-site vehicle parking that: a. is clearly defined, safe and easily accessible; b. is designed to contain potential adverse impacts within the site; c. does not detract from the aesthetics or amenity of an area; d. discourages on-street parking if parking has an adverse traffic management safety or amenity impact; e. is consistent with safe and convenient pedestrian and cyclist movement.	**AO15** Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.	**Complies** The layout provides defined on-site truck and car parking, manoeuvring space and a stopping bay, with the parking and access dimensions to meet the planning scheme policy standards for the design vehicle.
PO16 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	**AO16** Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building	**Complies:** The open depot layout provides clear sightlines across the truck and car parking areas, with no buildings, public facilities or concealed spaces that could create surveillance or access concerns.

	design and orientation of buildings and use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.	
PO17 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	**AO17** Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by: a. denying access to potential canvases through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.	**Complies:** The single site access and absence of proposed buildings or structures limit entry points and potential graffiti surfaces, reducing opportunities for vandalism and ongoing maintenance.
PO18 Development is serviced by an adequate number and size of service vehicles.	**AO18** Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	**Complies** The layout provides on-site truck parking and manoeuvring, with the design vehicle sizes and numbers to be confirmed against the planning scheme policy standards.
PO19 Development layout provides for services which: a. are wholly within the site, other than service vehicle manoeuvring areas which may	**AO19.1** Development ensures that a service bay provided on site: a. is provided and designed to comply with the design vehicle table and service area design	Not applicable

overhang the verge on a minor road where use of the footpath is not adversely affected; b. are clearly defined, safe and easily accessible; c. are designed to contain potential adverse impacts of servicing within the site; d. do not detract from the aesthetics or amenity of the surrounding area.	standards in the Transport, access, parking and servicing planning scheme policy; b. is located away from street frontages and screened from adjoining premises. **AO19.2** Development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.	
	AO19.3 Development provides service areas for refuse collection in compliance with the standards in the Refuse planning scheme policy, Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	
PO20 Development provides service vehicle access routes to and from the site which minimise the impact on: a. amenity and safety in residential areas; b. streets not constructed to a standard that accommodate increased heavy vehicle movements.	**AO20** Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	**Complies** The proposed access via Weedon Street West provides a direct route toward the nearby major road network, with heavy vehicle route suitability to be confirmed against the planning scheme policy.
If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)		
PO21 Development which is freight-dependent development ensures that the traffic generated by the development does not impact on: a. the operation of the transport network;	**AO21.1** Development which is freight-dependent development is located on a site which: a. has frontage to or direct access to the freight network in the Road hierarchy overlay via roads in	Not applicable

b. the safety and amenity of a residential area; c. a road not constructed to accommodate a non-standard vehicle such as a road only constructed to accommodate a vehicle that has a legal right of access to all roads including Austroads vehicles classes 1—9.	a zone in the Industry zones category; or b. can be serviced by a route that can act as a primary freight access route and connect to an existing primary freight route without impacting on the safe operation of the road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy. **AO21.2** Development which is freight-dependent development provides any necessary upgrade to a road used as an access route in compliance with the Infrastructure design planning scheme policy.	

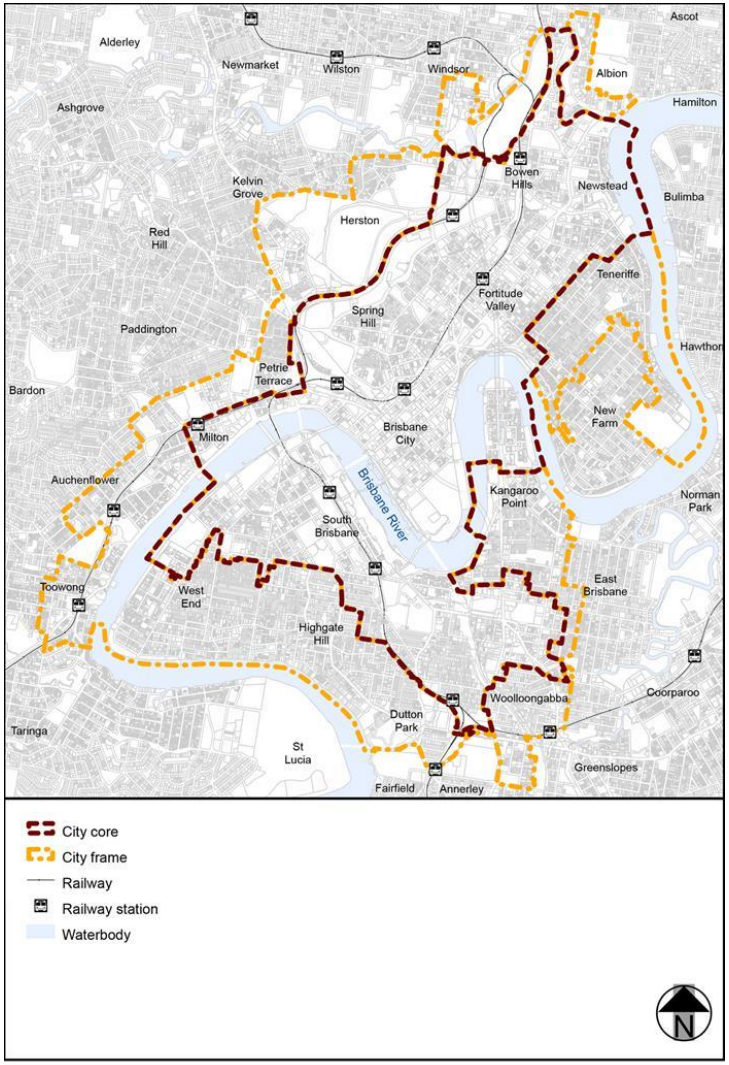

Figure a—City core and City frame

View the high resolution of Figure a-City core and City frame

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.

Complies
2(a) Complies: The layout keeps truck parking and access outside the mapped flood-affected northern strip.
2(b) Complies: There's no applicable flood risk for the site.
2(c) To be confirmed: Emergency access during flood events needs to be addressed in the flood assessment.
2(d) To be confirmed: Evacuation arrangements and access for emergency services during flooding need to be demonstrated.
2(e) Not applicable: The proposal is not for essential community infrastructure.
2(f) To be confirmed: Emergency arrangements must account for the employees and students who may be on site.
2(g) – Not applicable: No buildings or essential building services are shown on the current layout.
2(h) – Not applicable: No bulk storage, handling or manufacture of hazardous materials is proposed.
2(i) – To be confirmed: Flood modelling must demonstrate that the development will not increase flood impacts on other land.
2(j) – To be confirmed: The flood assessment must address the applicable future rainfall intensity assumptions.
2(k) – To be confirmed: The layout avoids the mapped northern flood-affected strip, with the final design needing to demonstrate that people, public infrastructure and private property are protected from flood impacts.

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;	**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	Not Applicable

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.	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 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	**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	**Complies** The proposed depot, training area and truck access are outside the narrow mapped flood-affected strip No building or undercroft is proposed.

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.	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 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	**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:** The proposed uses are located outside the mapped flood-affected strip. Employees, students and visitors will use areas outside the mapped flood-affected strip. The truck access is separate from the mapped strip and remains available for emergency access.

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. 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;	**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	**Complies** The depot, training area and access are outside the narrow mapped flood-affected strip, and no buildings or structures are proposed within it.

b. minimise flood damage to the development and contents of buildings up to the defined flood event; 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.	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 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 walls	**Not applicable:**

	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.	**Complies:** The depot and access are outside the narrow mapped flood-affected strip, leaving the existing overland flow path unobstructed with no works proposed that would divert or significantly modify it.
	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** No filling or excavation is proposed within the mapped creek/waterway flood-affected area, so the development will not displace flood storage there.
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 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.	**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; 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	**Not applicable**

	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.	**Complies:** The truck driving school and depot, including their access, are outside the narrow mapped flood-affected strip, so the site remains accessible from the unaffected road network for evacuation and emergency services.
PO11 Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.	**AO11.1** Development provides an access or driveway into the site which is: 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.	**Complies:** The proposed access is outside the narrow mapped flood-affected strip, providing an unaffected route to Weedon Street West for vehicles and emergency services.
PO12	**AO12**	**Not applicable:**

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.	Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.	
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 trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.	**Not applicable:** No new pedestrian or cyclist paths or facilities are proposed as part of the development.
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	**AO15** Development involving essential community infrastructure: a. is ancillary to and not relied upon for the	**Not applicable:**

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 (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.	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 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	**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	**Not applicable:**

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.	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 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: a. minimise the risk to people from flood hazard; b. minimise damage to property from flood hazard; c. 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: a. provides trafficable vehicular egress for evacuation during a defined flood event; b. 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 0.6m^2/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: a. minimises the risk to people from flood hazard;	**AO18.1** Development involving reconfiguring a lot ensures: a. all lots comply with the flood planning levels in	**Not applicable:**

b. creates safe evacuation routes or avoids isolation of the development during a flood 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.	Table 8.2.11.3.J; b. a new road complies with the flood planning levels in Table 8.2.11.3.F. **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.

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 tourism	C	C	C	#	#	#	C	#	#	#	#	C
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 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	
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	C	C	#	#	#	#	C	C	#	#	#	C

industry												
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 flood 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 *Electricity Act 1994*) 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 300m^2 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

8.2.4 Biodiversity areas overlay code

8.2.4.1 Application

1. This code applies to assessing development in the Biodiversity areas 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 Biodiversity areas overlay is identified on the Biodiversity areas overlay map and is included in the following sub-categories:
    a. High ecological significance sub-category;
    b. High ecological significance strategic sub-category;
    c. General ecological significance sub-category;
    d. General ecological significance strategic sub-category;
    e. Koala habitat area sub-category.
    f. Matters of state environmental significance sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.
4. A neighbourhood plan code may vary the application of this code. Where that occurs, the neighbourhood plan code prevails to the extent it varies from this code.

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:

- ecological assessment, koala habitat or development design, guidance is provided in the Biodiversity areas planning scheme policy;
- wildlife movement solutions, guidance is provided in the Infrastructure design planning scheme policy;
- an environmental offset, guidance is provided in the Offsets planning scheme policy.

Note—Biodiversity areas mapping:

- The Biodiversity areas overlay mapping includes areas with both existing biodiversity values and areas of strategic biodiversity value.
- The Biodiversity areas overlay mapping has been undertaken on a city-wide scale. Ecological assessments may be appropriate in order to assess the broader impact of development on desired biodiversity values and outcomes for the locality, area or the region. Such an assessment may be considered as part of relevant information in revision and refinement of the biodiversity outcomes in the locality.
- In such cases the revision and refinement of biodiversity outcomes may be dealt with as part of the development proposal. Prior to undertaking such an assessment, discussions should be undertaken with Council to identify existing and planned biodiversity values for the site. In undertaking the assessment and proposing alternate outcomes, the existing values and planned biodiversity outcomes for the site, area, locality and region must be considered and provided for. This assessment should also address the practicality, based on the extent of existing developments, of being able to achieve the planned biodiversity values and outcomes for the site.

Note—In accordance with the *Environmental Offsets Act 2014*, environmental offsets as identified in performance outcome PO9 and acceptable outcome AO9 of this code will be applicable only where development will or is likely to have a significant residual impact on matters of local environmental significance or matters of State environmental significance and all reasonable on-site mitigation measures for the development have been, or will be, undertaken.

8.2.4.2 Purpose

1. The purpose of the Biodiversity areas 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 3.1 — Brisbane's environmental values;
        ii. Theme 5: Brisbane's CityShape and Element 5.6 — Brisbane's Greenspace System.
    b. Provide for the assessment of the suitability of development in the Biodiversity areas overlay.
    c. Provide for the protection, avoidance or mitigation of impacts to matters of local environmental significance and matters of state environmental significance.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Conservation, consolidation, connection and restoration of the network of lands with in-situ values or areas of strategic biodiversity value within Brisbane.
    b. Protection and enhancement of waterways and foreshores with significant biodiversity values.
    c. Protection and enhancement of wetlands with significant biodiversity values and their hydrological value and water-cleaning functions.
    d. Protection, enhancement and restoration of koala habitat and the facilitation of safe koala movement to assist in the long-term retention of a viable koala population within South East Queensland.
    e. Avoidance of impacts to biodiversity values, ecological features and ecological processes through the placement of development within a development footprint plan.
    f. All reasonable on-site measures to avoid and mitigate impacts on biodiversity values from the development have been, or will be, undertaken.
    g. Provision for environmental offsets that achieve an equivalent environmental outcome, where development will or is likely to have a significant residual impact on matters of local environmental significance or matters of State environmental significance.

Complies

1(a)(i) The layout uses the existing open area and limits vegetation clearing to the narrow access strip, helping retain the site's environmental values.

1(a)(ii) Vegetation outside the access strip will be retained, maintaining the site's contribution to Brisbane's greenspace network.

1(b) The impact-assessable application considers the suitability of the proposal within the mapped Biodiversity Areas Overlay.

1(c) The layout limits disturbance to the narrow access strip and retains vegetation elsewhere to avoid and mitigate biodiversity impacts.

Overall outcomes

2(a) Retaining vegetation outside the access strip helps maintain habitat areas and their connections.

2(b) The current layout shows no works within mapped waterways or foreshores.

2(c) The current layout shows no works within wetlands or changes to their hydrology.

2(d) Limiting vegetation clearing to the narrow access strip retains the remaining vegetation that may support habitat and wildlife movement.

2(e) The development is contained within the existing open area, with clearing limited to the access strip.

2(f) The proposal avoids wider vegetation clearing and retains vegetation elsewhere on the site.

2(g) No significant residual biodiversity impact requiring an environmental offset has been identified.

8.2.4.3 Performance outcomes and acceptable outcomes

Table 8.2.4.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for a dwelling house or associated filling or excavation		
PO1 Development is within a single development footprint sited to: a. minimise the clearing and fragmentation of native vegetation, including any vegetative growth and material of vegetative origin, whether living or dead, including trunks, branches, stems, leaves, fruits and flowers, and ecological features within the Biodiversity areas overlay; b. maximise the extent of habitat restoration of areas of strategic biodiversity value within the High ecological significance sub-category or the High ecological significance strategic sub-category on the Biodiversity areas overlay. Note—An ecological assessment prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A development footprint may be used to fulfil recommendations of an ecological assessment. A development footprint plan can be shown on a plan of survey or be part of approved development.	**AO1.1** Development ensures that the dwelling house is contained within a single development footprint plan, that minimises the proportion of the development footprint within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category. Note—Where there is no approved development footprint plan, a development footprint plan is to be prepared to support this acceptable outcome and this plan forms part of the approved development. **AO1.2** Development ensures that the dwelling house is contained within a single development footprint plan, no greater than: a. 1000m^2 where in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, High density residential zone or the Character residential zone; or b. 2500m^2 where in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone, as shown in Figure a.	Not Applicable

	AO1.3 Development ensures that management of vegetation undertaken to reduce risk from bushfire hazard, as demonstrated through a Bushfire Management Plan, occurs within a single bushfire management footprint plan no greater than 1500m^2 which adjoins the development footprint plan. Refer to Figure c.	
PO2 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands are protected to ensure their long-term viability.	**AO2** Development ensures that the development footprint plan conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value and wetlands in a spatial configuration which: a. conserves areas within the High ecological significance sub-category or the High ecological significance strategic sub-category that connect habitat; b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site; c. provides connectivity between areas to be conserved for biodiversity purposes on site; d. excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration.	
Section B—If for filling or excavation		
PO3 Filling or excavation protects the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category and the General ecological significance strategic sub-category ecological	**AO3** Development ensures that filling or excavation, other than where directly associated with habitat restoration, is contained within an area located entirely outside of: a. the High ecological significance sub-category; b. the High ecological significance strategic sub-	Not Applicable

features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas with strategic biodiversity value, and wetlands, and mitigates the impact on ecological processes. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome.	category; c. the General ecological significance sub-category; d. the General ecological significance strategic sub-category; e. the tree protection zone of non-juvenile koala habitat trees as shown in Figure b. Note—A tree survey prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of acceptable outcome (e).	
Section C		
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category		
PO4 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value, waterways and wetlands within the High ecological significance sub-category or the High ecological significance strategic sub-category are protected, conserved and restored to ensure the area's long-term viability. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	**AO4.1** Development: a. ensures that the development footprint, including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the High ecological significance sub-category or the High ecological significance strategic sub-category; or b. complies with AO4.2, AO4.3 and AO4.4. **AO4.2** Development ensures that the development footprint, design and layout are informed by an ecological assessment which: a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B,	**Complies** The proposal is confined to the existing open area, with vegetation clearing limited to the narrow access strip and vegetation elsewhere retained.

	significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; b. identifies the likely impacts of the development to biodiversity; c. outlines how any potential impacts on biodiversity will be avoided and mitigated. Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy.	
	AO4.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees and wetlands in a spatial configuration which: a. conserves areas within the High ecological significance sub-category or the High ecological significance strategic sub-category that connect habitat or areas of strategic biodiversity value which have the capacity to connect habitat upon being restored; b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; c. provides connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; d. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; e. minimises fragmentation by infrastructure; f. includes a single development footprint plan for	Complies The layout limits works to the existing open area and narrow access strip.

	each new residential lot to be created which is: i. 1000m^2 or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, the High density residential zone or the Character residential zone; ii. 2500m^2 or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; g. excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.	**Complies** The depot is confined to existing cleared land, with vegetation beside the mapped High ecological significance areas retained to provide a vegetated edge and minimise edge effects.
	AO4.4 Development is designed to minimise edge effects by locating land uses compatible with the long-term preservation of biodiversity adjacent to areas within the High ecological significance sub-category or the High ecological significance strategic sub-category, including: a. esplanade roads and pathways; b. landscaping or habitat restoration areas consisting of local indigenous plant species; c. open space land uses; d. employee or communal recreation areas; e. stormwater management infrastructure where adopting water sensitive urban design solutions. Note—Guidance on development design to minimise edge effects is included in the Biodiversity areas planning scheme policy.	
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category, where involving a new road		

PO5 Development for a road is designed and constructed to facilitate the safe movement of native fauna.	**AO5** Development incorporates location-specific wildlife movement solutions, on any roads which dissect an area within the High ecological significance sub-category or the High ecological significance strategic sub-category. Note—Locations for wildlife movement solutions may be indicated on the Streetscape hierarchy overlay mapping. Guidance on wildlife movement infrastructure is included in the Infrastructure design planning scheme policy	**Not applicable** The layout proposes a private access driveway, not a new road through the mapped High ecological significance areas.
If a site is wholly or partly in the General ecological significance sub-category or the General ecological significance strategic sub-category		
PO6 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands within the General ecological significance sub-category or the General ecological significance strategic sub-category area are protected, conserved and restored to ensure the area's long-term viability. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	**AO6.1** Development: a. ensures that the development footprint including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the General ecological significance sub-category or the General ecological significance strategic sub-category; or b. Complies with AO6.2 and AO6.3 **AO6.2** Development ensures that the development footprint, design and layout are informed by an ecological assessment which: a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; b. identifies the likely impacts of the development to	**Not applicable:**

	biodiversity; c. outlines how any potential impacts on biodiversity will be avoided and mitigated. Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy.	
	AO6.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, waterways and wetlands in a spatial configuration which: a. maximises the size and consolidates areas of strategic biodiversity value to be conserved for biodiversity purposes on site and in combination with adjoining sites; b. maximises connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; c. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; d. minimises fragmentation by infrastructure; e. includes a single development footprint plan for each new residential lot to be created which is: i. 1000m^2 or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, or the Character residential zone; or ii. 2500m^2 or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging	

	community zone, the Rural zone or the Rural residential zone; f. excludes filling or excavation from areas to be conserved for biodiversity except where it is directly associated with habitat restoration or revegetation works. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.	
If a site is wholly or partly in the Koala habitat area sub-category, where not in the High ecological significance sub-category, High ecological significance strategic sub-category, General ecological significance sub-category or General ecological significance strategic sub-category		
PO7 Development is located and designed to protect and enhance koala habitat by: a. reducing threats to resident and transient koalas; b. protecting the maximum number of non-juvenile koala habitat trees in the Koala habitat area sub-category; c. consolidating and maximising the size of areas to be conserved on site and in combination with adjoining sites; d. minimising the edge-to-area ratio of areas to be conserved, to limit edge effects; e. providing connectivity and safe koala movement between koala habitat areas. f. minimising fragmentation by infrastructure, particularly roads; g. excluding filling or excavation from areas to be conserved. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section	**AO7.1** Development ensures that the development footprint, design and layout, including roads, are informed by an ecological assessment which identifies koala habitat trees, movement corridors and the likely impacts to koala habitat as a result of the development. Note—Guidance on identifying koala habitat, completing an ecological assessment and designing development to protect koalas is included in the Biodiversity areas planning scheme policy. **AO7.2** Development ensures that the development footprint, design and layout: a. protects non-juvenile koala habitat trees; b. maximises the size and consolidates areas to be conserved as koala habitat on site and in combination with adjoining sites; c. maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites; d. excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees. Refer to Figure b. **AO7.3**	Not applicable:

8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	Development ensures that landscaping and open space areas incorporate koala habitat trees.	
PO8 Development design and layout facilitates the safe movement of koalas through the landscape.	**AO8.1** Development ensures that fencing or other barriers are designed to allow safe koala movement, and to exclude koalas from areas containing domestic or security dogs. Note—Guidance on designing development to protect koalas is included in the Biodiversity areas planning scheme policy. **AO8.2** Development incorporates infrastructure solutions which facilitate the movement of koalas across a road which dissects bushland within the Koala habitat area sub-category. Note—Guidance on wildlife movement solutions suited to use by koalas is included in the Biodiversity areas planning scheme policy. Note—Further guidance on wildlife movement solutions is included in the Infrastructure design planning scheme policy.	**Not applicable** The site is not mapped in the Koala habitat area sub-category
If a site is wholly or partly located in the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, other than for a dwelling house		
PO9 Development which has or is likely to have a significant residual impact on a matter of State environmental significance or a matter of local environmental significance, after all reasonable on-site mitigation measures have been or will be undertaken, provides an environmental offset. Note— Environmental offsets are provided in compliance with the Queensland environmental offsets framework and the Offsets planning scheme policy.	**AO9** No acceptable outcome is prescribed.	Complies Clearing is limited to the narrow access strip and the remaining mapped biodiversity areas are retained

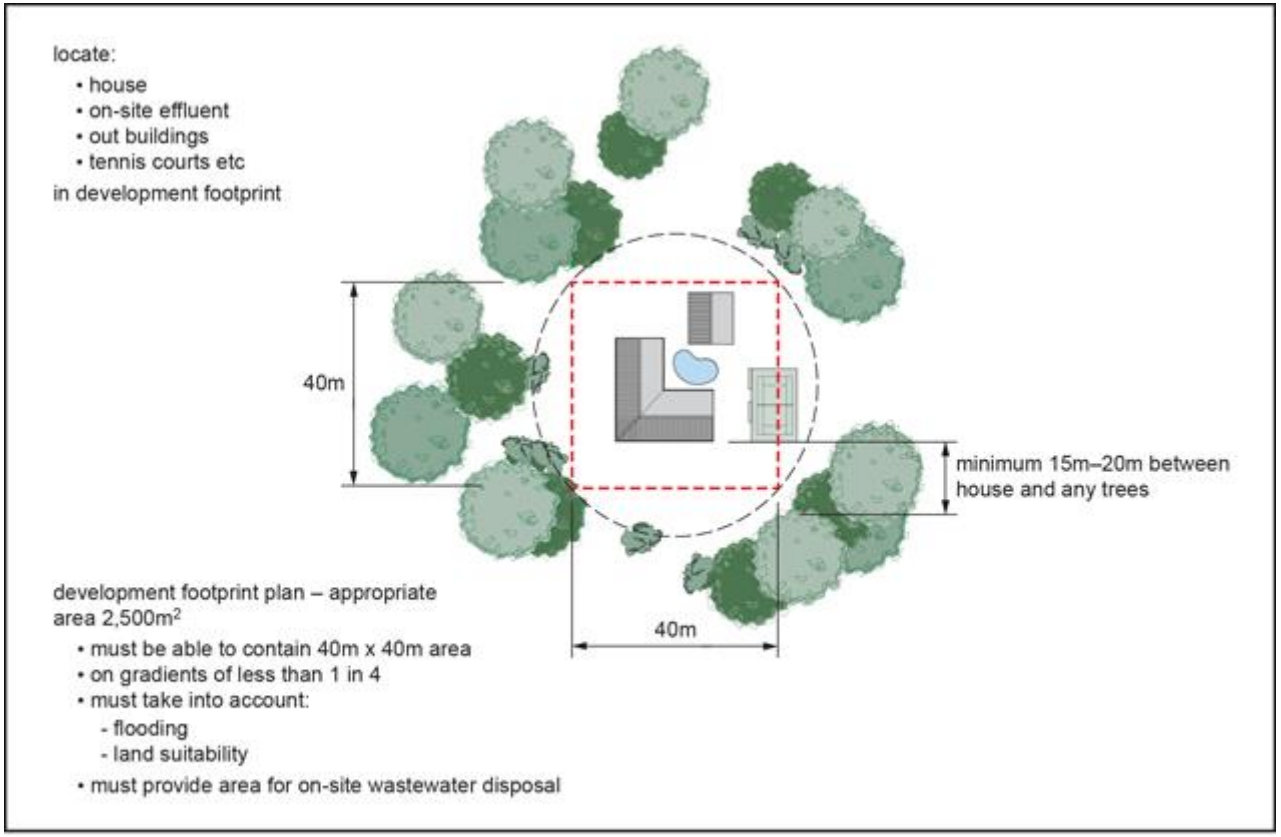

Figure a—Example of a development cleared area within an existing approved development footprint plan, area of no greater than 2,500m²

View the high resolution of Figure a—Example of a development cleared area within an existing approved development footprint plan, area of no greater than 2500m2

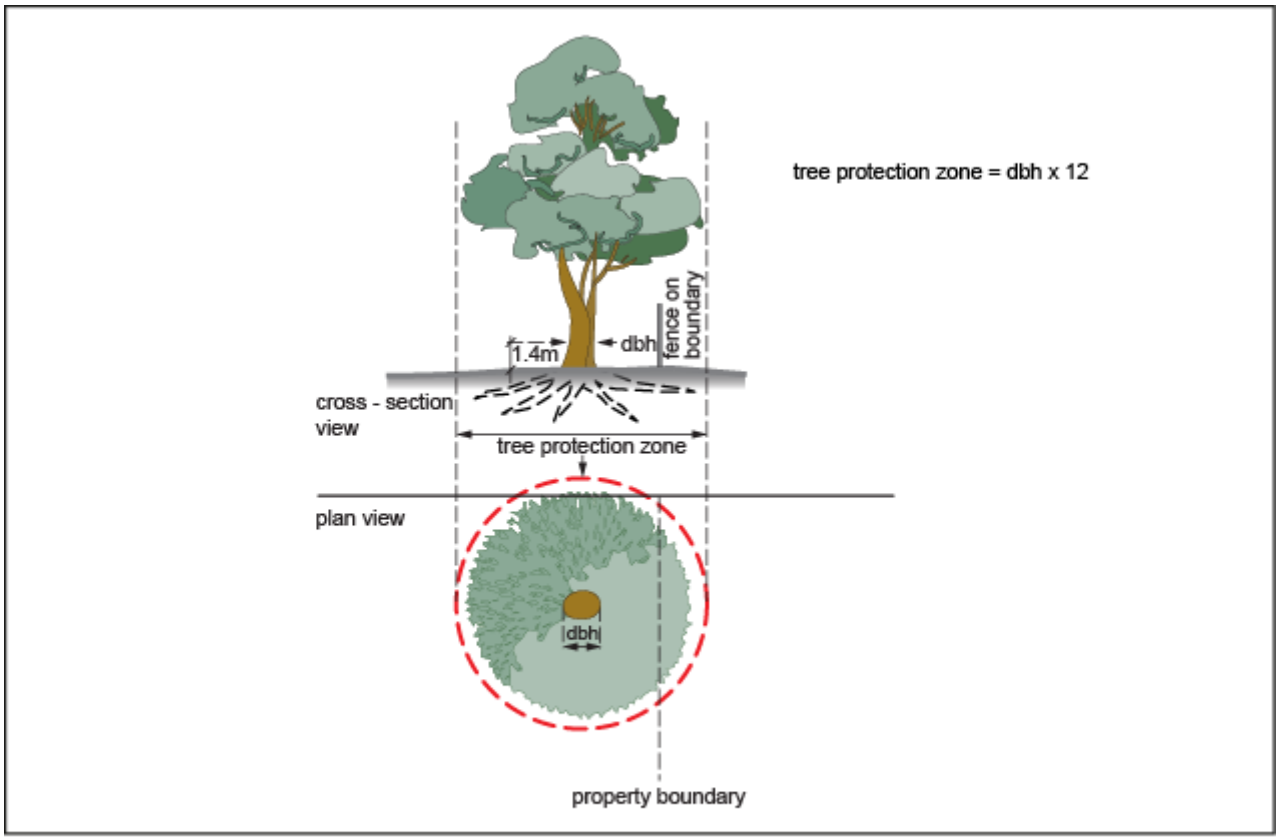

Figure b—Tree protection zone

View the high resolution of Figure b—Tree protection zone

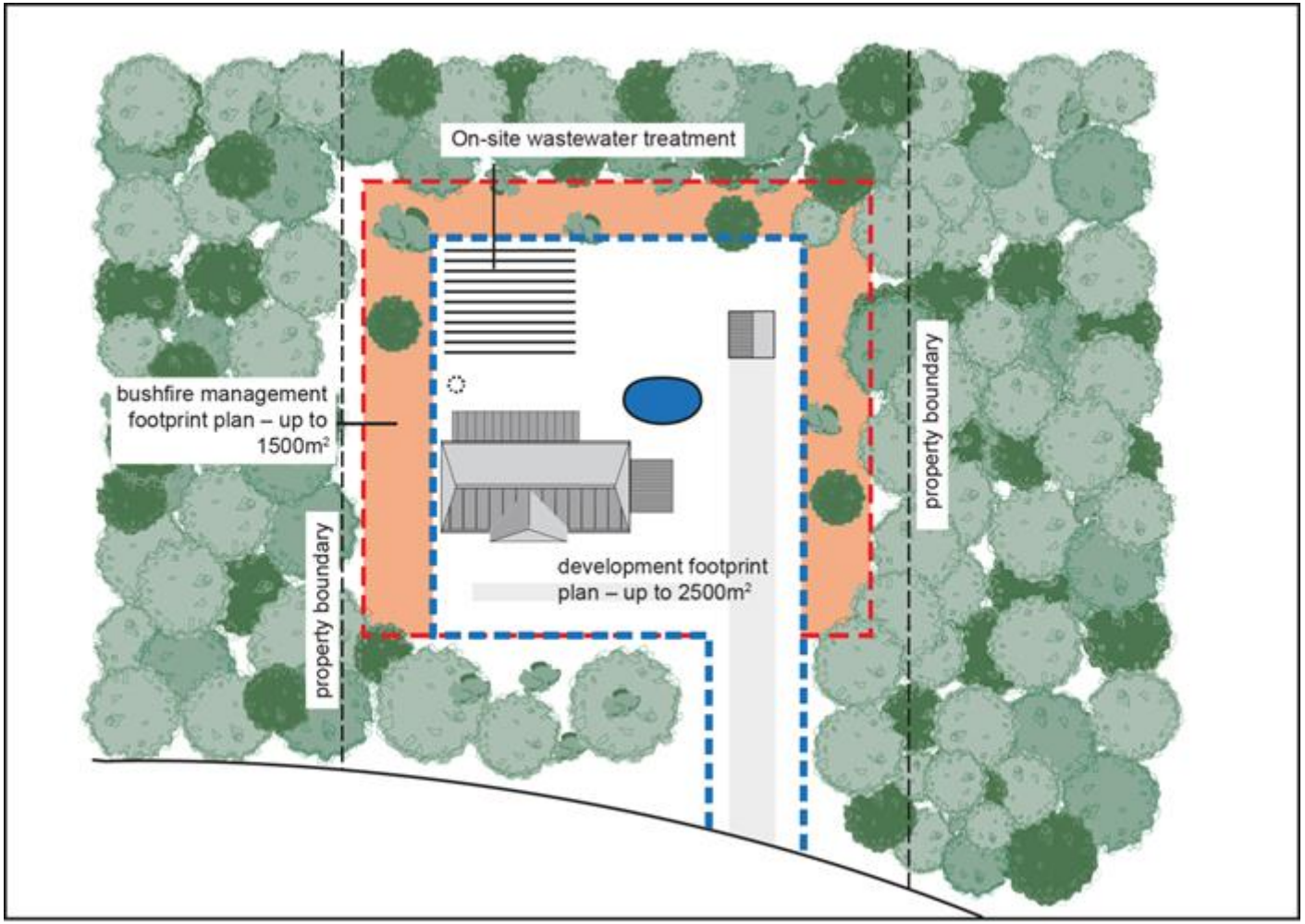

Figure c—Example of an approved development footprint plan and bushfire management footprint plan

View the high resolution of Figure c—Example of an approved development footprint plan and bushfire management footprint plan

Table 8.2.4.3.B—Significant vegetation communities (regional ecosystems)

Significant vegetation communities (regional ecosystems) are:

a. those listed as endangered or of concern under the *Environmental Protection and Biodiversity Conservation Act 1999*;
b. those listed as 'endangered' or 'of concern' under the *Vegetation Management Act 1999*;
c. those identified as being of city-wide significance (less than 40% of pre-clearing area remaining) within the Brisbane local government area.

Note—Each Regional Ecosystem Code (RE Code) is derived from the Conservation Status of Queensland's Bioregional Ecosystems (Sattler and Williams, 1999).

Note—Changes to Commonwealth and State listing of vegetation communities may occur. As such, the Commonwealth and State status of vegetation communities will need to be checked by the applicant.

RE Code	South East Queensland regional ecosystem descriptions
12.9-10.16	Araucarian microphyll to notophyll vine forest on sedimentary rocks
12.9-10.7a	*Eucalyptus tereticornis, Eucalyptus siderophloia* and/or *Eucalyptus crebra, Corymbia intermedia* and *Lophostemon suaveolens* woodland. Occurs on Cainozoic and Mesozoic sediments in coastal areas.
12.9-10.7	*Eucalyptus crebra* woodland on sedimentary rocks
12.9-10.4	*Eucalyptus racemosa* woodland on sedimentary rocks
12.9-10.3	*Eucalyptus moluccana* on sedimentary rocks
12.9-10.2/ 12.9-10.17	*Corymbia citriodora, Eucalyptus crebra* open forest on sedimentary rocks / Open forest complex often with *Eucalyptus acmenoides, Eucalyptus major, Eucalyptus siderophloia +/- Corymbia citriodora* on sedimentary rocks
12.9-10.12	*Eucalyptus seeana, Corymbia intermedia, Angophora leiocarpa* woodland on sedimentary rocks
12.5.3a	*Eucalyptus seeana +/- Eucalyptus racemosa subsp. racemosa*, *Corymbia intermedia, Angophora leiocarpa, Eucalyptus siderophloia, Lophostemon suaveolens* open forest. Occurs on complex of remnant Tertiary surfaces +/- Cainozoic and Mesozoic sediments
12.5.3	*Eucalyptus tindaliae* and/or *Eucalyptus racemosa* open forest on remnant Tertiary surfaces
12.3.8	Swamps with *Cyperus spp., Schoenoplectus* spp. and *Eleocharis* spp.
12.3.7	*Eucalyptus tereticornis, Melaleuca viminalis, Casuarina cunninghamiana* fringing forest

12.3.6	*Melaleuca quinquenervia, Eucalyptus tereticornis, Lophostemon suaveolens* woodland on coastal alluvial plains
12.3.5	*Melaleuca quinquenervia* open-forest on coastal alluvial plains
12.3.3	*Eucalyptus tereticornis* woodland to open forest on alluvial plains
12.3.11	*Eucalyptus siderophloia, Eucalyptus tereticornis, Corymbia intermedia* open forest on alluvial plains usually near coast
12.3.1	Gallery rainforest (notophyll vine forest) on alluvial plains
12.12.28	*Eucalyptus moluccana* open forest on Mesozoic to Proterozoic igneous rocks
12.12.14	Shrubby woodland usually of rocky near coastal areas on Mesozoic to Proterozoic igneous rocks
12.12.12	*Eucalyptus tereticornis, Eucalyptus crebra* or *Eucalyptus siderophloia, Lophostemon suaveolens* open forest on granite
12.11.8	*Eucalyptus melanophloia, Eucalyptus crebra* woodland on metamorphics +/- interbedded volcanics
12.11.5j	Woodland to open forest of *Eucalyptus racemosa* subsp. *racemosa* and/or *Eucalyptus seeana*. Other characteristic species include *Lophostemon suaveolens, Corymbia intermedia, Eucalyptus siderophloia, Corymbia citriodora, Eucalyptus pilularis* on low-altitude coastal metamorphics around Brisbane. *Melaleuca quinquenervia* may be present and at times becomes locally co-dominant. Occurs on Palaeozoic and older moderately to strongly deformed and metamorphosed sediments and interbedded volcanics.
12.11.5a	Open forest of *Eucalyptus tindaliae, Eucalyptus carnea* +/- *Corymbia citriodora subsp. variegata, Eucalyptus crebra, Eucalyptus major, Eucalyptus helidonica, Corymbia henryi, Angophora woodsiana, Corymbia trachyphloia* (away from the coast) or *Eucalyptus siderophloia, Eucalyptus microcorys, Eucalyptus racemosa* subsp. *Racemosa, Eucalyptus propinqua* (closer to the coast). Occurs on Palaeozoic and older moderately to strongly deformed and metamorphosed sediments and interbedded volcanics.
12.11.14	*Eucalyptus crebra, Eucalyptus tereticornis* woodland on metamorphics +/-interbedded volcanics
12.1.1	*Casuarina glauca* open forest on margins of marine clay plains
12.1.2	Saltpan vegetation including grassland, herbland and sedgeland on marine clay plains.
12.11.1	Simple notophyll vine forest often with abundant *Archontophoenix cunninghamiana* (gully vine forest) on metamorphics +/- interbedded volcanics.
12.11.10	Notophyll vine forest +/- *Arucucaria cunninghamii* on metamorphics +/- interbedded volcanics
12.11.11	*Araucarian microphyll* vine forest on metamorphics +/- interbedded volcanics

12.11.18	*Eucalyptus moluccana* woodland on metamorphics +/- interbedded volcanics. Usually higher altitudes.
12.11.9	*Eucalyptus tereticornis* subsp. *Tereticornis* subsp. *basaltica* open forest on metamorphics +/- interbedded vocanics. Usually higher altitudes.
12.12.13	*Araucarian Complex microphyll* to *notophyll* vine forest on Mesozoic to Proterozoic igneous rocks.
12.12.19x2	Vegetation complex of rocky headlands on sedimentary rocks.
12.12.3	Open forest complex with *Corymbia citriodora* subsp. *variegata, Eucalyptus siderophloia* or *E.crebra, E.major, E.acmenoides* or *E. helidonica* on Mesozoic to proterozoic igneous rocks.
12.2.5	*Corymbia intermedia* +/- *Lophostemon confertus* +/- *Banksia* spp. +/- *Callitris columellaris* open forest on beach ridges
12.2.7	*Melaleuca quinquenervia* open forest on sand plains.
12.3.11a	*Eucalyptus tereticornis* and/or *E. siderophloia* open forest with vine forest understory on alluvial plains.
12.3.11b	*Eucalyptus tereticornis* and *E. racemosa* subsp. *racemosa* open forest often with shrub layer of *Melaleuca nodosa* on alluvial plains.
12.3.3a	*Eucalyptus crebra, E. tereticornis, Corymbia tessellaris, C. citriodora* subsp. *variegata* woodland to open forest usually on high level *Quaternay alluvium*.
12.3.3d	*Eucalyptus moluccana* woodland on *Quaternary alluvium*
12.3.5a	*Melaleuca quinquenervia, Casuarina glauca* +/- *Eucalyptus tereticornis, E. siderophloia* open forest on low coastal alluvial plains
12.3.7c	Billabongs and ox-bow lakes containing either permanent or periodic water bodies
12.5.13a	*Microphyll* to *notophyll* vine forest +/- *Araucaria cunninghamii* on remnant Tertiary surfaces
12.5.1g	*Eucalyptus planchoniana* and/or *E. baileyana* dominated woodland to open forest on remnant Tertiary surfaces
12.5.2a	*Corymbia intermedia, Eucalyptus tereticornis* woodland on remnant Tertiary surfaces, usually in coastal areas with deep red soils
12.5.2b	*Eucalyptus tereticornis* +/- *Corymbia intermedia, Lophostemon suaveolens* and *C. citriodora* subsp. *variegata* open forest on sub-coastal remnant Tertiary surfaces usually with deep red soils
12.5.4a	*Melaleuca quinquenervia* woodland on complex of remnant Tertiary surfaces and Cainozoic and Mesozoic sediments
12.5.6b	*Eucalyptus siderophloia, Corymbia intermedia, E. propinqua* or *E. major* open forest on remnant Tertiary surfaces. Usually deep red soils

12.5.7	*Corymbia citriodora* subsp.*variegta* +/- *Eucalyptus crebra, E. helidonica* or *E. carnea* open forest on remnant Tertiary surfaces. Usally deep red soils
12.5.7b	*Eucalyptus moluccana* open forest on complex of remnant Tertiary surface and Tertiary sedimentary rocks
12.5.7c	*Corymbia henryi* and/or *Eucalyptus fibrosa* subsp.*fibrosa* +/- *C. citriodora* subsp. *variegata, E. major, E. carnea* open forest on a complex of remnant Tertiary surfaces and Tertiary sedimentary rocks
12.5.9a	*Melaleuca nodosa* low open forest on remnant Tertiary surfaces
12.8.17	*Eucalyptus melanophloia* +/- *E. crebra, E. tereticornis, Corymbia tessellaris* woodland on Cainozoic igneous rocks
12.8.20	Shrubby woodland with *Eucalyptus racemosa* subsp. *racemosa* on Cainozoic igneous rocks
12.8.3	Complex *notophyll* vine forest on Cainozoic igneous rocks. Altitude <600m
12.9-10.17a	*Lophostemon* spp. dominated open forest on sedimentary rocks
12.9-10.17b	*Corymbia citriodora* subsp. *variegata* mixed open forest on Cainozoic and Mesozoic sediments
12.9-10.17c	*Eucalyptus carnea* and/or *E. tindaliae* and/or *E.helidonica* open forest on Cainozoic and Mesozoic sediments
12.9-10.17d	Open forest generally containing *Eucalyptus siderophloia, E. propinqua, Corymbia intermedia* on sedimentary rocks
12.9-10.19a	*Corymbia henryi* and/or *Eucalyptus fibrosa* subsp. *fibrosa* open forest on sedimentary rocks
12.9-10.22	Closed sedgeland/shrubland on sedimentary rocks. Generally coastal

Table 8.2.4.3.C—Significant flora species

Significant flora species are:

a. those listed as extinct, endangered or vulnerable under the *Environmental Protection and Biodiversity Conservation Act 1999*;
b. those listed as extinct, endangered, vulnerable or near threatened under the *Nature Conservation Act 1992*;
c. those identified as being of city-wide significance within the Brisbane local government area, because they are uncommon, have restricted distribution, are in decline, at risk of local extinction, at the limit of their range or of a disjunct population.

Species name	**Common name**
Acacia attenuate	whipstick wattle

Acacia baueri subsp. baueri	no common name or plant group
Acacia hispidula	hairy wattle
Acacia juncifolia	rush-leaved wattle
Acacia quadrilateralis	wattle
Acacia mariae	golden-top wattle
Acomis acoma	daisy
Acrostichum aureum	leather fern
Adriana tomentosa var. tomentose	woolly bitterbush
Angophora woodsiana	smudgee
Astrotricha umbrosa	no common name or plant group
Austromyrtus glabra	no common name or plant group
Avicennia marina subsp. Australasica	grey mangrove
Baeckea diosmifolia	fringed baeckea
Banksia oblongifolia	dwarf banksia
Banksia spinulosa var. collina	golden candlesticks
Baumea acuta	pale twig rush
Boronia polygalifolia	dwarf boronia
Boronia rosmarinifolia	forest boronia
Brasenia schreberi	water shield
Capparis velutina	velvet-leaved caper berry
Cassinia compacta	tall cassinia

Chamaecrista concinna	no common name or plant group
Choricarpia leptopetala	brown myrtle
Choricarpia subargentea	giant ironwood
Corchorus cunninghamii	native jute
Corymbia citriodora subsp. variegata	spotted gum
Corymbia gummifera	red bloodwood
Corymbia henryi	large-leaf spotted gum
Corymbia intermedia	pink bloodwood
Cupaniopsis shirleyana	wedge-leaved tuckeroo
Cyperus aquatilis	flat sedge
Cyperus semifertilis	missionary nutgrass
Daviesia wyattiana	long-leaved bitter pea
Dillwynia retorta var. phylicoides	hairy parrot pea
Dipodium Hamiltonianum	yellow hyacinth orchid
Dipodium pulchellum	hyacinth orchid
Dissiliaria baloghioides	lancewood
Diuris parvipetala	no common name or plant group
Dodonaea peduncularis	stalked hop bush
Drosera binata	fork-leaved sundew
Durringtonia paludosa	no common name or plant group
Echinostephia aculeata	prickly tape vine

Enydra fluctuans	enydra
Epacris obtusifolia	common heath
Eriachne rara	wanderrie grass
Eucalyptus baileyana	Bailey's stringybark
Eucalyptus bancroftii	orange gum
Eucalyptus biturbinata	grey gum
Eucalyptus curtisii	Plunkett mallee
Eucalyptus dura	smooth-branched ironbark
Eucalyptus grandis	flooded gum
Eucalyptus major	Queensland grey gum
Eucalyptus melanophloia	silver-leaf ironbark
Eucalyptus microcorys	tallow wood
Eucalyptus moluccana	gum-topped box
Eucalyptus pilularis	blackbutt
Eucalyptus planchoniana	needlebark stringybark
Eucalyptus propinqua	small-fruited grey gum
Eucalyptus psammitica	sandstone mahogony
Eucalyptus racemosa	scribbly gum
Eucalyptus resinifera	red mahogany
Eucalyptus robusta	swamp mahogany
Eucalyptus saligna	Sydney blue gum

Eucalyptus seeana	narrow leaf red gum
Eucalyptus tereticornis	forest red gum
Eucalyptus tindaliae	Tindale's stringybark
Ficus opposita var. aculeata	sandpaper fig
Fimbristylis acicularis	rush
Flemingia parviflora	flemingia pea
Gahnia clarkei	tall sawsedge
Gossia gonoclada	angle-stemmed myrtle
Gossia inophloia	no common name or plant group
Hakea plurinervia	Queensland hakea
Haloragis exalata subsp. velutina	no common name or plant group
Hernandia bivalvis	grease nut
Hibbertia diffusa	wedge guinea flower
Homalanthus stillingiifolius	small-leaved bleeding heart
Hovea ramulosa	hovea
Hydrocharis dubia	frogbit
Hygrophila angustifolia	karamat
Hypolepis glandulifera	downy ground fern
Isotropis foliosa	no common name or plant group
Keraudrenia sp. (Chermside S.T.Blake 23068)	no common name or plant group
Leptospermum brachyandrum	weeping tea-tree

Lilaeopsis brisbanica	no common name or plant group
Logania pusilla	no common name or plant group
Lomandra obliqua	lomandra
Lophostemon confertus	brush box
Macadamia integrifolia	macadamia nut
Macadamia ternifolia	Maroochie nut
Macrozamia lucida	pineapple zamia
Macrozamia macleayi	zamia palm
Macrozamia miquelii	zamia
Marsdenia coronata	no common name or plant group
Marsdenia longiloba	slender marsdenia
Maundia triglochinoides	no common name or plant group
Melaleuca decora	decorative paperbark
Melaleuca irbyana	bush-house paperbark
Melichrus procumbens	jam tarts
Mentha diemenica	slender mint
Micrantheum ericoides	no common name or plant group
Myriophyllum latifolium	milfoil
Notelaea lloydii	narrow-leaved mock-olive
Nothoalsomitra suberosa	corky cucumber
Owenia venosa	crow’s apple

Pararistolochia praevenosa	Richmond birdwing vine
Parsonsia brisbanensis	Brisbane parsonsia
Parsonsia eucalyptophylla	gargaloo
Parsonsia lilacina	crisped silkpod
Passiflora herbertiana subsp. herbertiana	native passionfruit
Persicaria elatior	smartweed
Phaius australis	swamp orchid
Phyllanthus microcladus	small-leaved phyllanthus
Picris conyzoides	no common name or plant group
Platylobium formosum	flat pea
Podolobium aciculiferum	needle shaggy pea
Polygala linariifolia	native milkwort
Pomaderris lanigera	woolly pomaderris
Proiphys cunninghamii	Brisbane lily
Pseudovanilla foliata	giant climbing orchid
Pterostylis nigricans	no common name or plant group
Pterostylis scoliosa	no common name or plant group
Pultenaea euchila	orange pultenaea
Pultenaea flexilis	graceful bush-pea
Pultenaea spinosa	spiny bush-pea
Rhinerrhiza divitiflora	raspy root orchid

Rhodomyrtus psidioides	native guava
Ricinocarpos speciosus	no common name or plant group
Sarcochilus dilatatus	brown butterfly orchid
Scaevola ramosissima	purple fan-flower
Scleria novae-hollandiae	sedge
Solanum mentiens	no common name or plant group
Sophora fraseri	brush sophora
Stylidium tenerum	tiny trigger plant
Symplocos harroldii	hairy hazelwood
Thesium australe	austral toadflax
Triglochin microtuberosum	water ribbons
Viola betonicifolia subsp. betonicifolia	showy violet
Westringia eremicola	slender westringia
Xanthorrhoea fulva	swamp grass tree
Xylomelum salicinum	woody pear
Zieria furfuracea subsp. gymnocarpa	Belmont zieria

Table 8.2.4.3.D—Significant fauna species

Significant fauna species are:

a. those listed as extinct, endangered or vulnerable under the *Environmental Protection and Biodiversity Conservation Act 1999*;
b. those listed as extinct, endangered, vulnerable or near threatened under the *Nature Conservation Act 1992*;
c. those identified as being of city-wide significance within the Brisbane local government area, because they are uncommon, have restricted distribution, are in decline, at risk of local extinction, at the limit of their range or of a disjunct population.

Species name	**Common name**
Aves (birds)	
Accipiter fasciatus	brown goshawk
Accipiter novaehollandiae	grey goshawk
Erythrotriorchis radiatus	red goshawk
Circus approximans	swamp harrier
Aquila audax	wedge-tailed eagle
Haliaeetus leucogaster	white-bellied sea eagle
Lophoictinia isura	square-tailed kite
Pandion cristatus	osprey
Ninox connivens	barking owl
Ninox strenua	powerful owl
Tyto longimembris	grass owl
Tyto novaehollandiae	masked owl
Tyto tenebricosa tenebricosa	sooty owl
Actitis hypoleucos	common sandpiper
Calidris acuminata	sharp-tailed sandpiper
Calidris ferruginea	curlew sandpiper
Calidris melanotos	pectoral sandpiper
Limicola falcinellus	broad-billed sandpiper
Ardea modesta	eastern great egret

Ardea ibis	cattle egret
Arenaria interpres	ruddy turnstone
Botaurus poiciloptilus	Australasian bittern
Ixobrychus flavicollis	black bittern
Ixobrychus dubius	little bittern
Calidris alba	sanderling
Calidris canutus	red knot
Calidris tenuirostris	great knot
Calidris ruficollis	red-necked stint
Calidris subminuta	long-toed stint
Calidris acuminata	sharp-tailed sandpiper
Charadrius bicinctus	double-banded plover
Charadrius leschenaultii	greater sand plover
Charadrius mongolus	lesser sand plover
Charadrius veredus	oriental plover
Pluvialis dominica	American golden plover
Pluvialis fulva	Pacific golden plover
Pluvialis squatarola	grey plover
Ephippiorhynchus asiaticus	black-necked stork
Erythrogonys cinctus	red-kneed dotterel
Grus rubicunda	brolga

Haematopus fuliginosus	sooty oystercatcher
Limnodromus semipalmatus	Asian dowitcher
Limosa lapponica	bar-tailed godwit
Limosa limosa	black-tailed godwit
Burhinus grallarius	bush stone-curlew
Numenius madagascariensis	eastern curlew
Numenius minutus	little curlew
Esacus neglectus	beach stone-curlew
Numenius phaeopus	whimbrel
Philomachus pugnax	ruff
Plegadis falcinellus	glossy ibis
Porzana fluminea	Australian spotted crake
Porzana pusilla	Baillon's crake
Porzana tabuensis	spotless crake
Lewinia pectoralis	Lewin's rail
Gallinago hardwickii	Latham's snipe
Rostratula australis	painted snipe
Chlidonias leucopterus	white-winged black tern
Sternula albifrons	little tern
Onychoprion anaethetus	bridled tern
Thalasseus bengalensis	lesser crested tern

Hydroprogne caspia	Caspian tern
Sterna hirundo	common tern
Sterna sumatrana	black-naped tern
Gelochelidon nilotica	gull-billed tern
Tringa brevipes	grey-tailed tattler
Tringa incana	wandering tattler
Tringa nebularia	common greenshank
Tringa glareola	wood sandpiper
Tringa stagnatilis	marsh sandpiper
Xenus cinereus	terek sandpiper
Zoothera lunulata	Bassian thrush
Anas castanea	chestnut teal
Anseranas semipalmata	magpie goose
Nettapus coromandelianus	cotton pygmy-goose
Tadorna radjah	radjah shelduck
Calyptorhynchus banksii	red-tailed black-cockatoo
Calyptorhynchus funereus	yellow-tailed black-cockatoo
Calyptorhynchus lathami	glossy black-cockatoo
Cyclopsitta diophthalma coxeni	Coxen's fig-parrot
Lathamus discolor	swift parrot
Pezoporus wallicus wallicus	ground parrot

Acanthiza lineata	striated thornbill
Acanthiza reguloides	buff-rumped thornbill
Ailuroedus crassirostris	green catbird
Amaurornis moluccana	pale-vented bush-hen
Apus pacificus	fork-tailed swift
Chthonicola sagittata	speckled warbler
Cinclosoma punctatum	spotted quail-thrush
Excalfactoria chinensis	king quail
Turnix maculosus	red-backed button-quail
Turnix melanogaster	black-breasted button-quail
Turnix velox	little button-quail
Orthonyx temminckii	logrunner
Pitta versicolor	noisy pitta
Climacteris erythrops	red-browed treecreeper
Cormobates leucophaea	white-throated treecreeper
Coracina lineata	barred cuckoo-shrike
Cuculus optatus	oriental cuckoo
Daphoenositta chrysoptera	varied sittella
Eurostopodus mystacalis	white-throated nightjar
Falcunculus frontatus	crested shrike-tit
Gerygone mouki	brown gerygone

Hirundapus caudacutus	white-throated needle-tail
Lichenostomus melanops	yellow-tufted honeyeater
Melithreptus gularis	black-chinned honeyeater
Phylidonyris niger	white-cheeked honeyeater
Lopholaimus antarcticus	topknot pigeon
Ptilinopus magnificus	wompoo fruit-dove
Ptilinopus regina	rose-crowned fruit-dove
Ptilinopus superbus	superb fruit-dove
Merops ornatus	rainbow bee-eater
Menura alberti	Albert's lyrebird
Microeca fascinans	jacky winter
Carterornis leucotis	white-eared monarch
Monarcha melanopsis	black-faced monarch
Symposiarchus trivirgatus	spectacled monarch
Myiagra alecto	shining flycatcher
Myiagra cyanoleuca	satin flycatcher
Podargus ocellatus plumiferus	plumed frogmouth
Pomatostomus temporalis	grey-crowned babbler
Ptiloris paradiseus	paradise riflebird
Sericornis citreogularis	yellow-throated scrubwren
Sericornis magnirostra	large-billed scrubwren

Sericulus chrysocephalus	regent bowerbird
Smicrornis brevirostris	weebill
Struthidea cinerea	apostlebird
Tregellasia capito	pale-yellow robin
Hirundo rustica	barn swallow
Mammalia (mammals)	
Phascolarctos cinereus	koala
Tachyglossus aculeatus	short-beaked echidna
Ornithorhynchus anatinus	platypus
Dasyurus maculatus maculatus	spotted-tailed quoll (southern subspecies)
Austronomus australis	white-striped freetail bat
Chalinolobus dwyeri	large-eared pied bat
Chalinolobus picatus	little pied bat
Kerivoula papuensis	golden-tipped bat
Miniopterus australis	little bent-wing bat
Miniopterus schreibersii oceanensis	eastern bent-wing bat
Mormopterus norfolkensis	east coast freetail bat
Nyctimene robinsoni	eastern tube-nosed bat
Nyctophilus gouldi	Gould's long-eared bat
Nyctophilus corbeni	eastern long-eared bat
Rhinolophus megaphyllus	eastern horseshoe-bat

Saccolaimus flaviventris	yellow-bellied sheathtail bat
Scoteanax rueppellii	greater broad-nosed bat
Syconycteris australis	eastern blossom bat
Vespadelus pumilus	eastern forest bat
Falsistrellus tasmaniensis	eastern false pipistrelle
Myotis macropus	southern myotis
Pteropus alecto	black flying-fox
Pteropus poliocephalus	grey-headed flying-fox
Pteropus scapulatus	little red flying-fox
Trichosurus caninus	short-eared possum
Acrobates pygmaeus	feathertail glider
Petaurus australis australis	yellow-bellied glider (southern subspecies)
Petaurus breviceps	sugar glider
Petaurus norfolcensis	squirrel glider
Petauroides volans	greater glider
Phascogale tapoatafa	brush-tailed phascogale
Antechinus flavipes	yellow-footed antechinus
Antechinus subtropicus	subtropical antechinus
Planigale maculata	common planigale
Macropus dorsalis	black-striped wallaby
Macropus parryi	whiptail wallaby

Wallabia bicolor	swamp wallaby
Macropus giganteus	eastern grey kangaroo
Thylogale stigmatica	red-legged pademelon
Thylogale thetis	red-necked pademelon
Melomys cervinipes	fawn-footed melomys
Aepyprymnus rufescens	rufous bettong
Sminthopsis murina	common dunnart
Perameles nasuta	long-nosed bandicoot
Potorous tridactylus tridactylus	long-nosed potoroo
Pseudomys gracilicaudatus	eastern chestnut mouse
Xeromys myoides	water mouse
Rattus fuscipes	bush rat
Rattus lutreolus	swamp rat
Rattus tunneyi	pale field-rat
Reptilia (reptiles)	
Amphibolurus nobbi	no common name
Antaresia maculosa	no common name
Carlia munda	no common name
Carlia schmeltzii	no common name
Acanthophis antarcticus	common death adder
Demansia vestigiata	black whip snake

Hoplocephalus bitorquatus	pale-headed snake
Hoplocephalus stephensii	Stephen’s banded snake
Pseudechis guttatus	spotted black snake
Pseudechis porphyriacus	red-bellied black snake
Tropidechis carinatus	rough-scaled snake
Oxyuranus scutellatus	taipan
Vermicella annulata	bandy-bandy
Chelodina expansa	broad-shelled river turtle
Chelodina longicollis	eastern snake-necked turtle
Ctenotus arcanus	arcane striped skink
Delma plebeia	common delma
Delma torquata	collared delma
Bellatorias major	land mullet
Bellatorias frerei	major skink
Egernia striolata	tree skink
Eroticoscincus graciloides	elf skink
Eulamprus murrayi	Murray's skink
Lampropholis couperi	Couper's skink
Morethia taeniopleura	fire-tailed skink
Ophioscincus ophioscincus	a legless burrowing skink
Oedura sp. cf rhombifera	velvet gecko

Oedura tryoni	southern spotted velvet gecko
Underwoodisaurus milii	thick-tailed gecko
Chlamydosaurus kingii	frilled lizard
Pygopus lepidopodus	common scaly-foot
Varanus gouldii	sand monitor
Varanus varius	lace monitor
Amphibia (amphibians)	
Adelotus brevis	tusked frog
Crinia tinnula	wallum froglet
Cyclorana alboguttata	greenstripe frog
Limnodynastes salmini	salmon striped frog
Limnodynastes tasmaniensis	spotted grassfrog
Litoria brevipalmata	green thighed frog
Litoria freycineti	wallum rocketfrog
Litoria olongburensis	wallum sedgefrog
Litoria wilcoxii	stony creek frog
Litoria pearsoniana	cascade treefrog
Litoria tyleri	southern laughing treefrog
Mixophyes fasciolatus	great barred frog
Pseudophryne major	great brown broodfrog
Taudactylus diurnus	southern dayfrog

Uperoleia laevigata	eastern gungan
Uperoleia rugosa	chubby gungan
Actinopterygii (ray-finned fish)	
Ambassis agassizii	Agassiz's glassfish
Craterocephalus marjoriae	Marjorie's hardyhead
Craterocephalus stercusmuscarum	fly-specked hardyhead
Glossamia aprion	mouth almighty
Gobiomorphus australis	striped gudgeon
Hypseleotris klunzingeri	western carp gudgeon
Maccullochella sp.	Brisbane river cod
Mogurnda adspersa	purple spotted gudgeon
Nannoperca oxleyana	oxleyan pygmy-perch
Neoceratodus forsteri	Queensland lungfish
Philypnodon grandiceps	flathead gudgeon
Philypnodon macrostomus	dwarf flathead gudgeon
Porochilus rendahli	Rendahl's catfish
Pseudomugil mellis	honey blue eye
Retropinna semoni	Australian smelt
Rhadinocentrus ornatus	soft-spined sunfish
Chondrichthyes (cartilaginous fish)	
Dasyatis fluviorum	estuary stingray

Malacostraca (class of crustaceans)	
Euastacus setosus	Mt Glorious spiny crayfish

8.2.5 Bushfire overlay code

8.2.5.1 Application

1. This code applies to assessing development in the Bushfire 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. impact assessable development.

Note—This code may also be used in assessing other at-risk impact assessable uses within the Bushfire overlay, including uses which involve significant numbers of persons regularly congregating on the site, or any use that may be difficult to evacuate or vulnerable during or after a bushfire due to the characteristics of the population including age, health, mobility impairment, or requiring supervision or support.

2. Land in the Bushfire overlay is identified on the Bushfire overlay map and is included in the following sub-categories:
    a. High hazard area sub-category;
    b. Medium hazard area sub-category;
    c. High hazard buffer area sub-category;
    d. Medium hazard buffer area sub-category;
    e. Potential impact sub-category;
    f. Very high potential bushfire intensity sub-category;
    g. High potential bushfire intensity sub-category;
    h. Medium potential bushfire intensity sub-category;
    i. Potential impact buffer sub-category.

Note—For the purposes of section 7 of the *Building Regulation 2021*, the land identified within the Bushfire overlay on the Bushfire overlay map are 'designated bushfire prone areas'.

Note—For 8.2.5.1(2)(e) to (i) is applicable only to the Ferny Grove—Upper Kedron neighbourhood plan (Cedar Creek south precinct/NPP-001). Refer to the State Planning Policy: Natural hazards and resilience for definition.

Editor's note—Sub-categories cited in 8.2.5.1(2)(e) to (i) only apply in Cedar Creek south precinct (Ferny Grove—Upper Kedron neighbourhood plan/NPP—001) in accordance with the Minister's conditions dated 28 May 2018.

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:

- a bushfire management plan and a site-specific or precinct-wide bushfire hazard assessment, guidance is provided in the Bushfire planning scheme policy;
- a bushfire management plan pertaining to hazardous chemicals, guidance is provided in the Bushfire planning scheme policy and the Industrial hazard and risk assessment 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 accepted 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 needs 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.

8.2.5.2 Purpose

1. The purpose of the Bushfire 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 Bushfire overlay.
2. The purpose of this code will be achieved through the following overall outcomes.
    a. Development maintains the safety of people and property by not exposing them to an unacceptable risk from bushfire.
    b. Development does not increase the exposure of people and property to an unacceptable risk.
    c. Development involving new premises for vulnerable uses, difficult to evacuate uses and assembly uses is not located in an area of unacceptable risk.
    d. Development which would increase the number of people living, working on or visiting the site is not exposed to an unacceptable risk from bushfire.
    e. Development incorporates appropriate siting, design and management measures to avoid areas at risk of bushfire and mitigate risk from bushfire.
    f. Development for essential community infrastructure and its function during a bushfire event is protected from unacceptable risk.
    g. Development involving the storage and handling of hazardous chemicals in the Bushfire overlay does not pose an unacceptable risk to public safety or the environment.
    h. Development provides access and evacuation routes for both private and emergency service vehicles which are appropriate to the nature of the development and the level of bushfire risk.
    i. Development provides for fire-fighting requirements.
    j. Development mitigates bushfire risk to people and property using measures that avoid or minimise impacts on biodiversity values, ecological features and ecological processes.
    k. Development addresses and takes appropriate account of the potential impact of all future bushfire hazard.

Complies

1(a)(i) –The proposal uses the existing open area, with vegetation clearing limited to the narrow access strip, supporting the safety of people and property.

1(a)(ii) –The Weedon Street West access must provide suitable access for emergency vehicles and evacuation.

1(b) –impact-assessable application considers the suitability of the development within the Bushfire Overlay.

2(a) –The site is mapped in the High hazard buffer area, so the bushfire risk to people and property needs to be assessed.

2(b) –The proposal will bring students and staff to the site, and the assessment must show that this does not expose them to unacceptable bushfire risk.

2(c) –no new buildings .

2(e) – Complies: The layout uses the existing open area and limits vegetation clearing to the narrow access strip.

2(f) – Not applicable: The proposal does not involve essential community infrastructure.

2(g) – Not applicable: No hazardous chemical storage or handling is proposed.

2(h) –The access and evacuation arrangements, including the narrow section of the access corridor, must be suitable for the development and emergency vehicles.

2(i) –Firefighting access and requirements must be addressed for the site.

2(j) –Vegetation clearing is limited to the narrow access strip, with vegetation elsewhere retained.

8.2.5.3 Performance outcomes and acceptable outcomes

Table 8.2.5.3.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		
PO1 Development: a. minimises the bushfire hazard; b. maximises the protection of life and property from bushfire; c. addresses the bushfire hazard determined by a bushfire hazard assessment; d. where not in compliance with an approved bushfire management plan or development footprint: i. achieves a bushfire attack level that is less than or equal to BAL-29; or ii. achieves a bushfire attack level that is less than or equal to BAL-12.5 if for vulnerable uses, difficult to evacuate uses, assembly uses, essential community infrastructure or involving the	**AO1.1** Development is designed and sited in compliance with: a. an approved bushfire management plan relevant to the full nature of the uses, which identifies the level of bushfire hazard and the location of hazardous vegetation affecting the development; or b. an approved development footprint identifying the development footprint plan and bushfire management footprint plan; or c. a bushfire hazard assessment and bushfire management plan prepared in accordance with the Bushfire planning scheme policy which: i. is undertaken by a suitably qualified person with technical expertise in the field of bushfire hazard identification and mitigation;	Complies The depot and truck driving school are confined to the existing cleared area, with vegetation clearing limited to the narrow access strip, reducing exposure to surrounding vegetation and supporting the protection of people and property; the mapped bushfire risk must be confirmed through the required assessment.

handling or storage of hazardous chemicals exceeding amount specified in Table 8.2.5.3.D; or iii. if on a site of an existing premises and not a vulnerable use, difficult to evacuate use, assembly use, essential community infrastructure or involving the handling or storage of hazardous chemicals exceeding amounts specified in Table 8.2.5.3.D: A. does not extend beyond the bounds of the existing development footprint; B. does not increase the GFA by 10% or 100m^2, whichever is the greater; C. does not involve a new use on the site; D. is supported by a bushfire risk assessment prepared by a suitably qualified person with technical expertise in the field of bushfire hazard identification and mitigation, which demonstrates that the bushfire risk is acceptable. Note—Bushfire hazard is generally assessed based on the vegetation existing on site, adjacent and nearby to the site at the time of application. However, the level of bushfire hazard posed by any areas subject to revegetation or regrowth vegetation is assessed as if that area had reached its mature state. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state. Note—Where a bushfire risk assessment is required it must be carried out in accordance with the State Planning Policy and the National Emergency Risk Assessment Guidelines prepared by the Australian Institute of Disaster Resilience.	ii. determines the relevant bushfire attack level for that part of the site in which development is proposed; iii. identifies the location of hazardous vegetation that poses a bushfire risk to the development. Note—Where a bushfire hazard assessment determines that the bushfire hazard for the part of the site in which development is proposed is 'low', no further assessment against this code is required. Note—A 'low' bushfire attack level must not be assumed for development in the Potential impact sub-category and in any areas subject to revegetation or regrowth vegetation even where the area is non-vegetated or vegetation is considered low threat in accordance with AS 3959 Construction of buildings in bushfire-prone areas. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state. Note—A bushfire management plan is to be prepared having regard to any bushfire hazard assessment undertaken to prepare a neighbourhood plan. Note—Any bushfire management zone, asset protection zone or similarly defined area approved as part of a bushfire management plan used for bushfire management purposes is considered to be a bushfire management footprint plan. A building protection zone can compromise both the development footprint plan and the bushfire management footprint plan. **AO1.2** Development where not in compliance with an approved bushfire management plan or development footprint identifying the development footprint plan and bushfire management footprint plan: a. achieves a bushfire attack level that is less than or equal to: i. BAL-29; or ii. BAL-12.5 if for vulnerable uses, difficult to evacuate uses, assembly uses, essential community infrastructure or involving the handling or storage of	

	hazardous chemicals exceeding the amount specified in Table 8.2.5.3.D. Note—Bushfire attack level (BAL) is the radiant heat flux that will be experienced during a bushfire and is a measure of heat energy impact expressed as kW/m2. BAL is measured within the area of the nominated development footprint plan and excludes the area of any bushfire management footprint plan.	
If for development other than reconfiguring a lot		
PO2 Development other than an extension to an existing building is sited, designed and maintained taking account of all relevant factors affecting the bushfire hazard on the site, including site topography, aspect, location and type and structure of vegetation to: a. minimise the number of buildings and people working, living or visiting a site exposed to bushfire risk; b. protect life during bushfire; c. increase the survival of buildings and structures during a bushfire; d. minimise bushfire risk from build-up of fuels around buildings and structures. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO2.1** Development is: a. sited in compliance with an approved development footprint identifying the development footprint plan and bushfire management footprint plan or bushfire management plan relevant to the full nature of the use; or b. if there is no approved development footprint identifying the development footprint plan and bushfire management footprint plan or bushfire management plan, where on a lot greater than 10 hectares, located in the area of lowest risk from bushfire on the site; and c. if there is no approved development footprint identifying the development footprint plan and bushfire management footprint plan or bushfire management plan, where on a lot greater than 2,500m^2: i. located away from ridgelines in compliance with Figure a; ii. located on land with a gradient less than 15%; iii. preferably located on east- to south-facing slopes and avoiding north- to west-facing slopes unless the slope is clear of vegetation and is not located in	**NA**

	the High hazard buffer area sub-category or the Medium hazard buffer area sub-category. **AO2.2** Development is sited within a building protection zone extending a minimum of 20m from the outermost projection of the main building or any habitable structure or to the maximum extent possible on sites less than 2500m^2 where a building protection zone would extend into neighbouring properties; and a. clusters buildings and structures in the building protection zone; b. designs the inner 10m of the building protection zone to maintain a very low fuel state in the first 10m, and a fuel-reduced state to the extent of the building protection zone, in compliance with Figure b and Figure c. Note—The building protection zone includes the dwelling and all ancillary structures and may extend to a road or a building protection zone in an adjoining site.	
PO3 Development utilises fencing that: a. does not contribute to the spread of bushfire; b. in an urban area or in proximity to accommodation uses, contributes to reducing bushfire hazard to a building; c. facilitates the safe movement of fauna.	**AO3.1** Development for a fence within 20m of any building used for accommodation comprises non-combustible or fire retardant materials. **AO3.2** Development for a fence: a. incorporates gaps and spacing to allow the safe movement of fauna; or b. is designed to enable fauna to climb the fence.	Not applicable:
PO4 Development ensures that the location, siting, and design of development and associated driveways and access routes:	**AO4** Development ensures that: a. the length of driveways or access routes does not exceed 70m between the most distant part	**Complies** The site is accessed from Weedon Street West through the narrow corridor and has a separate access on the opposite side, providing alternative access and egress for emergency services and site occupants

a. avoid potential for entrapment during a bushfire; b. facilitate safe and efficient emergency services to access and egress the site during a bushfire; c. enables safe evacuation of the site during a bushfire for site occupants. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	of any occupied building and the nearest part of the public road; or b. where the length of the driveway or access route exceeds 70m: i. the driveway or private access route design meets the requirements of emergency vehicles in compliance with Table 8.2.5.3.C; ii. the driveway or access route provides all weather access for two-wheel-drive vehicles; iii. where relying on a private access route or driveway longer than 200m to reach a public road, a safe alternative access and egress route is provided.	during a bushfire.
PO5 Development has adequate road access to the site for emergency vehicles and safe evacuation in a bushfire.	**AO5** Development has frontage to a constructed, all-weather public road capable of carrying emergency service vehicles.	**Complies:** The site has frontage to Wecker Road and access from Weedon Street West, providing emergency vehicles with access from the public road network and a separate evacuation route.
PO6 Development makes adequate provision for fire-fighting requirements, including water supply.	**AO6** Development ensures that: a. a reliable reticulated water supply and water pressure is available for fire-fighting requirements with water supply and pressure, which is in compliance with the standards specified by the relevant utilities provider; or: b. where sufficient reticulated water supply is not available for: i. residential lots, there is a minimum water supply available and retained for fire-fighting purposes in compliance with Table 8.2.5.3.B, which may be in the form of a separate tank or a reserve section as part of a main water supply	Complies

	tank; or ii. development other than for residential lots involving new premises or an existing premises with a gross floor area greater than 50m^2, on-site water storage is provided which is appropriate to the use, according to the standards specified by the relevant emergency services agency and is not less than 5,000 litres. Note—Water supply for fire fighting is in addition to water supply for household use. Where a non-reticulated supply of water is required, swimming pools, creeks and dams should not be used as a substitute for a dedicated static supply as these sources of water are not reliable during drought conditions.	
PO7 Development ensures that the water supply provided for fire-fighting is safely located and freely accessible for fire-fighting purposes at all times.	**AO7** Development, for which sufficient reticulated water supply is not available, provides: a. a water supply outlet located away from any potential fire hazards, such as gas bottles; b. a hardstand area of 11m by 3.5m for fire-fighting vehicles within 2m of the water supply outlet; c. tanks on the bushfire hazard side of the buildings with adequate shielding for the protection of fire fighters; d. pumps which are shielded from bushfire hazard; e. an outlet pipe which is 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting); f. that any underground tank for fire-fighting purposes has an access hole of 200mm to allow a tanker to refill direct from the tank; g. that any above-ground water tank is made of concrete or metal and its stand is protected from bushfire hazard;	**Complies** The fire-fighting water supply will be safely located and kept accessible, on-site tank and outlet requirements applying only if the reticulated supply is insufficient.

	h. that all above-ground water pipes external to the building are metal, including and up to any taps. Note—Plastic tanks are not to be used.	
Additional performance outcomes and acceptable outcomes for all development in the Biodiversity areas overlay if on a site larger than 2,500m^2		
PO8 Development through the siting, design, and construction of buildings, access routes and fire maintenance trails, and ongoing site management: a. provides effective separation from sources of bushfire risk; b. responds to the bushfire risk in that location; c. maintains the safety and protection of people and property over time; d. maximises the protection of vegetation in areas of high biodiversity value. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome that ensures: • ongoing site management, such as the bushfire risk to buildings, does not increase beyond the standard to which they have been designed and constructed; • appropriate design and maintenance of the site, and access routes and driveways.	**AO8** Development locates building protection zones as shown on Figure b and Figure c, driveways and access routes and any fire maintenance trails: a. outside of the Biodiversity areas overlay; or b. within the existing disturbed, degraded or cleared areas, using natural fire breaks to avoid vegetation clearing and to avoid or otherwise minimise fragmentation or incursions into a habitat area, fauna movement corridor or remnant vegetation.	Complies The depot and training area are located within existing cleared land, and the access route requires clearing only within a narrow strip, minimising bushfire exposure, vegetation loss and habitat fragmentation.
Section B—If for assessable development other than ROL		
PO9 Development: a. provides for safe and efficient evacuation and emergency services access to the site during a bushfire; b. does not concentrate large numbers of people or locate significant worker or resident populations in an area of bushfire hazard;	**AO9.1** Development: a. does not increase the number of people living, working on or visiting the site by more than 10%; or b. increasing the number of people living, working on or visiting the site, or vulnerable uses, difficult to evacuate uses or assembly uses by	**Complies** The existing cleared area and two separate access routes support safe evacuation and emergency vehicle access during a bushfire. **Complies** Separate access routes are available from Weedon

c. avoids locating the following uses in an area of bushfire hazard: i. vulnerable uses; ii. difficult to evacuate uses; iii. assembly uses. Note—This includes consideration of appropriate alternative shelter for vulnerable uses, management of health and wellbeing requirements during evacuation, safe site operation, and access and egress arrangements in bushfire events. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	more than 10%, implements the recommendations of an approved bushfire management plan, which identifies measures that address the identified bushfire risk relevant to the development. **AO9.2** Development provides alternative access routes that meet the road design requirements of items 1—7 in Table 8.2.5.3.C, for the following: a. an extension to existing premises which increases the number of people living, working on or visiting the site by more than 10%; b. the introduction of vulnerable, difficult to evacuate or assembly uses.	Street West and the opposite side of the site, providing alternative access
Additional performance outcomes and acceptable outcomes if involving storage or handling on site of hazardous chemicals in quantities that would be equivalent to or exceed the threshold quantities set out in Table 8.2.5.3.D		
PO10 Development does not cause: a. unacceptable risk to people, property and the environment due to the impact of bushfire on the storage or handling on site of hazardous chemicals; b. excessive danger or difficulty to emergency services for emergency response or evacuation.	**AO10** Development for storage or handling of hazardous chemicals: a. is not located within the bushfire overlay; or b. complies with an approved bushfire management plan prepared in accordance with the Bushfire planning scheme policy which identifies measures that ensure the development: i. mitigates the bushfire risk relevant to the development; ii. does not pose an unacceptable risk to people, public health and safety or risk environmental harm; iii. does not present significant difficulties to emergency services for emergency response or evacuation.	Not applicable

	Note—Bushfire management plans and site-based risk assessments are prepared in accordance with the Bushfire planning scheme policy. Guidance on the preparation of a hazard and risk analysis is provided in the Industrial hazard and risk assessment planning scheme policy. Note—Any risk mitigation measures, including construction of underground tanks or fire-protected above-ground tanks or package stores, are in compliance with AS 1940-2004 The storage and handling of flammable and combustible liquids.	
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO11 Development for essential community infrastructure is located, designed and sited to: a. protect the safety of people during a bushfire; b. not create or increase the exposure of people to an unacceptable risk from a bushfire; c. minimise the risk to vulnerable populations from a bushfire; d. mitigate the impacts on the community and environment from the effects of a bushfire on the development.	**AO11** Development for essential community infrastructure: a. is ancillary to and not relied on for the provision of the essential service during a bushfire; or b. implements an approved bushfire management plan prepared in accordance with the Bushfire planning scheme policy which identifies measures that: i. ensure the development allows for safe and efficient emergency access and site evacuation during a bushfire; ii. do not pose an unacceptable risk to people on a premises during a bushfire; iii. ensure the development is not at risk of failure during a bushfire which results in health or safety risks or adverse environmental impacts; iv. enable people and property to be defended safely and effectively from a bushfire.	Not applicable
PO12 Development for essential community infrastructure is able to function effectively during and immediately after bushfire events.	**AO12** Development for essential community infrastructure: a. is ancillary to and not relied upon for the provision of the essential service during a bushfire; or b. containing elements vital to the function of the	**Not applicable** The Transport Depot and truck driving school are not essential community infrastructure.

	essential service during a bushfire is not located in the Bushfire overlay area; or c. implements an approved bushfire management plan prepared in accordance with the Bushfire planning scheme policy which identifies measures that ensure that: i. essential community infrastructure is able to function during bushfire events; ii. access necessary to maintain safety or function of the development is not compromised by a bushfire; iii. mitigation measures are not unduly reliant on human activation to respond to a bushfire; iv. the safe storage of valuable records or items of cultural or historical significance, including storage of public records under the *Public Records Act 2002*, is able to be maintained during a bushfire event.	
Additional performance outcomes and acceptable outcomes if for landscaping or a park landscape plan is a requirement for development		
PO13 Development provides landscaping that does not create an unacceptable risk to people or property and provides for ongoing management of risk to the development and people from a bushfire.	**AO13** Development is in compliance with a landscaping plan which: a. is prepared in compliance with an approved bushfire management plan; b. preserves the requirements of any building protection zone; c. does not increase the exposure of a habitable building not located in a building protection zone to a bushfire hazard. Note—The requirements of a building protection zone are shown in Figure b and Figure c.	Not applicable:

PO14 Development for a park is designed so that the park: a. is practical to maintain and requires minimal resources to be restored to its designed function and condition after a bushfire; b. provides for safe and efficient site evacuation and efficient emergency services access avoiding potential for entrapment during a bushfire; c. does not place unacceptable bushfire risk on an adjoining or nearby site, people and assets; d. provides efficient access for fire fighting; e. provides ongoing protection from bushfire for major park assets and buildings. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	**AO14** Development provides a park landscape plan that complies with a bushfire management plan prepared in accordance with the Bushfire planning scheme policy.	
Section C—If for ROL		
PO15 Development does not materially increase the number of premises exposed to unacceptable risk during bushfire events.	**AO15** Development does not materially increase the number of people living or working in the Bushfire overlay area.	Not applicable:
PO16 Development is designed to: a. mitigate the risk of bushfire hazard to each lot; b. limit the spread of bushfire; c. achieve and maintain sufficient separation distance between development and hazardous vegetation to minimise bushfire hazard to future buildings during a bushfire; d. allow for emergency services access; e. locate buildings within a building protection zone Note—Lot size, location, configuration, dimensions and building measures are balanced to achieve an acceptable level of risk to future occupants. Note—A bushfire management plan prepared in accordance with the	**AO16** Development requires that lot number, size, shape and layout allow for the siting of future buildings within the lowest hazard locations on the site being located: a. within a building protection zone in accordance with Figure b and Figure c; b. away from ridgelines and hilltop sites in compliance with Figure a; c. on land with a gradient less than 15%; d. preferably on east to south facing slopes and avoiding north to west facing slopes unless the slope is clear of vegetation and is not located in the High hazard buffer area sub-category or	Not applicable:

Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	Medium hazard buffer area sub-category.	
PO17 Development promotes safe site access, avoids creating a potential entrapment situation and supports accessibility and manoeuvring for fire fighting during bushfires. Note—This includes easements and boundary realignments. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.	**AO17** Development provides a lot layout which: a. provides direct road access and egress for new lots to public roads, rather than the creation of easements; b. in an urban category, avoids creating a new lot less than or equal to 2,500m^2 which directly adjoins hazardous vegetation; c. in an urban category, locates a future building protection zone to avoid a driveway of longer than 70m from the road frontage to a habitable building; d. in a rural category, provides for an alternative access where the private access roads or driveways are longer than 200m to reach a public road.	Not applicable:
PO18 Development ensures that the road layout and design provides: a. efficient emergency services access to sites and manoeuvring within the subdivision; b. safe and efficient movement of residents, workers and visitors out of the subdivision and away from an approaching bushfire; c. safe and efficient movement of emergency services into the subdivision; d. alternative egress routes considering the most likely bushfire scenarios; e. ongoing availability and maintenance of access and egress routes for the purposes of evacuation and emergency services access. Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance	**AO18.1** Development involving a new road or fire maintenance trail is designed and constructed in compliance with: a. Table 8.2.5.3.C; or b. an approved bushfire management plan. **AO18.2** Development has a road layout and design which: a. provides for alternative access routes to the subdivision, by public roads that meet the requirements in Table 8.2.5.3.C and are able to access the arterial road network; b. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the development from hazardous vegetation; c. does not include dead-end roads or if a dead-end road is unavoidable, it is a maximum of	Not applicable:

with this performance outcome.	60m long, or 200m where located in the Environmental management zone, Conservation zone, Rural zone, or Rural residential zone, and an alternative emergency evacuation and egress route away from the most likely source of bushfire risk is provided for lots where multiple road access or exit points are not possible; d. links road within the subdivision to, or provides for future links to roads in adjacent subdivisions. Note—Where staged development occurs or development is in accordance with an approved master plan, a temporary perimeter road may be considered, subject to availability of reticulated water supply.	
PO19 Development involving new premises provides adequate infrastructure to support fire fighting.	**AO19.1** Development involving new premises ensures that: a. lots have access to reticulated water supply and water pressure available for fire-fighting requirements with water supply and pressure that accord with the standards specified by the relevant utilities provider; or b. where reticulated water supply is not available for: i. residential lots, there is a minimum water supply available and retained for fire-fighting purposes in compliance with Table 8.2.5.3.B, which may be in the form of a separate tank or a reserve section as part of a main water supply tank; ii. development other than residential lots, onsite water storage is provided which is appropriate to the proposed future use according to the standards specified by the relevant emergency services agency and is not less than	Not applicable:

	5,000 litres. Note—Water supply for fire-fighting is in addition to water supply for household use. Where a non-reticulated supply of water is required, swimming pools, creeks and dams should not be used as a substitute for a dedicated static supply as these sources of water are not reliable during drought conditions. **AO19.2** Development provides fire hydrants in accordance with Central SEQ Distributor-Retailer Authority, Queensland Urban Utilities (incorporating Water Services Association of Australia) standards.	
Section D—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development where in Potential impact sub-category		
PO20 Development is designed and constructed to reduce vulnerability to bushfire attack and addresses the bushfire hazard by a bushfire hazard assessment that: a. utilises a fit for purpose methodology prepared in accordance with the State Planning Policy — State interest technical manual — Natural hazards, risk and resilience; b. includes the following measures and inputs: i. potential fuel loads for vegetation in its mature state from areas subject to revegetation or regrowth vegetation; ii. a published vegetation hazard classification dataset from the relevant fire authority; iii. forest fire danger index of 54 (AEP 5%); iv. potential flame length; v. potential rate of fire spread. c. is undertaken by a person suitably qualified and experienced with technical expertise in the field of bushfire hazard identification and mitigation, including protection of biodiversity values;	**AO20.1** Development is designed and sited in compliance with an approved bushfire management plan relevant to the full nature of the uses, which identifies the level of future bushfire hazard and the location of future hazardous vegetation affecting the development. Note—The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state. **AO20.2** Development other than ROL determines bushfire attack level using: a. potential fuel loads for vegetation in its mature state from areas subject to revegetation or regrowth vegetation; Note—In the absence of an approved rehabilitation and revegetation plan refer to Figure d—Regional ecosystem vegetation communities. a. a published vegetation hazard classification dataset from the Relevant fire authority; b. forest fire danger index of 54 (AEP 5%). Note—Revegetation and regrowth vegetation may be planned within the Potential impact sub-category on both private and public lands.	Not applicable

d. determines the relevant bushfire attack level for that part of the site in which development is proposed. Note—The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.	The level of bushfire hazard posed by any areas subject to revegetation or regrowth vegetation is to be assessed as if that area had reached its mature state. A 'low' bushfire attack level must not be assumed in these locations even where the area is non-vegetated or vegetation is considered low threat in accordance with AS 3959-2009 Construction of buildings in bushfire-prone areas. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.	

Table 8.2.5.3.B—Dedicated water supply requirements for residential lots without access to reticulated water supply Not applicable:

Development type	Water requirement
Lot less than 1,000m^2	5,000L per lot
Residential lot between 1,000m^2 and 9,999m^2	10,000L per lot
Residential lot greater than 1ha	20,000L per lot
Multiple dwelling	5,000L per unit up to a maximum of 20,000L

Table 8.2.5.3.C—Road design requirements for emergency vehicle access

Item	Requirements	Public road	Private access roads or driveways	Fire maintenance trails
1	Horizontal clearance	6m total: minimum carriage way width of 4m with additional 1m wide strip on each side (clear of bushes and long grass) Note—Roads should provide sufficient width to allow fire-fighting vehicle crews to work around the vehicle with fire-fighting equipment.	A minimum formed width of 4m. Note—Gates must also provide for this clearance.	A minimum clearance width of 6m. A minimum formed width of 4m.
2	Vertical clearance	Minimum vertical clearance of 4m to any overhanging obstructions including tree branches.	Minimum vertical clearance of 4m to any overhanging obstructions including tree branches. 5m clearance to all powerlines	

3	Vegetation clearing	Maintained cleared vegetation 10m on either side of centre-line	Maintained cleared vegetation with minimum 6m cleared width	
4	Maximum grade	Maximum gradient of 12.5%	A maximum gradient of 12.5% where exceeding a distance of 70m from the road	A maximum gradient of 12.5% with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance
5	Cross fall	Cross fall does not exceed 10 degrees	—	—
6	Surface rating	Minimum 15t rated surface for urban appliances, which do not operate on unsealed roads or trails; Minimum 6.5t rating for rural fire-fighting appliances.		
7	Pavement type	All weather		
8	Turning	For both public and private roads and fire maintenance trails: 6m inner radius 12m outer radius		
9	Access, passing and reversing	Reversing bays using the access to properties to reverse fire tankers, which are 6m wide and 8m deep to any gates, meeting above turning requirements; and/or A passing bay every 200m, 20m long by 3m wide, making a minimum trafficable width of 7m at the passing bay. Note—Some short constrictions in the access may be accepted where they are not less than the minimum 3.5m and extend for no more than 30m and where obstruction cannot be reasonably avoided or removed.	Fire maintenance trails provide areas for vehicles to pass or turn at intervals of not more than 400m with a maximum grade of 5%. Fire maintenance trails have vehicular access at each end. Fire maintenance trails are either located on public land or within an access easement that is granted in favour of Brisbane City Council and Queensland Fire and Rescue Service.	

Note—Urban appliances do not operate on unsealed roads or trails. Urban appliances require 15 tonne rated surfaces. Rural appliances are typically 6.5t Gross Vehicle Mass (GVM)(4x4).

Table 8.2.5.3.D—Threshold quantities for hazardous chemicals

Item	Description of hazardous chemical		Threshold quantity
1	Flammable gases	Category 1	5,000L
2	Gases under pressure	With acute toxicity, categories 1, 2, 3 or 4	500L
3		With skin corrosion categories 1A, 1B or 1C	500L

4		Aerosols	10,000L
5		Not stated elsewhere in this table	10,000L
6	Flammable liquids	Category 1	500L
7		Category 2	2,500L
8		Category 3	10,000L
9		Any combination of chemicals from items 6 to 8 where none of the items exceeds the threshold quantities on their own	10,000L
10		Category 4	100,000L
11	Self-reactive substances	Type A	50kg or 50L
12		Type B	500kg or 500L
13		Type C to F	2,500kg or 2,500L
14	Flammable solids	Category 1	2,500kg
15		Category 2	10,000kg
16		Any combination of chemicals from items 12 to 15 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L
17	Pyrophoric liquids and pyrophoric solids	Category 1	500kg or 500L
18	Self-heating substances and mixtures	Category 1	2,500kg or 2,500L
19		Category 2	10,000kg or 10,000L
20		Any combination of chemicals from items 17 to 19 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L
21	Substances which in contact with water emit flammable gas	Category 1	500kg or 500L
22		Category 2	2,500kg or 2,500L

23		Category 3	10,000kg or 10,000L
24		Any combination of chemicals from items 21 to 23 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L
25	Oxidising liquids and oxidising solids	Category 1	500kg or 500L
26		Category 2	2,500kg or 2,500L
27		Category 3	10,000kg or 10,000L
28		Any combination of chemicals from items 25 to 27 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L
29	Organic peroxides	Type A	50kg or 50L
30		Type B	500kg or 500L
31		Type C to F	2,500kg or 2,500L
32		Any combination of chemicals from items 30 and 31 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L
33	Acute toxicity	Category 1	500kg or 500L
34		Category 2	2,500kg or 2,500L
35		Category 3	10,000kg or 10,000L
36		Any combination of chemicals from items 33 to 35 where none of the items exceeds the threshold quantities on their own	10,000kg or 10,000L
37	Skin corrosion	Category 1A	500kg or 500L
38		Category 1B	2,500kg or 2,500L
39		Category 1C	10,000kg or 10,000L
40	Corrosive to metals	Category 1	10,000kg or 10,000L
41		Any combination of chemicals from items 37 to 40 where none of the items exceeds	10,000kg or 10,000L

		the threshold quantities on their own	

Notes—

- In item 2, gases under pressure with acute toxicity, category 4, only applies up to a LC50 of 5000ppmv. This is equivalent to dangerous goods of Division 2.3 as defined in the Australian code for the transport of dangerous goods by road and rail.
- Item 4 includes flammable aerosols.
- If a flammable liquid category 4 is used, handled or stored in the same spill compound as 1 or more flammable liquids of categories 1, 2 or 3, the total quantity of flammable liquids categories 1, 2 or 3 must be determined as if the flammable liquid category 4 had the same classification as the flammable liquid in the spill compound with the lowest flash point. Example: For placarding and manifest purposes, a spill compound containing 1000L of flammable liquid category 1 and 1000L of flammable liquid category 4 is considered to contain 2000L of flammable liquid category.

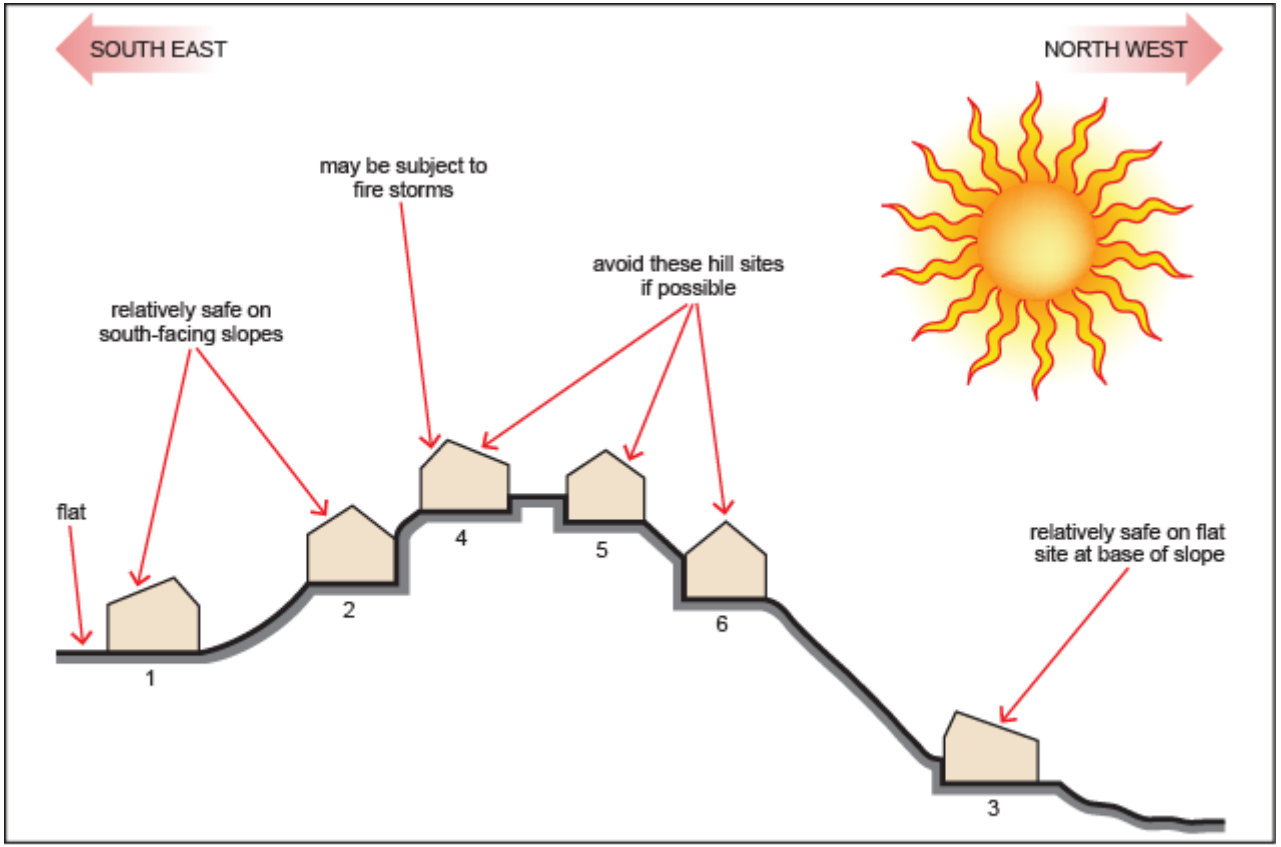

Figure a—Preferred building location to minimise bushfire risk intermediate

View the high resolution of Figure a—Preferred building location to minimise bushfire risk intermediate

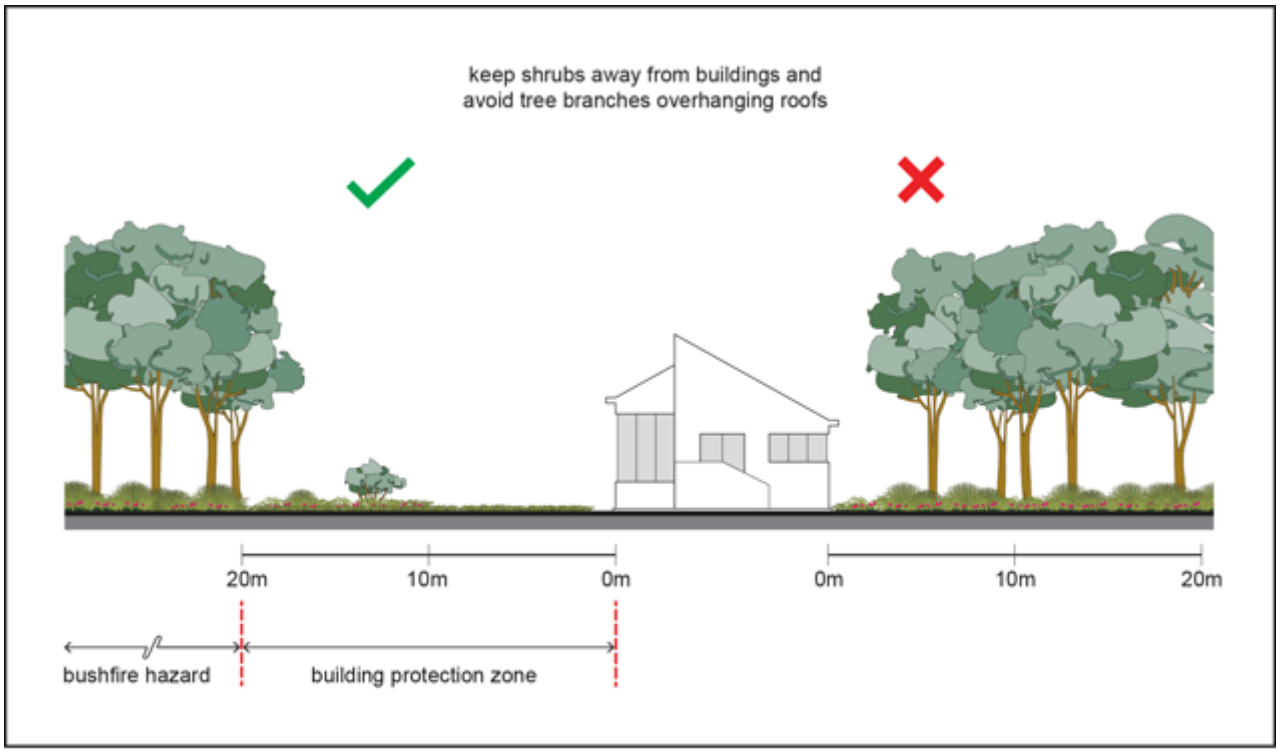

Figure b—Building protection zones

View the high resolution of Figure b—Building protection zones

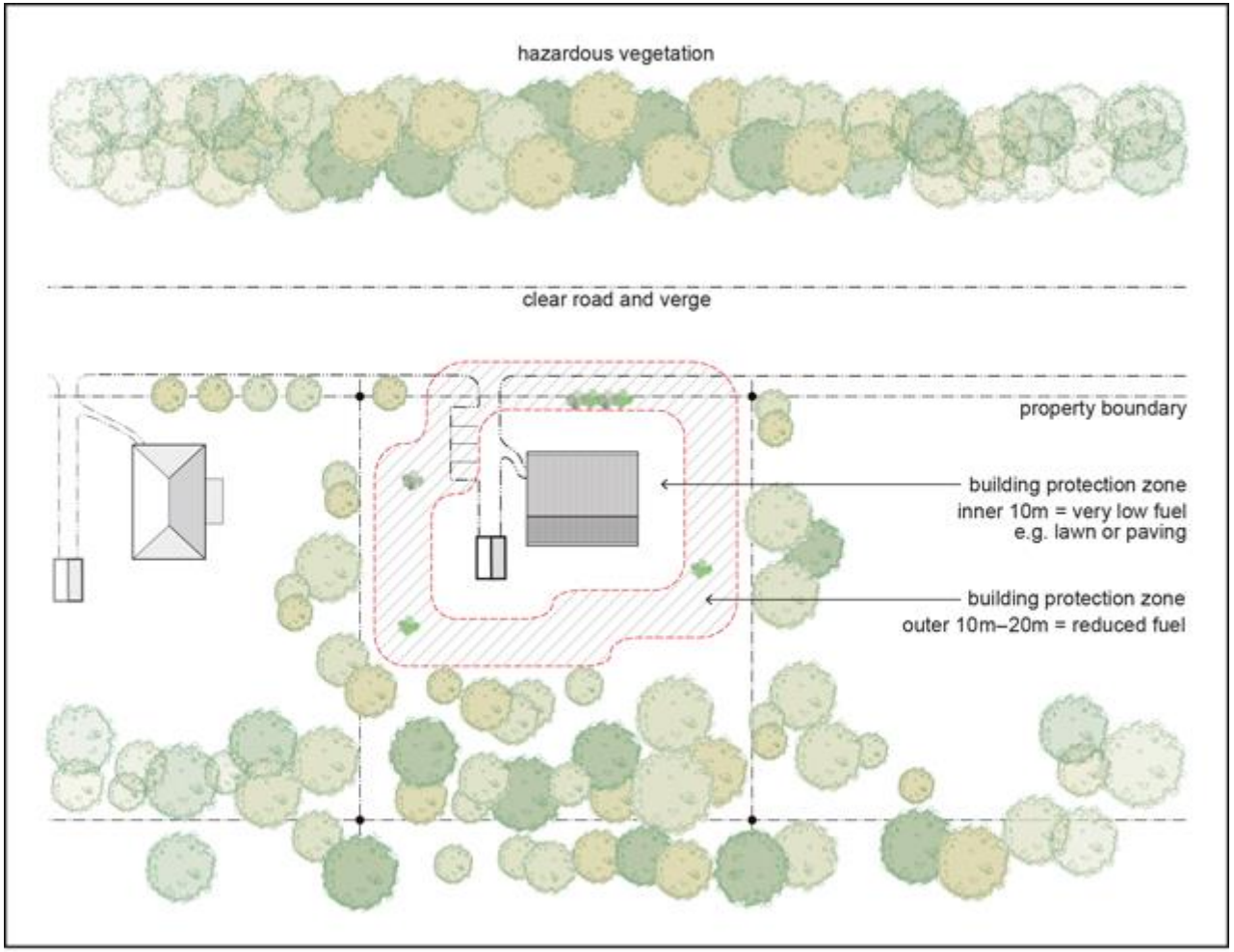

Figure c—Requirements for a building protection zone

View the high resolution of Figure c—Requirements for a building protection zone

Note—Building Protection Zone (minimum 20m):
The building protection zone may contain roads, bushfire management trails, cleared road verges, and on a site less than or equal to 2,500m^2 the building protection zone on a neighbouring site where the land use is compatible. The building protection zone includes all buildings and ancillary structures. Trees should be at least their mature canopy height away from buildings and not overhang the roof.

Inner 10m—Very low fuel area:
The inner 10m of the building protection zone directly adjacent to any building or structure is kept free of litter and may be paved or concreted, gravel or lawn. This zone prevents continuity of fuel such as shrubs, leaf litter build up, extending to the building. Trees are retained or planted as individual specimens and are a distance equal to their mature canopy height away from buildings. Trees do not overhang buildings.

Outer 10m—Reduced fuel area:
The outer 10m of the building protection zone may contain shrubs where not under trees, and trees may be retained or planted where spaced to avoid a continuous canopy across or into a site. This area is designed to reduce bushfire intensity, shield buildings from radiant heat, and prevent flames transferring from ground fuels to the canopy of trees. Trees are retained or planted sparsely or in small clumps to avoid providing a continuous canopy towards the building. Shrubs are not planted beneath trees as these act as a ‘fuel ladder’ to the tree canopy. Trees maintain a minimum of a distance equal to their mature canopy height away from buildings, and do not overhang buildings.

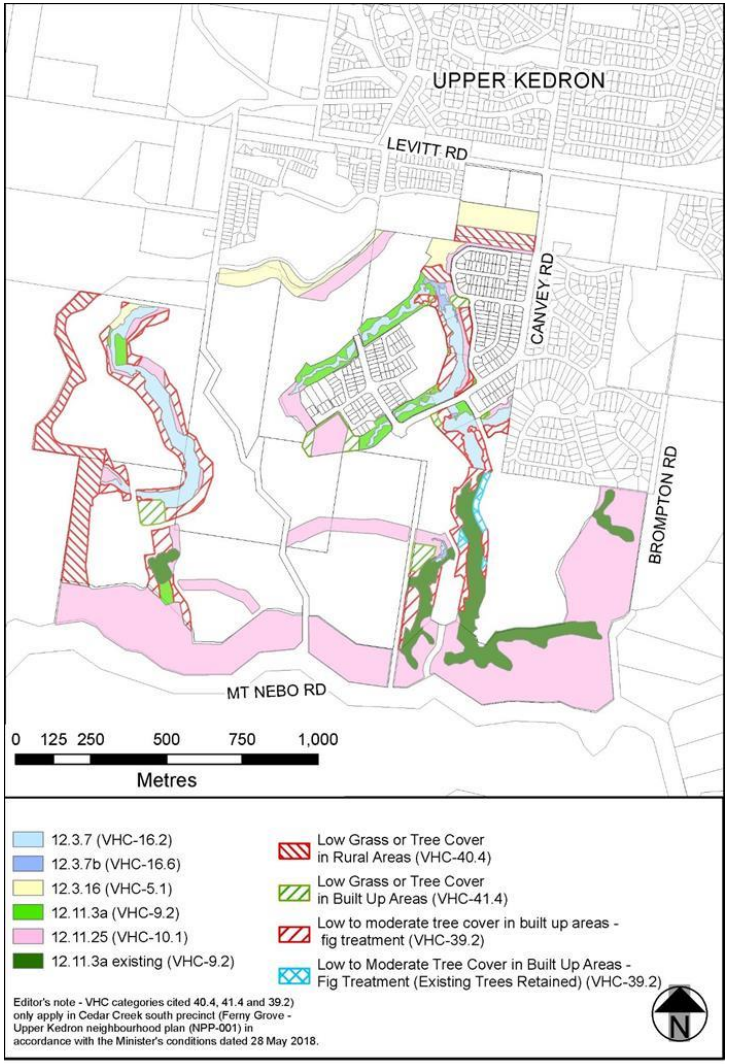

Figure d—Regional ecosystem vegetation communities

View the high resolution of Figure d—Regional ecosystem vegetation communities

8.2.23 Transport air quality corridor overlay code

8.2.23.1 Application

1. This code applies to assessing development in the Transport air quality 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 air quality corridor overlay is identified on the Transport air quality overlay map and is included in the following sub-categories:
    a. Transport air quality corridor A sub-category;
    b. Transport air quality corridor B sub-category;
    c. Tunnel ventilation stack 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;
- designing for air quality, guidance is provided in the Transport air quality corridor planning scheme policy.

8.2.23.2 Purpose

1. The purpose of the Transport air quality 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 air quality corridor overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development, in the context that air emissions are greater in transport corridors than in less busy areas, ensures that site layout and building design:
        i. minimise the impacts of air pollution from vehicle traffic on the health and wellbeing of users of a childcare centre, multiple dwelling, residential care facility or retirement facility;
        ii. maximise wind movement around buildings and the dispersion of traffic air pollutants;
        iii. minimise the impacts of air pollution from a tunnel ventilation stack on the health and wellbeing of occupants of sensitive uses.

1(a)(i): The proposal is for a Transport Depot and Educational Establishment, with no childcare, residential care or residential use proposed.
1(a)(ii): No buildings, and the open layout allows wind movement and dispersion of vehicle emissions.
1(a)(iii): Not applicable:
1(b): Complies: The impact-assessable application considers the suitability of the proposal within the mapped Transport Air Quality Corridor Overlay.
2(a)(i): The listed sensitive uses are not proposed; the truck driving school component is an educational use.
2(a)(ii): The open site layout has no buildings that would obstruct wind movement and pollutant dispersion.
2(a)(iii): Not applicable:

8.2.23.3 Performance outcomes and acceptable outcomes

Table 8.2.23.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If in the Transport air quality corridor A sub-category		
PO1 Development for a multiple dwelling, residential care facility, rooming accommodation where accommodating 6 people or more, or retirement facility minimises exposure of an occupier of the development to road traffic air pollutants through: a. adequate separation from the road; or b. provision of ducted mechanical ventilation with supply of clean outdoor air.	**AO1** Development for a multiple dwelling, residential care facility, rooming accommodation where accommodating 6 people or more, or retirement facility: a. is set back to the greater of the requirements of any use code or the minimum separation distance, measured in the horizontal and vertical planes (refer to Figure a), from the kerb as specified in Table 8.2.23.3.B; or b. is installed with ducted mechanical ventilation for the supply of outdoor air in compliance with AS 1668.2: The use of ventilation and air conditioning in buildings - Mechanical ventilation in buildings, and:	Not Applicable

	i. locates the mechanical ventilation outdoor air intakes at least the minimum distance, measured in the horizontal and vertical planes (refer to Figure b), from the kerb as specified in Table 8.2.23.3.B; or ii. includes filtration of outdoor air to a minimum performance standard of F6 or minimum efficiency reporting value (MERV) 9. Editor's note—MERV rating system (in accordance with the American Society of Heating, Refrigeration and Air-Conditioning) and the F rating system (in accordance with AS 1324.1 Air filters for use in general ventilation and airconditioning - Application, performance and construction) are measures used to describe the efficiency with which particulate filters remove particles of a specified size from an airstream. The higher the MERV designation, the better the removal efficiency, particularly for smaller particles.	
PO2 Development for a childcare centre meets the air quality (planning) criteria in Table 8.2.23.3.C, to ensure that users are not exposed to harmful air pollutant levels. 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 childcare centre ensures that a habitable room and any covered or uncovered outdoor activity area is located at least the minimum horizontal and vertical distances specified in Table 8.2.23.3.B.	**Not applicable:** The proposal is for a truck driving school, not a childcare centre.
Section B—If in the Transport air quality corridor B sub-category		
PO3 Development incorporates built form and landscape design elements that maximise wind movement around buildings and the dispersion of road traffic air pollutants, including: a. maintaining gaps between buildings at 7m or higher; b. variation in the building facade, in addition to balconies; c. varying the building shape and form from that of	**AO3** Development at 7m or higher is set back at least 20m from the kerb.	**Not applicable:** No buildings are proposed

neighbouring buildings; d. significant vegetation between the road and the building. Note—A transport air quality corridor report prepared in accordance with the Transport air quality corridor planning scheme policy can assist in demonstrating achievement of this performance outcome.		
Section C—If within the Tunnel ventilation stack sub-category		
PO4 Development does not: a. expose the occupants of a sensitive use to an air pollutant that exceeds the air quality planning criteria in Table 8.2.23.3.C, due to the operation of a tunnel ventilation outlet; b. affect the dispersion of air pollutants to the extent that existing sensitive uses will be exposed to air pollutants that exceed the air quality (planning) criteria in Table 8.2.23.3.C. 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.	**AO4.1** Development has a building height which is at least 10m lower than the height of the tunnel ventilation outlet. **AO4.2** The development does not include a childcare centre.	**Not applicable:**

Table 8.2.23.3.B—Air quality corridor minimum separation distances

Route type	**Minimum separation distance measured from the kerb (m)**	
	Horizontal distance	**Vertical distance**
Category 1	10	5
Category 2	15	10
Category 3	20	10
Category 4	25	10
Category 5	30	15

Category 6	35	15
Category 7	40	15
Category 8	45	15
Category 9	50	15
Category 10	55	15

Table 8.2.23.3.C—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
Particulate matter (PM) as total suspended particulates (TSP)	Annual	Health and wellbeing	90	-
PM less than 10µm (PM_{10})	24 hours	Health and wellbeing	50	-
	Annual	Health and wellbeing	25	-
PM less than 2.5µm ($PM_{2.5}$)	24 hours	Health and wellbeing	25	-
	Annual	Health and wellbeing	8	-
Dust deposition as insoluble solids	Annual	Protecting aesthetic environment	$4g/m^2$/month	-
1,3-butadiene	Annual	Health and wellbeing	2.4	0.001
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	$0.3ng/m^3$	-

Formaldehyde	1 hour	Protecting aesthetic environment	96	0.07
	24 hours	Health and wellbeing	54	0.04
Toluene	1 hour	Odour	958	0.23
	24 hours	Health and wellbeing	4,100	1
	Annual	Health and wellbeing	410	0.1
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

Note—

- Criteria that are stated in $\mu g/m^3$ 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 modelled 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.
- ng nanograms.

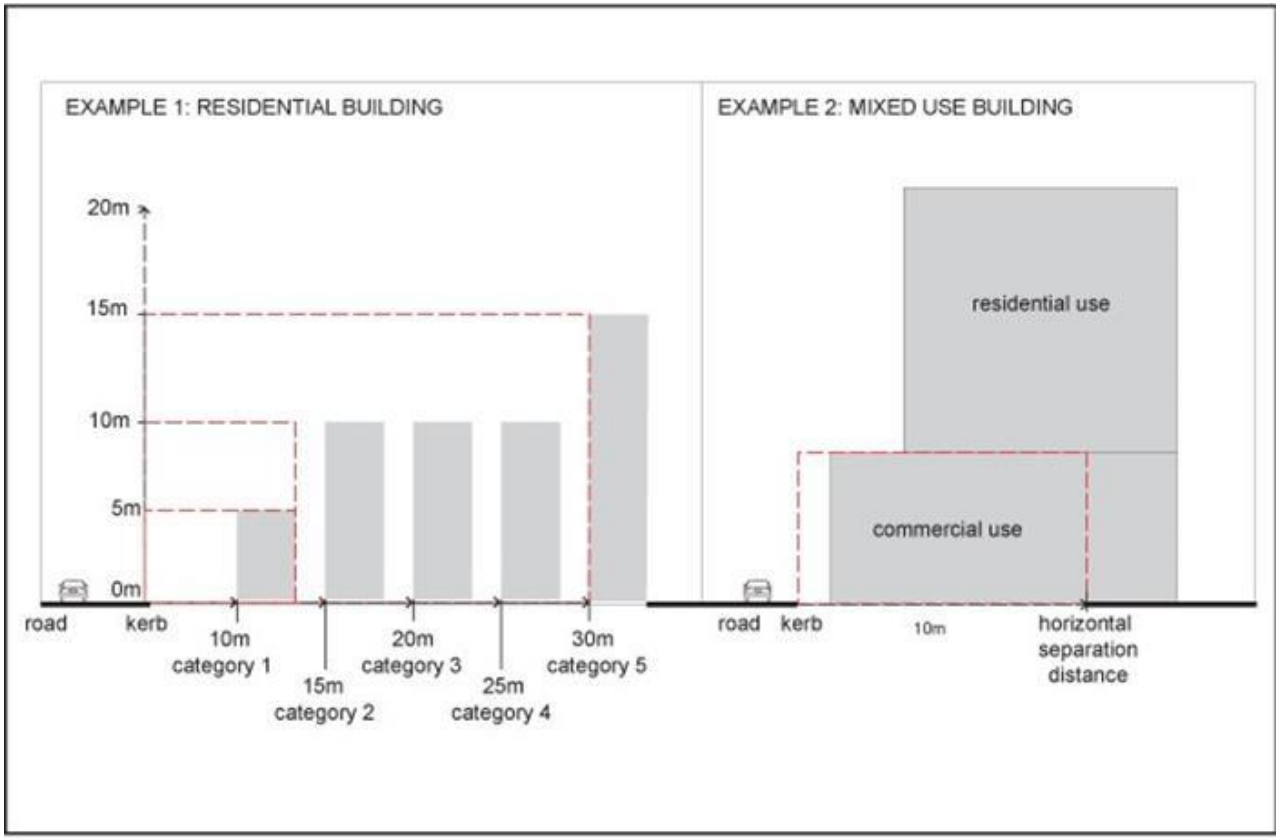

Figure a—Measurement of distance from the kerb, shown in both horizontal and vertical planes

View the high resolution of Figure a—Measurement of distance from kerb, shown in both horizontal and vertical planes

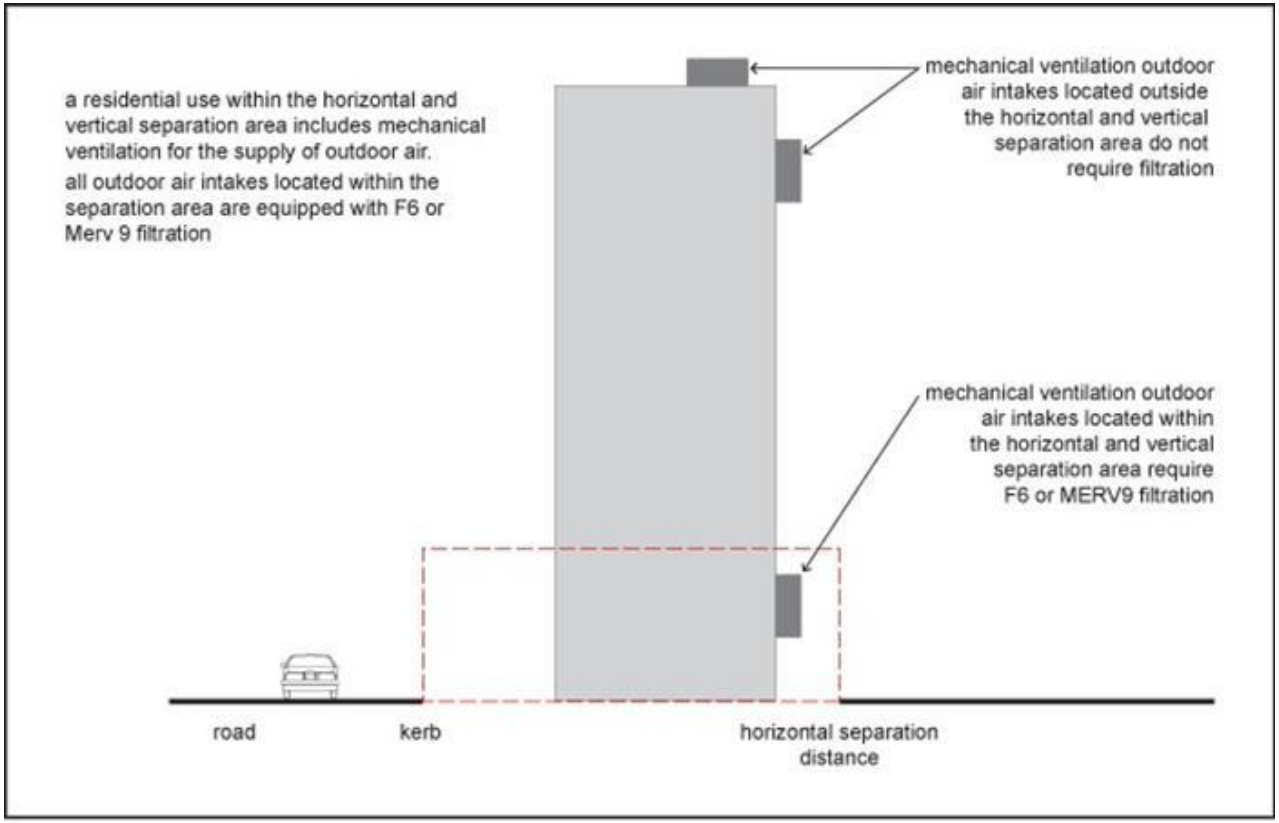

Figure b—The setback area with relation to requirement for mechanical ventilation and location of air intakes

View the high resolution of Figure b—The setback area with relation to requirement for mechanical ventilation and location of air intakes

8.2.8.A Community purposes network overlay code

8.2.8.A.1 Application

1. This code applies to assessing development in the Community purposes network 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 within the Community purposes network overlay is identified on the Community purposes network overlay map and is included in the following sub-categories:
    a. Existing trunk park sub-category;
    b. Existing non-trunk park sub-category;
    c. Existing community facilities and land for community facilities sub-category;
    d. LGIP planned land for community facilities specific location sub-category;
    e. LGIP planned park acquisition specific location sub-category;
    f. LGIP planned park upgrade specific location sub-category;
    g. LGIP planned park embellishment specific location sub-category;
    h. LGIP planned corridor park specific location sub-category;
    i. Long term land for community facilities specific location sub-category;
    j. Long term park specific location sub-category;
    k. Long term corridor park specific location 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—Standards for the provision of trunk infrastructure are specified in the Local government infrastructure plan.

8.2.8.A.2 Purpose

1. The purpose of the Community purposes network overlay code is to:
    a. Implement the policy direction in the Strategic framework in particular:
        i. Theme 4: Brisbane's highly effective transport and infrastructure, Element 4.2 — Brisbane's other infrastructure networks and Element 4.3 — Brisbane's coordinated infrastructure planning and delivery;
        ii. Theme 5: Brisbane's CityShape and Element 5.6 — Brisbane's Greenspace System.
    b. Provide for the assessment of the suitability of development in the Community purposes network overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development which is assumed future urban development contributes to the completion of the Community purposes network through the provision of the

existing and planned infrastructure for the parks network and land for the community facilities network in the Local government infrastructure plan.

b. Development which is not assumed future urban development contributes to the completion of the Community purposes network through the provision of additional trunk infrastructure costs for long term infrastructure for the parks network and land for the community facilities network in the Long term infrastructure plans.
c. Development which provides existing and planned infrastructure for the Community purposes network in the Local government infrastructure plan ensures the provision, location, layout and configuration of the park and land for community facilities meets community needs and contributes quality assets.
d. Development does not compromise the completion of the Community purposes network.

Complies

1(a)(i) The proposal does not prevent the coordinated provision of transport and other infrastructure networks.

1(a)(ii) Complies: The proposal does not compromise Brisbane's Greenspace System or the mapped community purposes network.

1(b) The impact-assessable application assesses the suitability of the development within the overlay.

2(a) The proposal will not obstruct existing or planned parks or community facilities identified in the Local Government Infrastructure Plan.

2(b) The proposal will not prejudice the delivery of long-term parks or community facilities infrastructure.

2(c) The proposal does not provide park or community facility infrastructure.

2(d)The proposal will not compromise completion of the Community Purposes Network.

8.2.8.A.3 Performance outcomes and acceptable outcomes

Table 8.2.8.A.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long term corridor park specific location sub-category		
PO1 Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site: a. to serve the recreational needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; b. to maximise recreational, visual, cultural and biodiversity values; c. of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; d. to meet the requirements of intended users; e. to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.	**AO1** Development which is assumed future urban development provides land and embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site in compliance with the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.	Not Appplicable
PO2 Development provides for the payment of additional trunk infrastructure costs for the following:	**AO2** No acceptable outcome is prescribed.	

a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan: i. trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.		**Complies** Any additional trunk infrastructure costs for the parks network required by Council will be addressed through applicable charges or conditions under the Planning Act 2016.
PO3 Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised: a. the long term infrastructure for the parks network in the Long term infrastructure plans and an applicable neighbourhood plan; b. the existing and planned infrastructure for the parks network in the Local government infrastructure plan; i. the provision of long term, existing and	**AO3** Development protects a park shown on the Community purposes network overlay map in compliance with the following: a. for long term infrastructure for the parks network, the Long term infrastructure plans; b. for existing and planned infrastructure for the parks network, the Local government infrastructure plan; c. the standards for the parks network in the Park planning and design code and the Infrastructure	Not applicable

planned infrastructure for the parks network which: ii. is required to service the development or existing and future urban development in the planning scheme area; or iii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	design planning scheme policy.	
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category		
PO4 Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site: a. to serve the physical, social and cultural needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; b. to maximise recreational, social and cultural values; c. of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; d. to meet the requirements of the intended users; e. to provide, in appropriate locations, for a diversity of community service, cultural and leisure opportunities, that are integrated or co-located with complementary uses and avoid duplicating facilities on nearby land in the community	**AO4** Development which is assumed future urban development provides land for existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land for the community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	Not Applicable

facilities network.		
PO5 Development provides for the payment of additional trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the land for community facilities network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the land for community facilities network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.	**AO5** No acceptable outcome is prescribed.	Not Applicable
PO6 Development protects land for community facilities shown on the Community purposes network overlay map to ensure the following are not compromised: a. the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable	**AO6** Development protects land for community facilities network shown on the Community purposes network overlay map in compliance with the following: a. for long term infrastructure for the land for community facilities network, the Long term infrastructure plans;	Not Applicable

neighbourhood plan; b. the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the land for community facilities network which: i. is required to service the development or existing and future urban development in the planning scheme areas; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	b. for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan; c. the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	

8.2.26 Waterway corridors overlay code

8.2.26.1 Application

1. This code applies to assessing development in the Waterway corridors 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 Waterway corridors overlay is identified on the Waterway corridors overlay map and is included in the following sub-categories:
    a. Brisbane River corridor sub-category comprising:
        i. section 1 — Kholo to Pinjarra Hills;
        ii. section 2 — Centenary suburbs to Toowong;
        iii. section 3 — Toowong to New Farm;
        iv. section 4 — New Farm to Hawthorne;
        v. section 5 — Bulimba to the Bay;
    b. Citywide waterway corridor sub-category; or
    c. Local waterway corridor 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:

- biodiversity within the waterway corridor, guidance is provided in the Biodiversity areas planning scheme policy;
- waterway design and wildlife movement solutions, guidance is provided in the Infrastructure design planning scheme policy;
- filtration and impervious surfaces within a waterway corridor, guidance is provided in the Landscape design planning scheme policy;
- native revegetation within a waterway corridor, guidance is provided in the Planting species planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation 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 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—Tidal plane levels can be found on the Maritime Safety Queensland website and includes information in determining Highest Astronomical Tide (HAT) levels.

8.2.26.2 Purpose

1. The purpose of the Waterway corridors overlay code is to:

a. Implement the policy direction in the Strategic framework, in particular:
    i. Theme 2: Brisbane's outstanding lifestyle and Element 2.1 — Brisbane's identity;
    ii. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 — Brisbane's environmental values;
    iii. Theme 5: Brisbane's CityShape and Element 5.6 — Brisbane's Greenspace System.
b. Provide for the assessment of the suitability of development in the Waterway corridors overlay.

2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development avoids fragmentation of waterway corridors and maintains waterway health, riparian biodiversity, water quality, wildlife movement and aquatic and terrestrial habitat connectivity.
    b. Development avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types.
    c. Development protects the flood storage, adjacent floodplains and conveyance function of a waterway corridor to mitigate cumulative impacts of development on flood behaviour.
    d. Development supports the aesthetic and natural amenity values of waterway corridors.
    e. Development design includes and protects visual and physical connections to the Brisbane River and waterways so that the sense of identity for local communities is reinforced.
    f. Development allows for recreation opportunities along waterway corridors where planned in the Local government infrastructure plan, whilst protecting the environmental values of the waterway corridors.
    g. Development incorporates site measures that protect aquatic habitats, water quality, fish passages and downstream fisheries from water pollution and sedimentation.
    h. Development in the Brisbane River corridor sub-category (sections 1 to 5) protects and enhances the corridor's landscape, scenic amenity, ecological, recreational and cultural values, and maintains the corridor's important economic and transport roles.
    i. Development is consistent with the character, functions and values along the sections of the Brisbane River corridor sub-category including:
        i. section 1—Kholo to Pinjarra Hills—Development protects and enhances river flora and fauna, scenic quality and rural characteristics and landscapes and provides for nature-based recreation.
        ii. section 2—Centenary suburbs to Toowong—Development enhances community recreational use in a semi-natural setting, the protection of ecological features and processes and maintenance of quiet residential amenity.
        iii. section 3—Toowong to New Farm—Development provides for a mix of community, recreational, business, residential and passenger transport uses; the creation and maintenance of continuous public access along the river's edge; the highlighting of significant cultural features; and avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types.
        iv. section 4—New Farm to Hawthorne—Development maintains attractive riverside communities with a mix of housing, cultural and recreation opportunities; provides for continuous public access along the Brisbane River's northern bank and point access along the southern bank; highlights significant cultural features; contributes to a high-quality built and landscaped environment which focuses on the Brisbane River; and avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types.
        v. section 5—Bulimba to the Bay—Development maintains a high level of amenity and quality urban design of major structures; supports port-related activities; maintains or enhances existing public access points; and avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types.
    j. Development within the Citywide waterway corridor sub-category protects and contributes towards the natural functions of the corridors as connections

between the catchment headwaters to the Brisbane River or Moreton Bay, as connectors of public open spaces and key destinations throughout the city and as a series of green networks for terrestrial and aquatic biodiversity.

k. Development within the Local waterway corridor sub-category protects and contributes towards the natural functions of the corridor and minimises impervious surfaces.

Complies

1(a)(i) The open-area layout retains the local waterway corridor's natural character.

1(a)(ii) Vegetation clearing is limited to the narrow access strip, helping protect environmental values.

1(a)(iii) The proposal retains vegetation outside the access strip and avoids wider fragmentation of the greenspace network.

1(b) The impact-assessable application assesses the suitability of the development within the mapped Waterway Corridors Overlay.

2(a) The proposal uses the existing open area and limits clearing to the narrow access strip, minimising corridor fragmentation.

2(b) Vegetation clearing is limited to the narrow access strip, with vegetation elsewhere retained.

2(c) The depot and access are outside the narrow mapped flood-affected area, leaving its flood conveyance function unobstructed.

2(d) No buildings are proposed, and the open layout retains the site's natural amenity.

2(e): No structures are proposed that would obstruct existing visual or physical connections to the waterway.

2(f) No park or recreation facilities are proposed, and none are identified on the current layout.

2(g) Runoff and sediment from the access works will be managed to protect water quality and aquatic habitat.

2(h) – Not applicable:

2(i) – Not applicable:

2(j) – Not applicable:

2(k) –The open-area layout limits new works and impervious surfaces within the Local waterway corridor.

8.2.26.3 Performance outcomes and acceptable outcomes

Table 8.2.26.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development avoids or minimises clearing of riparian, native and significant vegetation and limits any clearing and disturbance to only the extent and location reasonably necessary for the use, to promote: a. bank stabilisation; b. connectivity between habitat areas; c. natural cooling of the urban environment; d. the natural aesthetic values of the corridor. Note—Guidance regarding retaining and enhancing vegetation species can be found in the Vegetation planning scheme policy and the Planting species planning scheme policy.	**AO1.1** Development within the Local and Citywide waterway corridor sub-categories, or Brisbane River sub-category — sections 1 - 5 is located within an approved development footprint plan or complies with AO1.2, AO1.3 and AO1.4. **AO1.2** Development within the Local and Citywide waterway corridor sub-categories, does not result in the removal of vegetation. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case by case basis. Editor's note—The *Biosecurity Act 2014* lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity. **AO1.3** Development within the Brisbane River corridor sub-category — section 1 does not result in the removal of vegetation within 30m of the highest astronomical tide. Refer to Figure a. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case by case basis.	**Complies** Vegetation clearing is limited to the narrow access strip reasonably required for the driveway, with vegetation elsewhere retained to support habitat connectivity and corridor amenity.

	Editor's note—The *Biosecurity Act 2014* lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.	
	AO1.4 Development in the Brisbane River corridor sub-category — section 2, 3, 4 or 5 does not result in the removal of vegetation within 20m of the highest astronomical tide. Refer to Figure a. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case by case basis. Editor's note—The *Biosecurity Act 2014* lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.	
Additional criteria if in the Rochedale urban community neighbourhood plan area		
PO2 Development protects and enhances the function of waterway corridors, including: a. water conveyance; b. water quality; c. rehabilitation of ecological health and habitat values; d. recreation and amenity; e. preventing development from occurring within the waterway corridor.	**AO2.1** Development includes waterway corridors that: a. are a minimum of: i. 60m wide; or ii. the width as mapped within the Waterway corridors overlay whichever is greater; b. designs the corridors to be clear from development. **AO2.2** Development rehabilitates the waterway corridor in accordance with an approved rehabilitation plan.	**Complies** The depot and access remain outside the mapped waterway corridor, which is retained at the required width to protect its functions, with no rehabilitation works required because no disturbance is proposed.
Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development, for a new dwelling house or an extension to a dwelling house including any ancillary structures (e.g. swimming pool and tennis courts)		
PO3 Development is set back to: a. encourage natural filtration and infiltration to	**AO3.1** Development is located within an approved development footprint plan, or complies with AO3.2, AO3.3 and AO3.4.	Not applicable

maintain water quality and flow conditions; b. contribute to natural cooling of the urban environment, via minimal impervious surfaces, retention of vegetation and continuity of naturally landscaped areas; c. positively contribute to the scenic landscape values of the Brisbane River by setting development back from the river and its banks; d. positively contribute to an open, natural setting for the waterway corridor.	**AO3.2** Development within the Local waterway corridor sub-category: a. is set back a minimum of 15m from the Waterway corridor sub-category centre-line; or b. where for an extension to an existing dwelling house that is located within 15m of the Waterway corridor sub-category centre-line, the extension does not extend closer to the centre-line than the existing development footprint. Refer to Figure b.	
	AO3.3 Development within the Citywide waterway corridor sub-category is: a. not located within the Citywide waterway corridor sub-category; or b. where for an extension to an existing dwelling house that is located within the Citywide waterway corridor sub-category, the extension does not extend closer to the Waterway corridor sub-category centre-line than the existing development footprint. Refer to Figure b.	
	AO3.4 Development in the Brisbane River corridor sub-category — section 1: a. is set back a minimum of 30m from the highest astronomical tide; or b. where for an extension to an existing dwelling house that is located within 30m of the highest astronomical tide, the extension does not extend closer to the highest astronomical tide than the existing development footprint. Refer to Figure a.	

	AO3.5 Development within the Brisbane River corridor sub-category — sections 2, 3, 4 or 5: a. is set back a minimum of 20m from the highest astronomical tide; or b. where for an extension to an existing dwelling house that is located within 20m of the highest astronomical tide, the extension does not extend closer to the highest astronomical tide than the existing development footprint. Refer to Figure a. Editor's note—the location of the highest astronomical tides should be determined by a licensed surveyor.	
PO4 Development in the Brisbane River corridor sub-category — sections 1 - 5 involving an ancillary building or structure: a. is of low visual impact, visually recessive and subordinate to the surrounding buildings; b. minimises their visual impact on the Brisbane River's landscape values.	**AO4.1** Development involving ancillary buildings or structures and hard-stand areas does not cover more than the following proportion of the corridor within the identified development setback from the highest astronomical tide: a. 30% in the Brisbane River corridor sub-category — section 1; b. 50% in the Brisbane River corridor sub-category — section 2 or 4; c. 70% in the Brisbane River corridor sub-category — section 3 or 5. Refer to Figure c. **AO4.2** Development of an ancillary building or structure is located and of a size consistent with Table 8.2.26.3.B.	
PO5 Development in the Brisbane River corridor sub-category — sections 1 - 5 involving an ancillary building or structure: a. protects the character of the relevant Brisbane River corridor sub-category sections;	**AO5** Development for an ancillary building or structure does not create a retaining wall over 1m in height and: a. for the Brisbane River corridor sub-category — section 1 is set back a minimum of 30m horizontal distance from the highest astronomical	

b. minimised the need for retaining walls; c. provides landscaping along the river frontage in accordance with the relevant Brisbane River corridor sub-category sections.	tide; b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5: i. is set back a minimum of 20m horizontal distance from the highest astronomical tide; or ii. is screened from view from the Brisbane River by vegetation or topographic features such as high banks. c. for the Brisbane River corridor sub-category — section 2, 3 or 4 is located landward of a minimum 6m landscaped area which covers the full width of the site and includes: i. at least 1 tree that will grow to a height of at least 5m for every 20m^2 of landscaped area; ii. a minimum of 50% garden area planted with ground cover and shrubs of various growth forms; iii. a maximum of 50% grassed/lawn area. Refer to Figure a and Figure d.	
Section C—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than a dwelling house in a Citywide waterway corridor sub-category or the Local waterway corridor sub-category		
PO6 Development protects and enhances the values and functions of a waterway corridor by: a. avoiding fragmentation of the waterway; b. providing environmental connectivity along the waterway; c. maintaining natural flow conditions; d. protecting water quality, ecological health and habitat values; e. protecting water conveyance;	**AO6.1** Development is not located within a waterway corridor. **AO6.2** Development: a. does not increase the number of lot boundaries that cross a waterway corridor; b. retains the corridor within a single lot.	**Complies:** The depot, school and access are outside the mapped waterway corridor, leaving it undeveloped and intact within the existing lot to protect its flow, habitat, water quality and amenity functions.

f. contributing to the waterway corridor natural amenity; g. contributing to recreation where planned within the Local government infrastructure plan; h. contributing to natural cooling of the urban environment via minimal impervious surfaces, retention of vegetation and continuity of naturally vegetated areas; i. ensuring that any future buildings can be positioned outside the corridor; j. providing a development footprint plan that is located in accordance with an ecological assessment. Note—This can be demonstrated by undertaking an ecological assessment, tree survey plan and concept rehabilitation plan where required. Guidance is provided within the Biodiversity areas planning scheme policy, Vegetation planning scheme policy and the Planting species planning scheme policy.		
PO7 Development involving filling or excavation within a Citywide waterway corridor sub-category or a Local waterway corridor sub-category does not directly, indirectly or cumulatively cause any material increase in flooding or flood 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.	**AO7** Development involving filling or excavation in the Citywide waterway corridor sub-category or the Local waterway corridor sub-category: a. does not exceed 100 mm depth; or b. is in compliance with the Compensatory earthworks planning scheme policy.	Not applicable
PO8 Development provides stormwater management solutions which assist in the re-naturalisation of a waterway in the Local or Citywide waterway corridor sub-categories.	**AO8** Development provides stormwater management solutions in a waterway in the Local or Citywide waterway corridor sub-categories using natural channel design principles. Editor's note—Advice should be sought from Council as to whether the reinstatement of an open waterway from any stormwater pipe or concrete-lined drain is a suitable solution based on the extent and	Not Applicable

	location of the development. Editor's note—Guidance on natural channel design principles can be found in the Council publication Natural channel design guidelines.	
PO9 Development preserves a waterway in the Citywide waterway corridor sub-category for public use if that land is required for ecological, public open space or recreation functions.	**AO9** Development provides for the transfer of land to Council in a waterway of the Citywide waterway corridor sub-category in compliance with a neighbourhood plan or the Local government infrastructure plan.	Not Applicable
PO10 Development is designed to use a waterway which is in the Local waterway corridor sub-category as an environmental feature in the urban environment.	**AO10** Development ensures that a waterway in the Local waterway corridor sub-category is accessible for open space purposes.	Not Applicable
Section D—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development, other than for a dwelling house, where in the Brisbane River corridor sub-category		
PO11 Development of a site in the Brisbane River corridor sub-category — sections 1 - 5 abutting the Brisbane River: a. maintains and enhances the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, and from other public viewing points; b. uses materials for buildings, structures and landscaping which are durable, complement surrounding buildings, the visual character of the area and the character, functions and values of the corridor section.	**AO11** No prescribed acceptable outcome.	Not applicable
PO12 Development: a. maintains and enhances the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from	**AO12.1** Development involving buildings, parking and servicing areas, and areas for the storage of materials, goods or solid waste, a retaining wall or fencing: a. for the Brisbane River corridor sub-category —	**Not applicable**

development near the Brisbane River, or from other public viewing points; b. does not detract from the Brisbane River's landscape values; c. is not visually dominant when viewed from the river.	section 1, is set back a minimum 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5, is set back a minimum of 20m horizontal distance from the highest astronomical tide. **AO12.2** Development involving fencing does not exceed 2m in height above ground level: a. for the Brisbane River corridor sub-category — section 1, within 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5, within 20m horizontal distance from the highest astronomical tide.	
	AO12.3 Development involving a river wall: a. is not constructed in the Brisbane River corridor sub-category — section 1; b. is only constructed in the Brisbane River corridor sub-category — sections 2, 3, 4 or 5 if: i. consistent with an adjoining existing river wall; ii. no higher than the existing ground level of the land.	
PO13 Development involving filling or excavation: a. minimises the extent of earthworks required; b. avoids the removal or clearing of native and riparian vegetation; c. is consistent with the desired character of the Brisbane River corridor sub-category section in which the site is located; d. presents attractively to public viewing areas such	**AO13** Development involving filling or excavation in the Brisbane River corridor: a. does not result in a change in ground level greater than 1m; b. where for steps and ramps not involving a change in ground level greater than 1m, does not occur: i. for the Brisbane River corridor sub-	**Not applicable**

as the Brisbane River, Brisbane riverside walkways and paths, or Brisbane River bridge crossings; e. ensures steps and ramps are designed to be unobtrusive, use natural or natural-toned materials and minimise the need for cut and fill.	category — section 1, within 30m horizontal distance from the highest astronomical tide; ii. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5, within 20m horizontal distance from the highest astronomical tide. Refer to Figure a and Figure d.	
PO14 Development preserves riverfront land for public use if that land is required for ecological, public open space or recreation functions in accordance with the Local government infrastructure plan.	**AO14** Development provides for the transfer of land in the Brisbane River corridor sub-category to Council, in compliance with the Local government infrastructure plan and the Bicycle network overlay map (Riverwalk sub-categories).	**Not applicable**
Section E—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable building work for dry boat storage in the Brisbane River corridor sub-category (sections 1 - 5)		**Not applicable**

PO15 Development involving a dry boat storage facility: a. is located on the landward side of the highest astronomical tide and constructed and designed to: i. be compatible with the character and amenity of the Brisbane River corridor sub-category section in which the site is located; ii. minimise visual intrusiveness; iii. minimise impacts on the Brisbane River's landscape values; or b. where for a boat hoist or lift facility in the Brisbane River corridor sub-category section 2, 3 or 4, is located on land which is unobtrusive when viewed from the Brisbane River and are unroofed.	**AO15** Development involving: a. dry boat storage facility for 1 boat: i. is located on land; ii. involves hoists or lift facilities catering for 1 boat up to a maximum 4m in length in the case of another form of dry boat storage, is designed for 1 boat up to a maximum 6m in length; or b. a dry boat storage which does not comply with paragraph (a) is only located: i. within the Port of Brisbane; or ii. on a site used for marine industry; or iii. within a marina; or iv. on a site used by a recreational or sporting club associated with the Brisbane River.	

Table 8.2.26.3.B—Siting and design for ancillary buildings and structures Not applicable

Sub-category	Min. horizontal setback from highest astronomical tide (m)	Max. area within corridor setback (m^2)	Max. height of deck or floor above ground level (m)	Max. height of structure above ground level (m)
Brisbane River corridor subcategory — section 1	Less than 10	Nil	Nil	Nil
	>10 to <15	10	1	2 (no roof)
	>15 to <20	25	1.5	3.5
	>20 to <25	36	2	3.5
	>25 to <30	50	3	3.5
Brisbane River corridor subcategory — section 2 and section 4 (residential land in Hawthorne and Bulimba only)	Less than 5	10	1	2 (no roof)
	>5 to <10	25	1	3.5

	>10 to <15	36	1.5	3.5
	>15 to <20	50	2	3.5
	More than 20	-	-	-
Brisbane River corridor subcategory — section 3 and section 5	Less than 20	40	-	3
	More than 20	-	-	-
In sections 2, 3 and 4 — 40m^2 building footprint for all roofed structures, including 20m^2 for an unenclosed roofed structure such as a pergola				

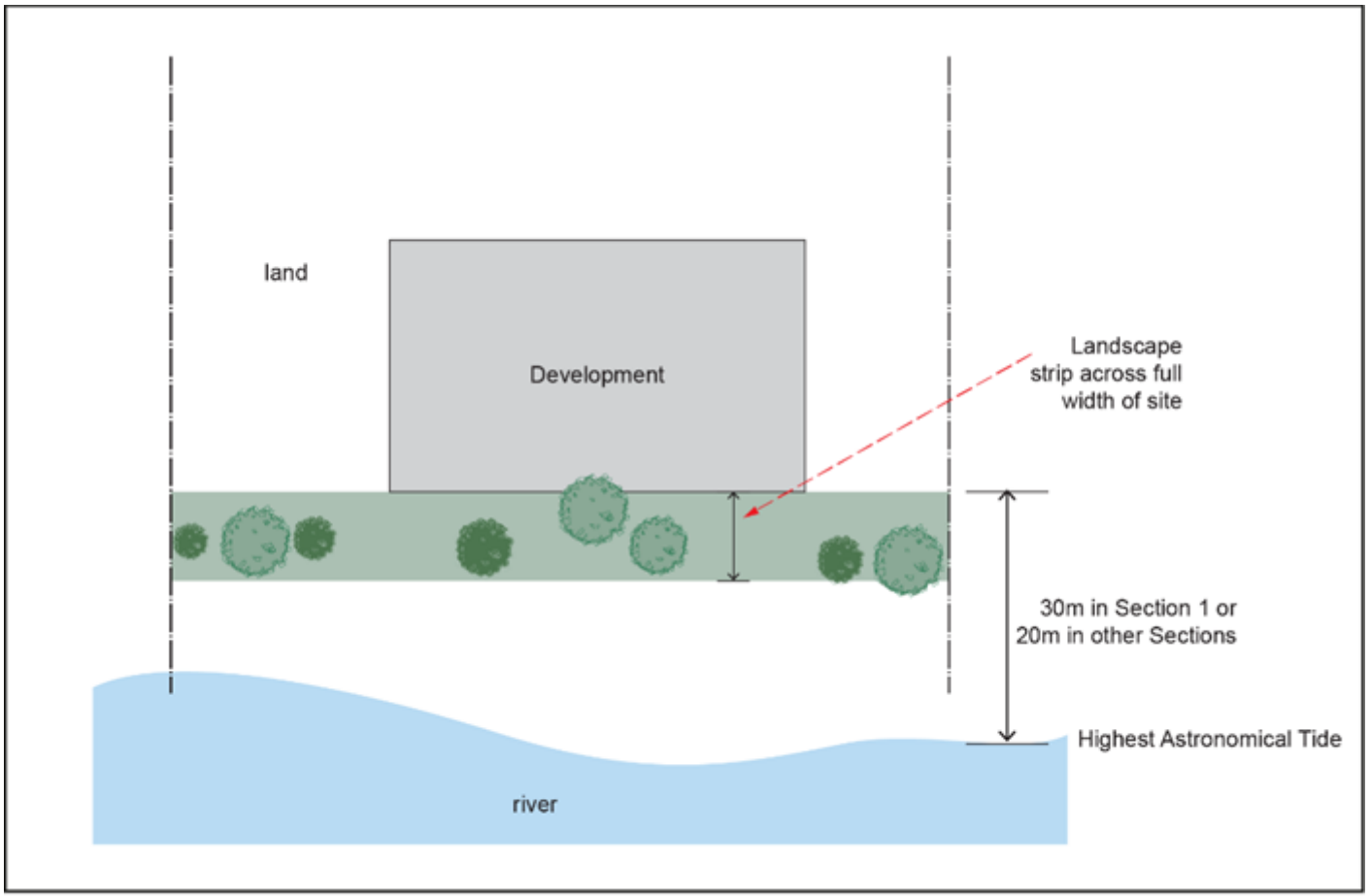

Figure a—Location of development along the Brisbane River corridor

View the high resolution of Figure a—Location of development along the Brisbane River Corridor

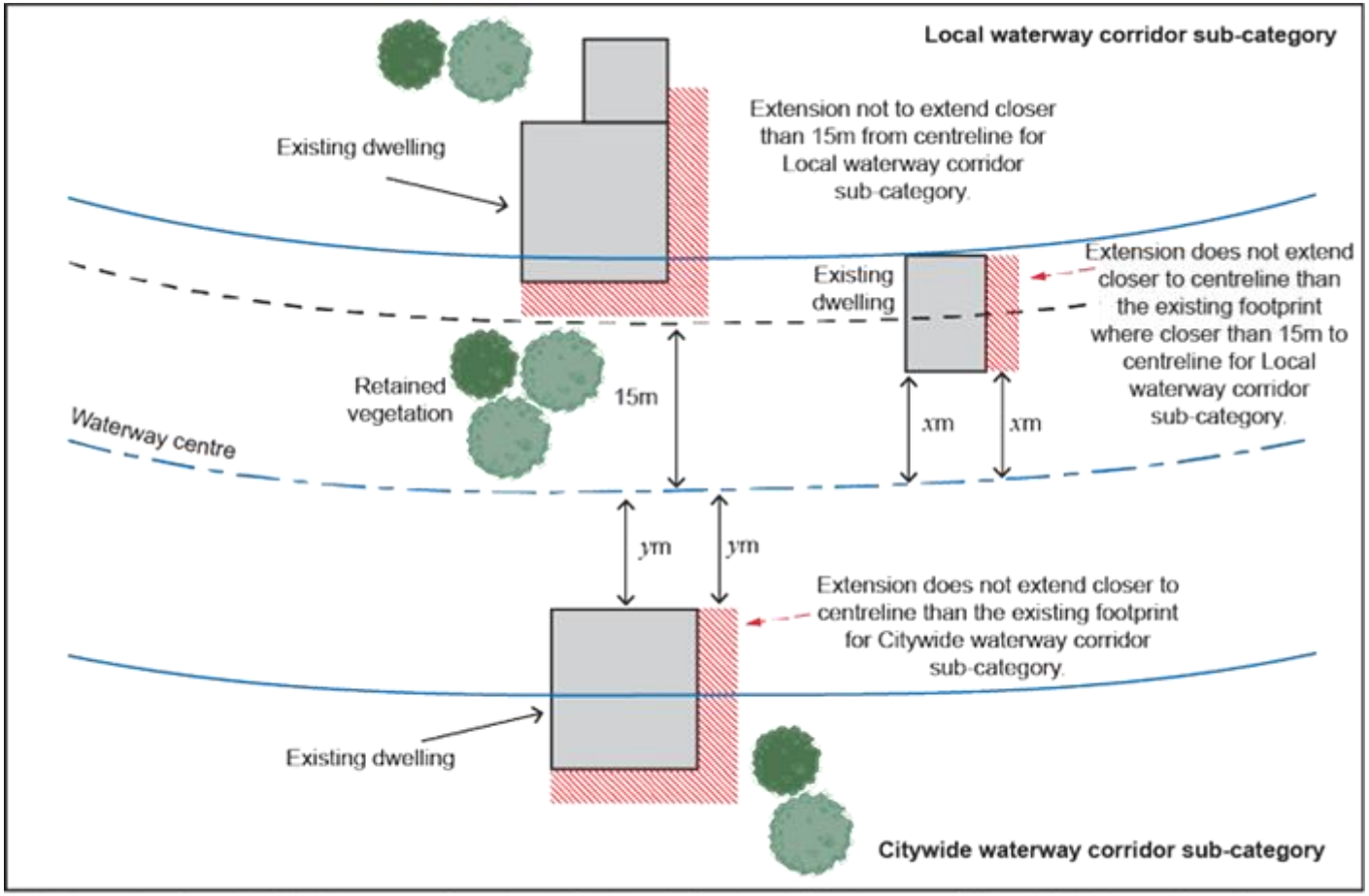

Figure b—Acceptable Outcomes for extension to existing dwelling houses within a Citywide or Local waterway corridor sub-category (without development footprint plan). Not to scale.

View the high resolution of Figure b—Acceptable Outcomes for extension to existing dwelling houses within a Citywide or Local waterway corridor sub-category (without

development footprint plan). Not to scale.

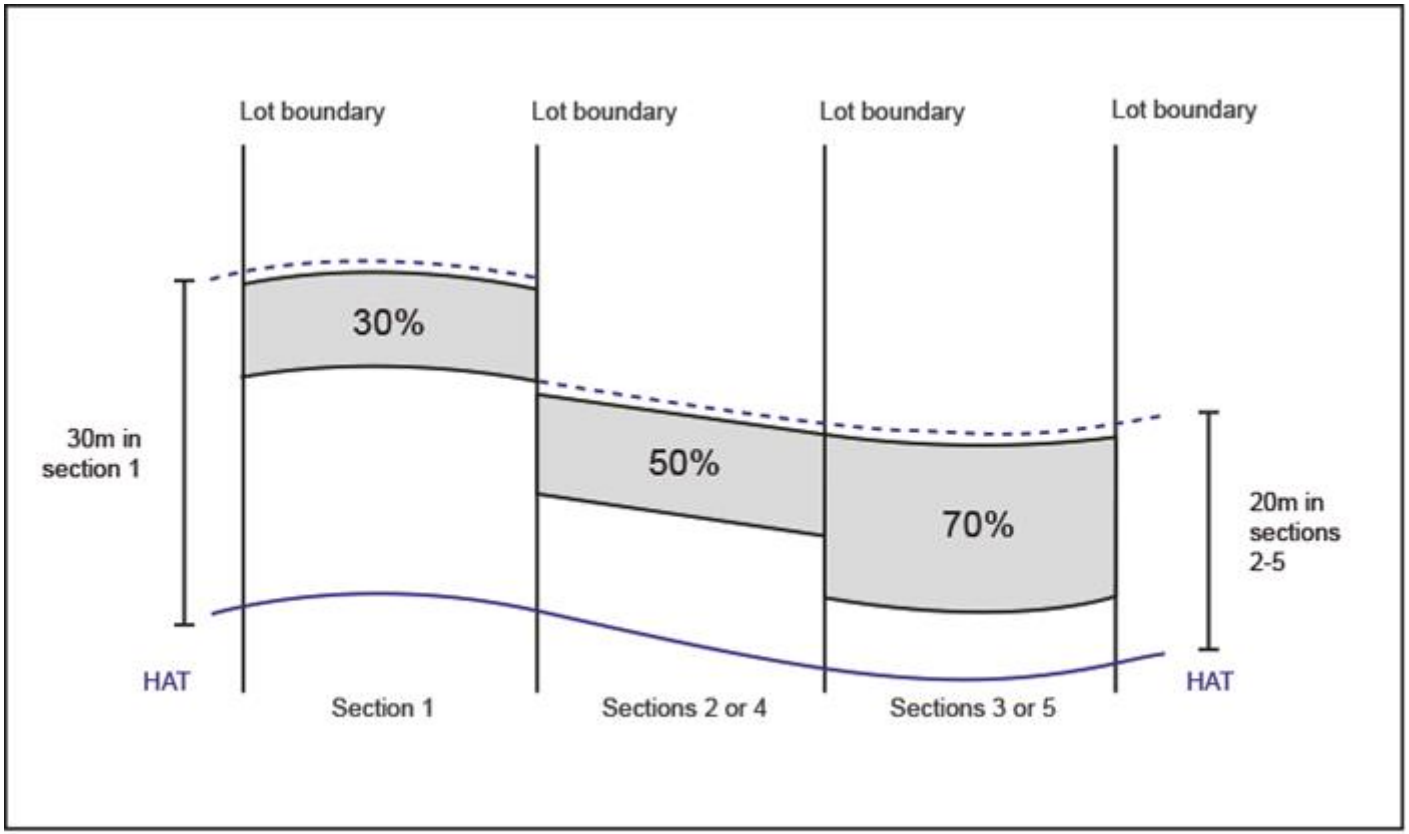

Figure c—Acceptable outcomes for site cover for ancillary structures along Brisbane River.

View the high resolution of Figure c—Acceptable outcomes for site cover for ancillary structures along Brisbane River.

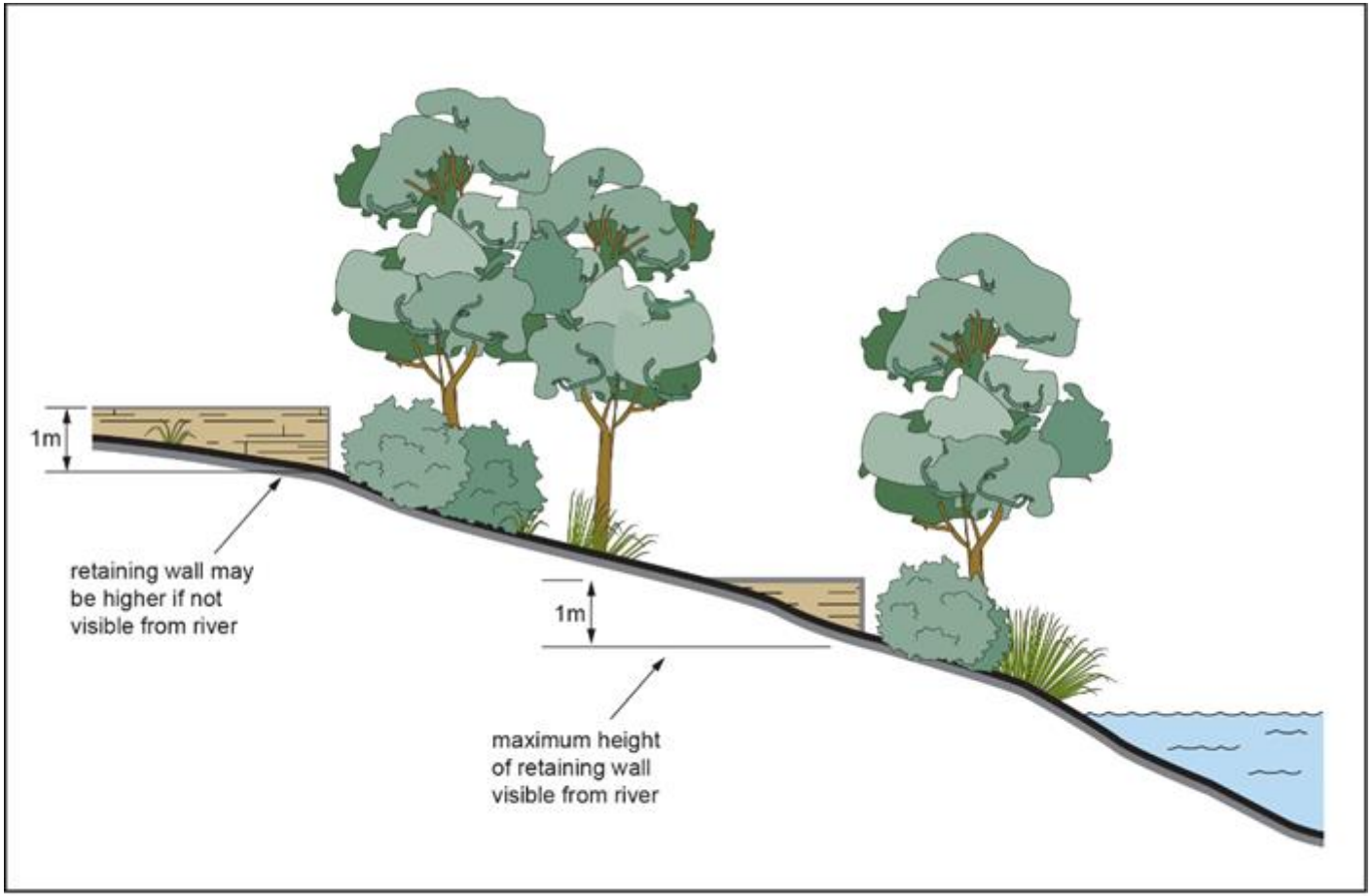

Figure d—Maximum height of retaining walls

View the high resolution of Figure d—Maximum height of retaining walls