

1. Overlay Code

1.1 Biodiversity Areas Overlay Code

Performance Outcomes	Acceptable Outcomes	Responses
Section A—If for a dwelling house or associated filling or excavation		
<p>PO1 Development is within a single development footprint sited to:</p> <p>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;</p> <p>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.</p> <p><i>Note—An ecological assessment prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of this performance outcome.</i></p> <p><i>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.</i></p>	<p>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.</p> <p><i>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.</i></p>	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable</p> <p>The proposed secondary dwelling has been repositioned from its original siting to minimise encroachment within the HESS overlay and reduce impacts on ecological features.</p> <p>Given a substantial portion of the site is affected by the Biodiversity (HESS) Overlay, the proposal represents an appropriate planning outcome. Removal of a single tree is required to facilitate the development, noting the tree is located outside the HESS overlay, with only a portion of the canopy overhanging into the overlay area.</p> <p>The proposal therefore minimises clearing, fragmentation and impacts on ecological features, and retains the majority of vegetation across the site, including all vegetation wholly within the HESS overlay.</p>
	<p>AO1.2 Development ensures that the dwelling house is contained within a single development footprint plan, no greater than:</p> <p>a. 1000m² where in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, High density</p>	<p><input checked="" type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input type="checkbox"/> Not Applicable</p> <p>No development footprint plan applies to the Site. The existing dwelling and proposed secondary dwelling is contained within a development footprint less than 2500m² within the Emerging community zone.</p>

	<p>residential zone or the Character residential zone; or</p> <p>b. 2500m² 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.</p>	
<p>PO2</p> <p>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.</p>	<p>A01.3</p> <p>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 1500m² which adjoins the development footprint plan. Refer to Figure c.</p>	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>No vegetation management for bushfire is required.</p>
<p>Section B—If for filling or excavation</p>		
<p>PO3</p>	<p>A02</p> <p>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:</p> <p>a. conserves areas within the High ecological significance sub-category or the High ecological significance strategic sub-category that connect habitat;</p> <p>b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site;</p> <p>c. provides connectivity between areas to be conserved for biodiversity purposes on site;</p> <p>d. excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration.</p>	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>The proposal maintains the existing ecological values of the site, with development limited to a small portion of the allotment.</p> <p>The proposed secondary dwelling has been repositioned from the original siting to maximise the size and areas conserved for biodiversity purposes.</p>
	<p>A03</p>	<p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p>

<p>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 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.</p> <p><i>Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy.</i></p> <p><i>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.</i></p>	<p>Development ensures that filling or excavation, other than where directly associated with habitat restoration, is contained within an area located entirely outside of:</p> <ol style="list-style-type: none"> the High ecological significance sub-category; the High ecological significance strategic sub-category; the General ecological significance sub-category; the General ecological significance strategic sub-category; the tree protection zone of non-juvenile koala habitat trees as shown in Figure b. <p><i>Note—A tree survey prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of acceptable outcome (e).</i></p>	<p><input checked="" type="checkbox"/> Not Applicable</p> <p>The proposal does not involve filling or excavation.</p>
<p>Section C</p>		
<p>If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category</p>		
<p>PO4</p> <p>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.</p> <p><i>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</i></p>	<p>AO4.1</p> <p>Development:</p> <ol style="list-style-type: none"> 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 complies with AO4.2, AO4.3 and AO4.4. 	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Refer to responses to AO4.2-4.4</p>
	<p>AO4.2</p> <p>Development ensures that the development footprint, design and layout are informed by an ecological assessment which:</p>	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p>

<p>provide the same level of service without significant disruption of biodiversity values or outcomes.</p>	<p>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;</p> <p>b. identifies the likely impacts of the development to biodiversity;</p> <p>c. outlines how any potential impacts on biodiversity will be avoided and mitigated.</p> <p><i>Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy.</i></p>	<p>The proposed secondary dwelling has been repositioned to minimise encroachment into mapped areas. The development footprint avoids vegetation wholly located within the HESS overlay, with no clearing of vegetation fully within the overlay. A single tree is required to be removed, however, this tree is located outside the HESS overlay, with only a portion of the canopy overhanging into the mapped area. Given the remainder of vegetation on site is retained, the proposal minimises impacts on ecological features and biodiversity values.</p>
	<p>AO4.3</p> <p>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:</p> <p>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;</p> <p>b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site and in combination with adjoining sites;</p> <p>c. provides connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites;</p>	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>The proposal maintains biodiversity connectivity across the site and surrounding vegetated areas. Development impacts are limited to a small portion of a tree canopy, with all vegetation wholly located within the HESS sub-category to be retained.</p> <p>The single tree proposed for removal is located outside the HESS overlay, with only canopy overhanging into the mapped area. This proposal maintains connectivity across vegetation fully within the overlay and adjoining sites.</p> <p>The existing and proposed dwellings remain within a development footprint less than 2500m² in the Emerging community zone.</p>

	<p>d. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects;</p> <p>e. minimises fragmentation by infrastructure;</p> <p>f. includes a single development footprint plan for each new residential lot to be created which is:</p> <ul style="list-style-type: none"> i. 1000m² 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. 2500m² 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; <p>g. excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration.</p> <p><i>Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.</i></p>	
	<p>AO4.4</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>The proposal will not result in adverse edge effects or fragmentation of biodiversity areas.</p>

	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.	A05 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. <i>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</i>	<input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable The proposed development does not result in a new road.
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. <i>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.</i>	A06.1 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 A06.2 and A06.3	<input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable The proposed development is not located within the general ecological significance zoning.
	A06.2 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;	<input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable The proposed development is not located within the general ecological significance zoning.

	<p>b. identifies the likely impacts of the development to biodiversity;</p> <p>c. outlines how any potential impacts on biodiversity will be avoided and mitigated.</p> <p><i>Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy.</i></p>	
	<p>AO6.3</p> <p>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:</p> <p>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;</p> <p>b. maximises connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites;</p> <p>c. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects;</p> <p>d. minimises fragmentation by infrastructure;</p> <p>e. includes a single development footprint plan for each new residential lot to be created which is:</p> <ol style="list-style-type: none"> i. 1000m² 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. 2500m² or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging 	<p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>The proposed development is not located within the general ecological significance zoning.</p>

	<p>community zone, the Rural zone or the Rural residential zone;</p> <p>f. excludes filling or excavation from areas to be conserved for biodiversity except where it is directly associated with habitat restoration or revegetation works.</p> <p><i>Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.</i></p>	
<p>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</p>		
<p>PO7</p> <p>Development is located and designed to protect and enhance koala habitat by:</p> <p>a. reducing threats to resident and transient koalas;</p> <p>b. protecting the maximum number of non-juvenile koala habitat trees in the Koala habitat area sub-category;</p> <p>c. consolidating and maximising the size of areas to be conserved on site and in combination with adjoining sites;</p> <p>d. minimising the edge-to-area ratio of areas to be conserved, to limit edge effects;</p> <p>e. providing connectivity and safe koala movement between koala habitat areas.</p> <p>f. minimising fragmentation by infrastructure, particularly roads;</p> <p>g. excluding filling or excavation from areas to be conserved.</p> <p><i>Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy.</i></p> <p><i>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</i></p>	<p>A07.1</p> <p>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.</p> <p><i>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.</i></p> <p>A07.2</p> <p>Development ensures that the development footprint, design and layout:</p> <p>a. protects non-juvenile koala habitat trees;</p> <p>b. maximises the size and consolidates areas to be conserved as koala habitat on site and in combination with adjoining sites;</p> <p>c. maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites;</p> <p>d. excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees. Refer to Figure b.</p> <p>A07.3</p> <p>Development ensures that landscaping and open space areas incorporate koala habitat trees.</p>	<p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>The proposed development is not located within the koala habitat area zoning.</p> <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>The proposed development is not located within the koala habitat area zoning.</p> <p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input checked="" type="checkbox"/> Not Applicable</p>

<p>provide the same level of service without significant disruption of biodiversity values or outcomes.</p>		<p>The proposed development is not located within the koala habitat area zoning.</p>
<p>PO8 Development design and layout facilitates the safe movement of koalas through the landscape.</p>	<p>A08.1 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. <i>Note—Guidance on designing development to protect koalas is included in the Biodiversity areas planning scheme policy.</i></p>	<p><input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable The proposed development is not located within the koala habitat area zoning.</p>
	<p>A08.2 Development incorporates infrastructure solutions which facilitate the movement of koalas across a road which dissects bushland within the Koala habitat area sub-category. <i>Note—Guidance on wildlife movement solutions suited to use by koalas is included in the Biodiversity areas planning scheme policy.</i> <i>Note—Further guidance on wildlife movement solutions is included in the Infrastructure design planning scheme policy.</i></p>	<p><input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable The proposed development is not located within the koala habitat area zoning.</p>
<p>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</p>		
<p>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. <i>Note— Environmental offsets are provided in compliance with the Queensland environmental offsets framework and the Offsets planning scheme policy.</i></p>	<p>A09 No acceptable outcomes is prescribed.</p>	<p><input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable The proposal secondary dwelling is defined as a dwelling house.</p>

1.2 Waterway Corridors Overlay Code

Performance Outcomes	Acceptable Outcomes	Responses
Section A—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
<p>PO1</p> <p>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:</p> <ol style="list-style-type: none"> bank stabilisation; connectivity between habitat areas; natural cooling of the urban environment; the natural aesthetic values of the corridor. <p><i>Note—Guidance regarding retaining and enhancing vegetation species can be found in the Vegetation planning scheme policy and the Planting species planning scheme policy.</i></p>	<p>AO1.1</p> <p>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.</p>	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>The proposed development complies with AO1.2-1.4. Please refer to the individual responses below.</p>
	<p>AO1.2</p> <p>Development within the Local and Citywide waterway corridor sub-categories, does not result in the removal of vegetation.</p> <p><i>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.</i></p> <p><i>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.</i></p>	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p> <p>Development does not result in the removal of vegetation in the Citywide waterway corridor. City Plan 2014 Aerial demonstrates the tree to be removed is located outside of the mapped overlay.</p>
	<p>AO1.3</p> <p>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.</p> <p><i>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.</i></p> <p><i>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.</i></p>	<p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>The development is not located in the Brisbane River corridor sub-category</p>
	<p>AO1.4</p> <p>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.</p>	<p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input checked="" type="checkbox"/> Not Applicable</p>

	<p><i>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.</i></p> <p><i>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.</i></p>	<p>The development is not located in the Brisbane River corridor sub-category.</p>
<p>Additional criteria if in the Rochedale urban community neighbourhood plan area</p>		
<p>The subject site is not identified within the Rochedale urban community neighbourhood plan area. As such, this criteria is not applicable.</p>		
<p>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)</p>		
<p>PO3 Development is set back to:</p> <ol style="list-style-type: none"> encourage natural filtration and infiltration to maintain water quality and flow conditions; contribute to natural cooling of the urban environment, via minimal impervious surfaces, retention of vegetation and continuity of naturally landscaped areas; positively contribute to the scenic landscape values of the Brisbane River by setting development back from the river and its banks; positively contribute to an open, natural setting for the waterway corridor. 	<p>AO3.1 Development is located within an approved development footprint plan, or complies with AO3.2, AO3.3 and AO3.4.</p>	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable The proposal complies with AO3.2–AO3.4. Please refer to the individual responses below.</p>
	<p>AO3.2 Development within the Local waterway corridor sub-category:</p> <ol style="list-style-type: none"> is set back a minimum of 15m from the Waterway corridor sub-category centre-line; or 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. <p>Refer to Figure b.</p>	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable The proposed secondary dwelling is setback approx. 24m from the Local waterway corridor centre-line, where the existing dwelling is setback approx. 22m.</p>
	<p>AO3.3 Development within the Citywide waterway corridor sub-category is:</p> <ol style="list-style-type: none"> not located within the Citywide waterway corridor sub-category; or where for an extension to an existing dwelling house that is located within the Citywide 	<p><input checked="" type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input type="checkbox"/> Not Applicable</p>

	<p>waterway corridor sub-category, the extension does not extend closer to the Waterway corridor sub-category centre-line than the existing development footprint.</p> <p>Refer to Figure b.</p>	<p>As above. The proposed secondary dwelling does not extend closer to the Waterway corridor centre-line than the existing dwelling.</p>
	<p>A03.4 Development in the Brisbane River corridor sub-category – section 1:</p> <p>a. is set back a minimum of 30m from the highest astronomical tide; or</p> <p>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.</p> <p>Refer to Figure a.</p>	<p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>The development is not located in the Brisbane River corridor sub-category – section 1.</p>
	<p>A03.5 Development within the Brisbane River corridor sub-category – sections 2, 3, 4 or 5:</p> <p>a. is set back a minimum of 20m from the highest astronomical tide; or</p> <p>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.</p> <p>Refer to Figure a.</p> <p><i>Editor's note—the location of the highest astronomical tides should be determined by a licensed surveyor.</i></p>	<p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>The development is not located in the Brisbane River corridor sub-category – section 2, 3, 4 or 5.</p>
<p>PO4 Development in the Brisbane River corridor sub-category – sections 1 - 5 involving an ancillary building or structure:</p> <p>a. is of low visual impact, visually recessive and subordinate to the surrounding buildings;</p>	<p>A04.1 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:</p>	<p><input type="checkbox"/> Complies</p> <p><input type="checkbox"/> Performance Solution</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>The development is not located in the Brisbane River corridor sub-category 1, 2, 3, 4 or 5.</p>

<p>b. minimises their visual impact on the Brisbane River's landscape values.</p>	<p>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.</p>	
	<p>AO4.2 Development of an ancillary building or structure is located and of a size consistent with Table 8.2.26.3.B.</p>	<p><input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable The development is not located in the Brisbane River corridor sub-category 1, 2, 3, 4 or 5. As such, none of the requirements specified in Table 8.2.26.3.B apply.</p>
<p>PO5 Development in the Brisbane River corridor sub-category – sections 1 - 5 involving an ancillary building or structure:</p> <p>a. protects the character of the relevant Brisbane River corridor sub-category sections; 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.</p>	<p>AO5 Development for an ancillary building or structure does not create a retaining wall over 1m in height and:</p> <p>a. for the Brisbane River corridor sub-category – section 1 is set back a minimum of 30m horizontal distance from the highest astronomical 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 20m² of landscaped area;</p>	<p><input type="checkbox"/> Complies <input type="checkbox"/> Performance Solution <input checked="" type="checkbox"/> Not Applicable The development is not located in the Brisbane River corridor sub-category 1, 2, 3, 4 or 5.</p>

	<ul style="list-style-type: none"> 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. <p>Refer to Figure a and Figure d.</p>	
<p>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</p>		
<p>The proposal secondary dwelling is defined as a dwelling house. As such, this criteria is not applicable.</p>		
<p>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</p>		
<p>The development is not located in the Brisbane River corridor sub-category. As such, this criteria is not applicable.</p>		
<p>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)</p>		
<p>The proposal is not for a dry boat storage. As such, this criteria is not applicable.</p>		